

CANDLELIGHT PLAZA FOR LEASE

 Auntie Peaches

The Sensory
Center Inc

Haircut
Express

The Velvet
Vine

ARVIA
Med Spa

 OT 4 Kids, Inc.



watermelon swim

935- 951 Candlelight Blvd | 6,300 SF | 600 SF Available | For Lease

Listed By

Charles Buckner

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 **Buckner**
REAL ESTATE, INC.

11 N Main St, Brooksville, FL 34601

Location Information

Site Address	935 Candlelight Blvd
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Property Type	Office or Retail
Zoning	C2
Frontage Feet	359 FT
Traffic Counts	2,200 AADT
Price	See Next Page

Building Information

Building Size	6,300 SF
Year Built	1983
Ceiling Height	10 FT
Parking	~50 spaces
Features and Amenities	Lighted Parking Lot Ample Parking

Property Summary

Candlelight Plaza is a neighborhood strip center located on Candlelight Boulevard near Broad Street, one of Brooksville's busiest commercial corridors. The plaza features a healthy mix of established retail and office tenants and is conveniently located behind Wendy's and adjacent to the newly opened Watermelon Swim facility. Ideal for office, retail, or service-oriented businesses seeking a well-positioned location with surrounding commercial activity. Traffic counts on Candlelight Blvd are 2,200 vehicles per day.

Highlights

- Active tenant mix with many daily visitors to the plaza
- 2,200 vehicles pass each day on Candlelight Blvd
- Affordable lease space





Lease Information

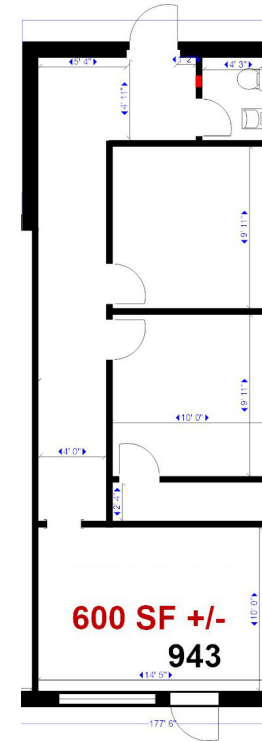
Lease Type	Modified Gross	Lease Term	1 Year Minimum
Available Space	600 SF	Lease Rate	\$825/month

Available Spaces

Unit 943	600 SF	\$16.50 SF/yr	Plus electricity and water
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Square Feet	Pricing	Virtual Tour	Description
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600 SF unit ready for office or retail use. This unit features a lobby area with a large window providing plenty of natural light. After entering the lobby to the hallway, there are two large individual offices/rooms. Bathroom located in the rear of the space.

