

NOW AVAILABLE

OFFICE/ CHILD CARE CENTER

**38022 River Rd
Dade City, Florida**

Presented By:



BINGHAM
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

Office/ Child Care Center **38022 River Road** **Dade City, Florida**

PROPERTY DESCRIPTION

Discover this prime property located at US Hwy 98 and River Road in the growing city of Dade City, Florida. This expansive 6,300 square foot building is ideally situated over two separate buildings with excellent access to River Road. This property offers a strategic location in the downtown area, catering perfectly to many opportunities.

The building boasts a versatile layout and was previously used as Child Care Center for 72 children. The two buildings boast two newer roofs, one in 2019 and one in 2020 and newer HVAC units. A new drain field was installed in 2020, and the fire alarm system has been upgraded and recently certified. The property also has a full commercial kitchen, equipped with an exhaust hood and Ansul system recently certified. Additionally, a Divinity Hill playground system (2020) as well as a basketball court and multiple improved outdoor areas finish the site.

This property presents an exceptional opportunity for businesses seeking to capitalize on the area's economic expansion. This facility promises both functionality and convenience in a highly desirable location.

Key Features:

- Total Area: 6,377 square feet
- Two Buildings on site, connected by walkway cover
- Strategic Location along the US Hwy 98 Bypass (currently being widened)
- Playground Equipment, Basketball Court
- Full Commercial kitchen including hood and suppression
- Ample Parking
- Unlimited potential

Don't miss out on this chance to secure a foothold in one of Florida's burgeoning markets. Contact us today to schedule a viewing and explore the potential this property holds for your business endeavors.

Details:

| | |
|------------|------------------------------|
| Price: | \$695,000 |
| Bldg SF: | 6,377 |
| Land: | .98 Acres MOL (2 parcels) |
| Building: | Two Separate Buildings |
| Access: | Off River Road |
| Zoning: | RIO (City of Dade City) |
| Utilities: | City Water, Electric, Septic |

