

FOR SALE

9429 Old Lakeland Hwy

Dade City, FL 33525

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Property Summary



PROPERTY DESCRIPTION

This 1.37± acre parcel features a 4,801 SF building with a large paved parking and storage area, ideal for a variety of commercial and industrial users. The property is fully secured with barbwire fencing and dust screen, and includes multiple light posts for added visibility and functionality. Located less than 0.25 miles from the intersection of Old Lakeland Highway and US Hwy 98, the site offers excellent accessibility for trucks, customers, and operational traffic.

PROPERTY HIGHLIGHTS

- ±4,801 SF Building
- 300' of frontage
- Large Paved Parking / Yard Area
- Fully Fenced 6' with Barbwire, Dust Screen and light post
- Adjoining 2.62 acres available for purchase

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.37 Acres
Building Size:	4,801 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	450	4,792	15,970
Total Population	1,075	10,979	37,786
Average HH Income	\$86,308	\$73,734	\$67,162

Interior Photos



DADE CITY

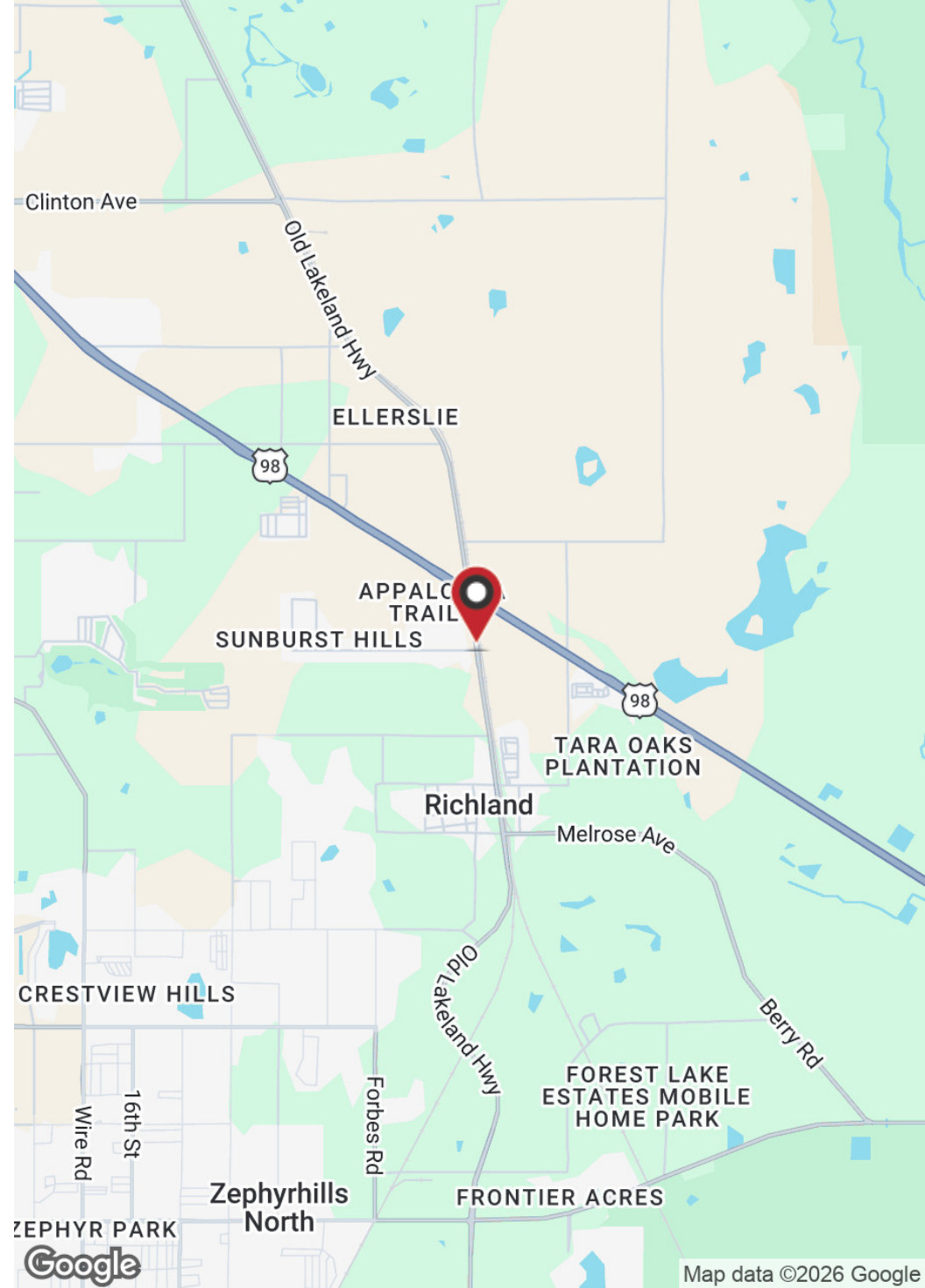
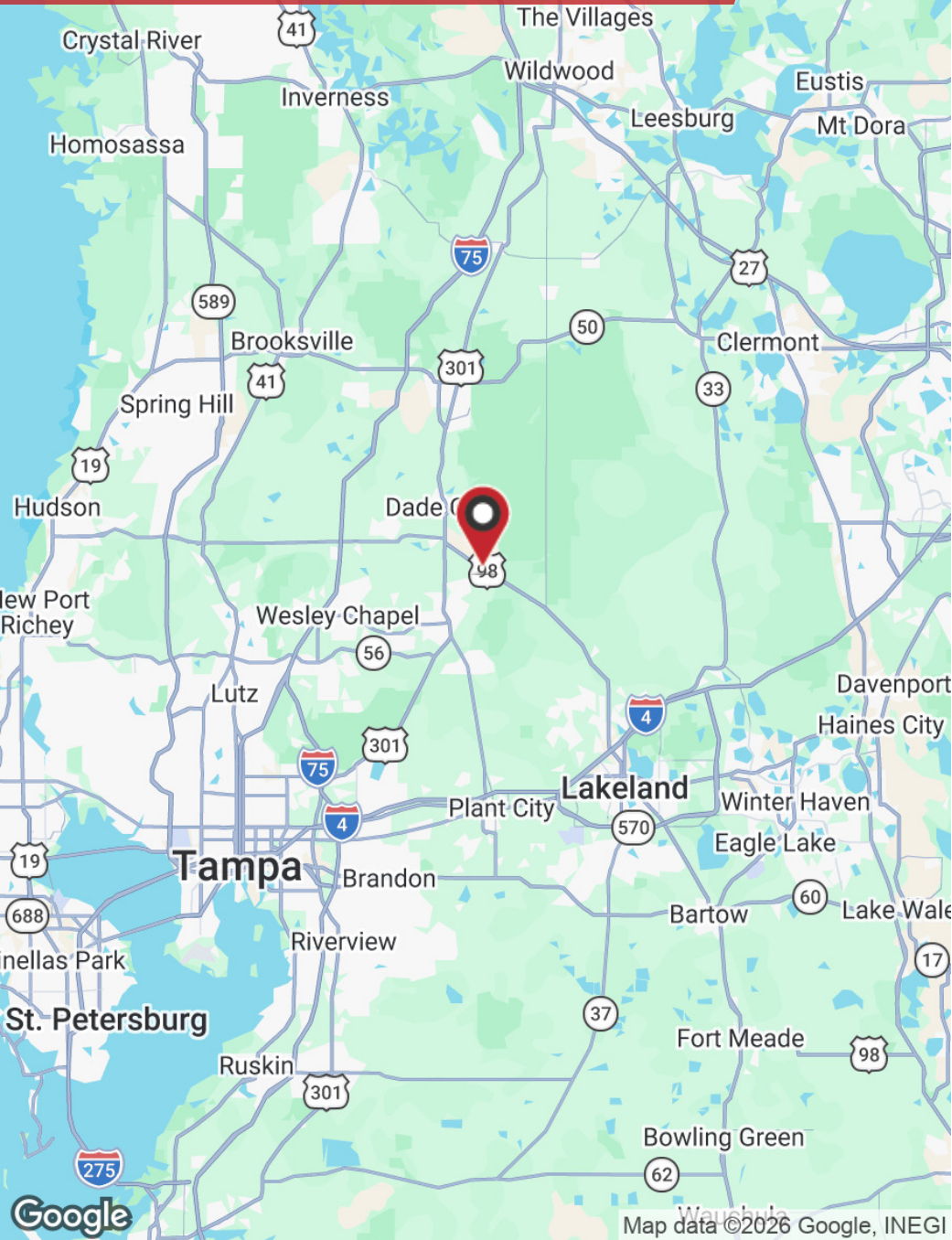
LOCATION INFORMATION