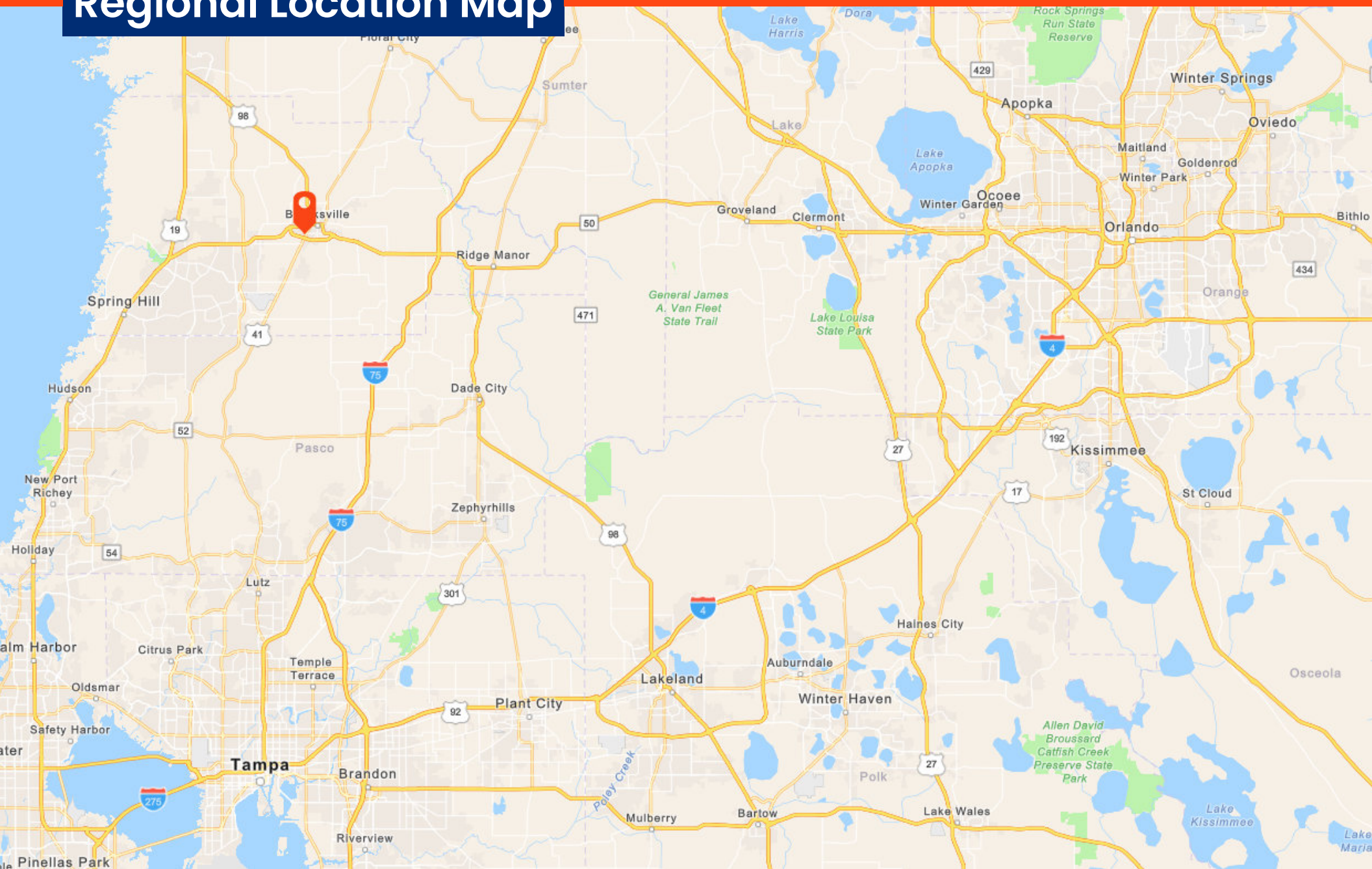


Land ID Access