Office/ Child Care Center
6,377 square feet
38022 River Road, Dade City FL



ADDITIONAL PHOTOS- EXTERIOR



ADDITIONAL PHOTOS- INTERIOR



Office/ Child Care Center
6,377 square feet
38022 River Road, Dade City FL



DEMOGRAPHIC SUMMARY

38022 River Rd, Dade City, Florida, 33525

Drive time of 10 minutes

KEY FACTS

19,340

Population



7,313

Households

41.9

Median Age

\$47,965

Median Disposable Income

EDUCATION

17.9%

No High School Diploma



36.7%

High School Graduate



24.5%

Some College/
Associate's Degree



20.9%

Bachelor's/Grad/ Prof Degree

INCOME



\$55,290

Median Household Income



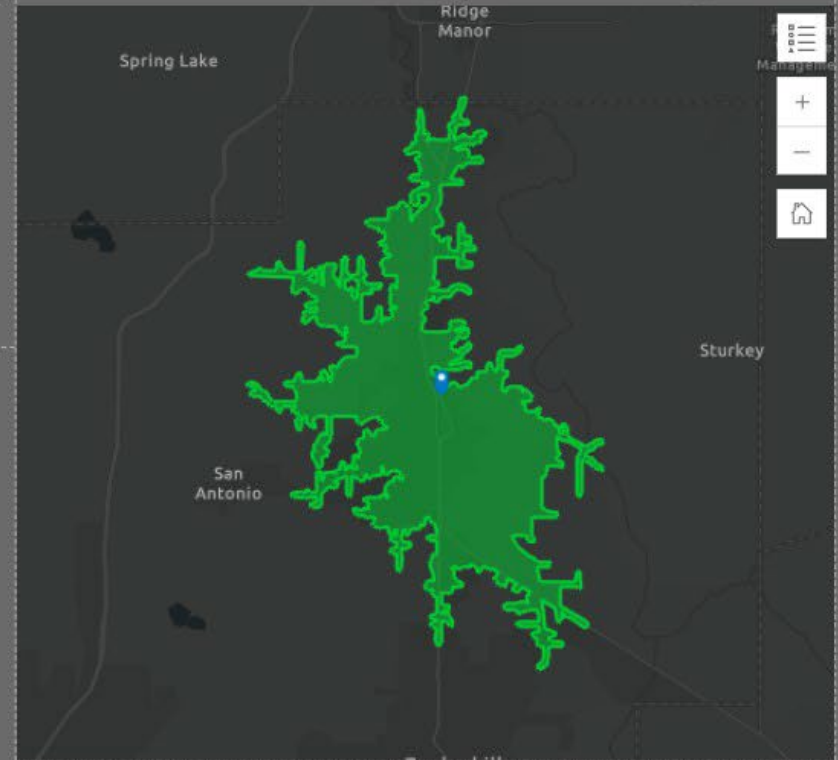
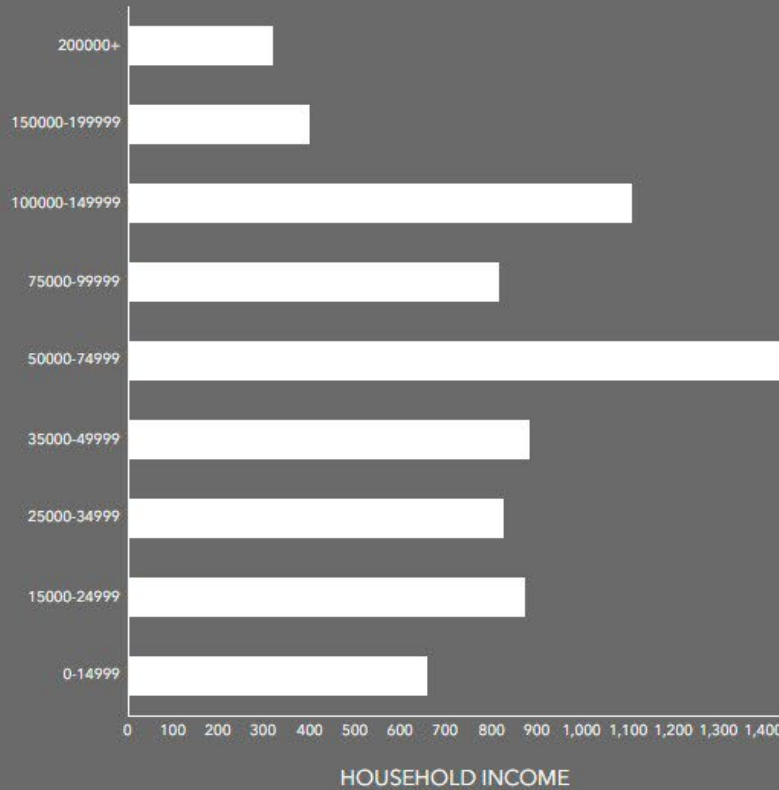
\$29,394

Per Capita Income



\$155,878

Median Net Worth



EMPLOYMENT

54.5%

White Collar

28.7%

Blue Collar

22.0%

Services

7.6%

Unemployment Rate

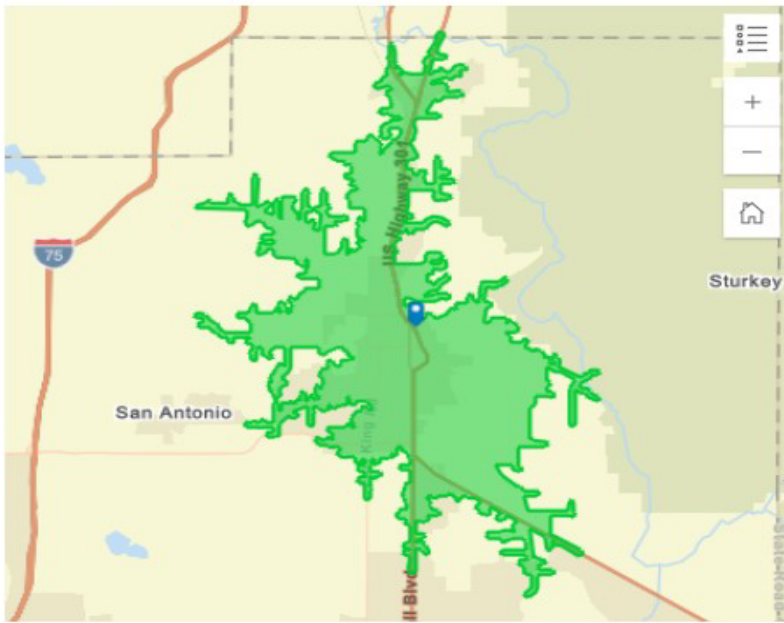
Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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WILL BINGHAM, CCIM 813-713-3974