2.26 ACRE SITE ALSO AVAILABLE

OLD LAKELAND HWY



Location Map





9429 Old Lakeland Hwy

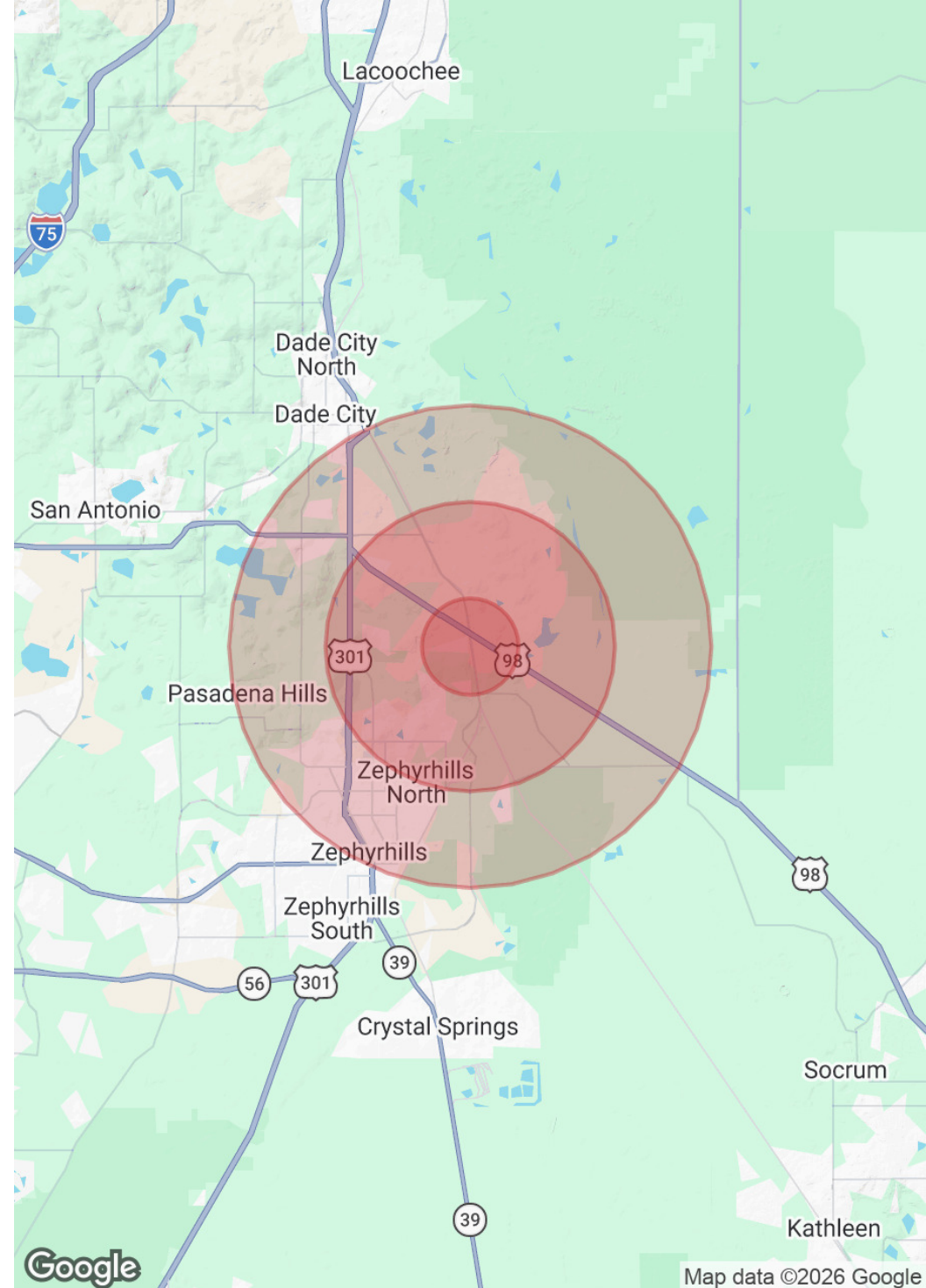
LOCATION OVERVIEW

Situated in the heart of Dade City, FL, the area surrounding the property offers a unique blend of local attractions for retail and street retail investors. Just a stone's throw away from the property, investors will find the popular downtown area with its quaint boutiques, antique shops, and dining options, providing a vibrant atmosphere for retail businesses to thrive. Additionally, the property is in close proximity to the Pioneer Florida Museum and Village, offering a touch of local history and culture. With its strategic location and proximity to these attractions, the area surrounding the property in Dade City presents an exciting opportunity for retail and street retail investors looking to become part of a dynamic and growing community.

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,075	10,979	37,786
Average Age	53.9	55.6	50.8
Average Age (Male)	54.4	55.2	49.4
Average Age (Female)	54.2	56.3	52.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	450	4,792	15,970
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$86,308	\$73,734	\$67,162
Average House Value	\$170,361	\$159,621	\$164,933

2023 American Community Survey (ACS)





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