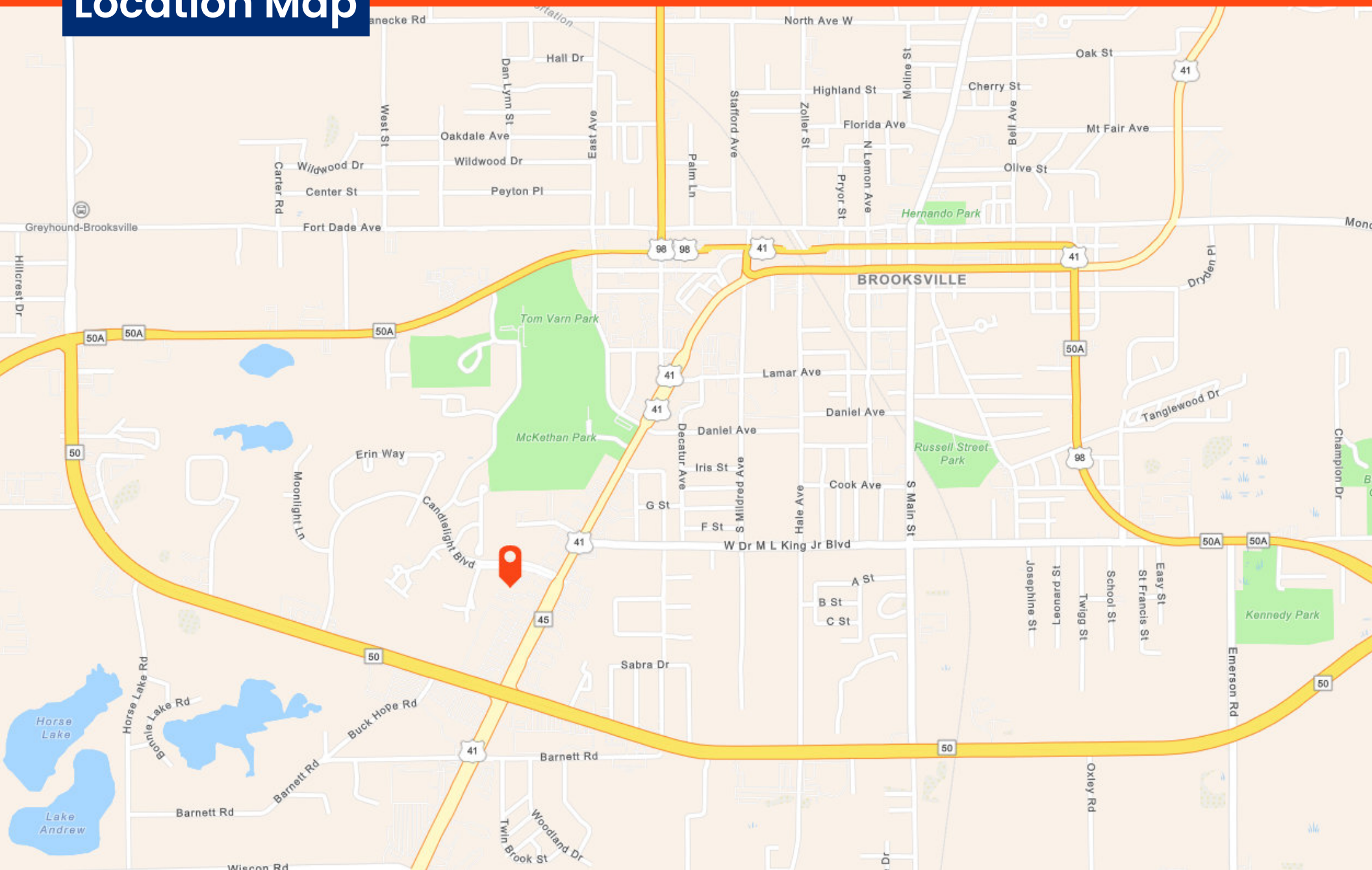


View the map [here](#)

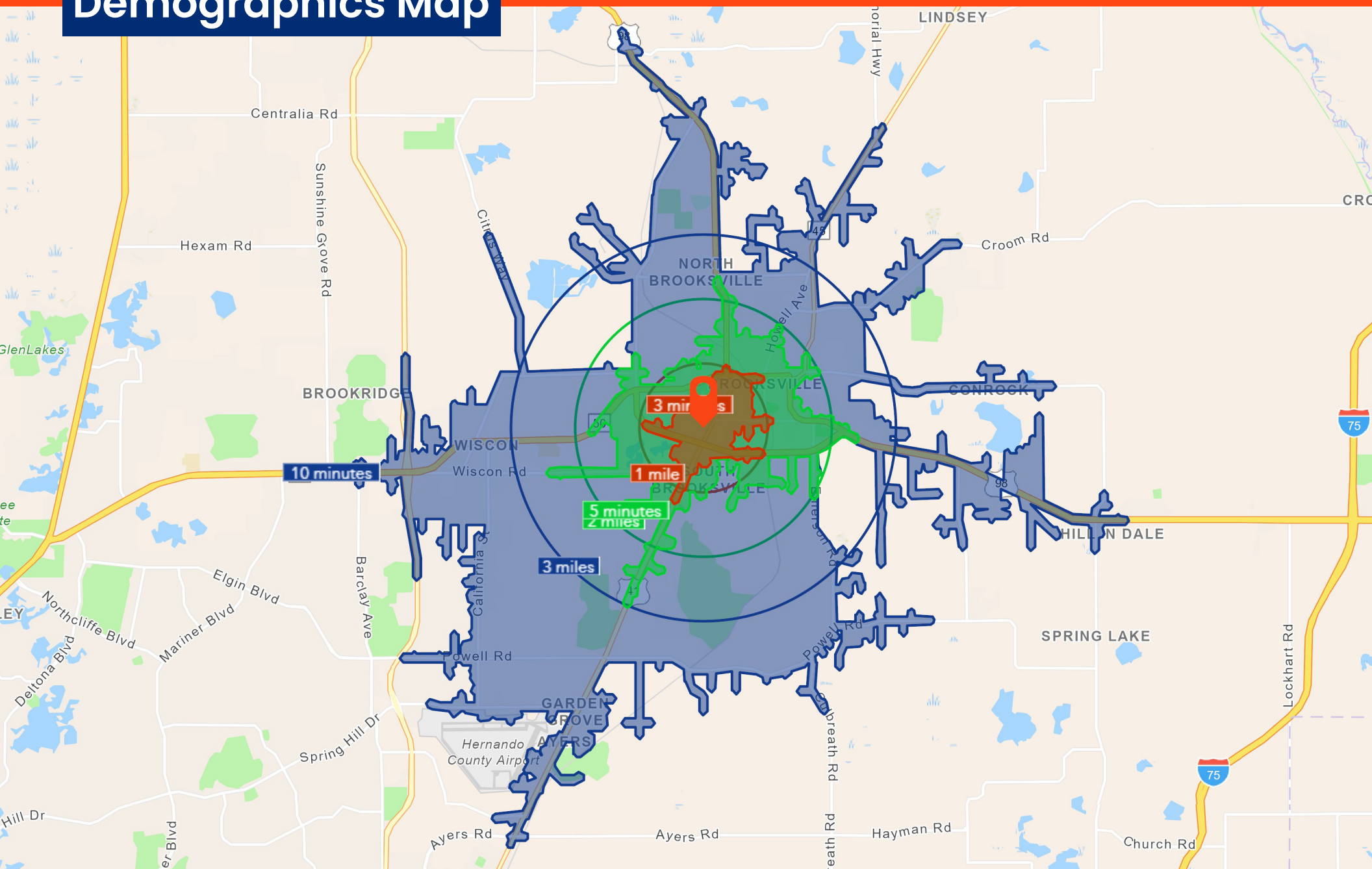
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	2,630	8,073	21,846	4,654	9,943	14,184	209,629	22,779,514
Households	1,259	3,401	8,989	2,077	4,240	6,327	85,879	9,084,882
Average Household Size	2	2.3	2.27	2.16	2.27	2.19	2.42	2.45
Owner Occupied Housing	580	1,839	6,354	961	2,373	4,111	69,699	6,029,935
Renter Occupied Housing	679	1,562	2,635	1,116	1,867	2,216	16,180	3,054,947
Median Age	39.2	41.6	48.3	39.8	42	48.6	49.9	43.5
Income Data								
Median Household Income	\$36,306	\$40,400	\$51,933	\$36,684	\$41,989	\$43,312	\$65,341	\$74,715
Average Household Income	\$54,041	\$60,081	\$75,249	\$54,007	\$62,101	\$65,535	\$86,485	\$105,305
Per Capita Income	\$23,605	\$26,044	\$31,393	\$23,897	\$26,662	\$29,255	\$35,468	\$42,078
Business Data								
Total Businesses	355	875	1,370	425	927	1,067	6,329	1,080,913
Total Employees	3,586	9,327	15,876	4,275	9,843	11,574	56,505	9,893,301

Key Highlights:

- Population of 21,846 people within a 10-minute drive
- 355 businesses in a 3-minute drive

Property Aerial





Charles Buckner

Senior Associate

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About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, The Ederington foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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