will@binghamrealtyinc.com

Population Trends and Key Indicators

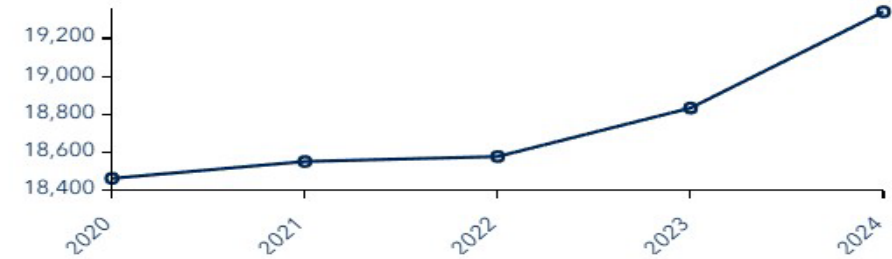


| | | | | | | | | |
|------------|------------|--------------------|------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 19,340 | 7,313 | 2.59 | 41.9 | \$55,290 | \$247,428 | 62 | 88 | 77 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

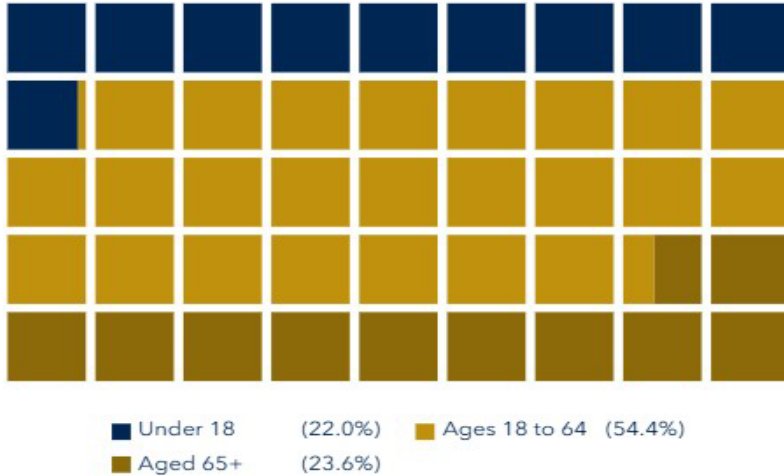
MORTGAGE INDICATORS



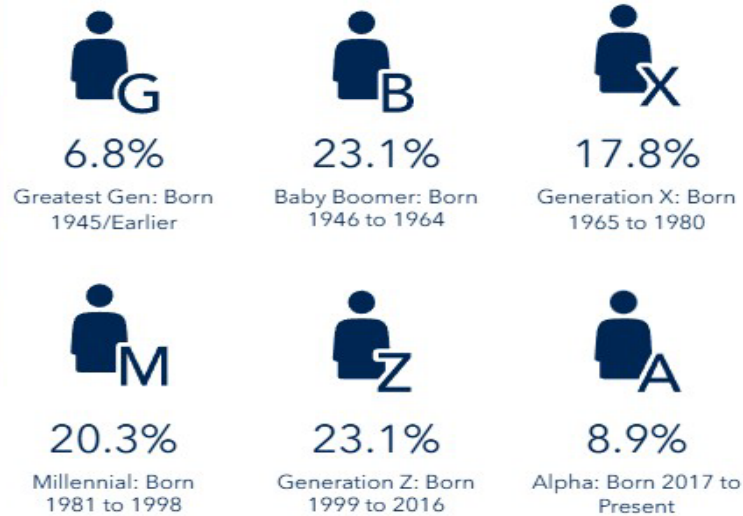
Historical Trends: Population



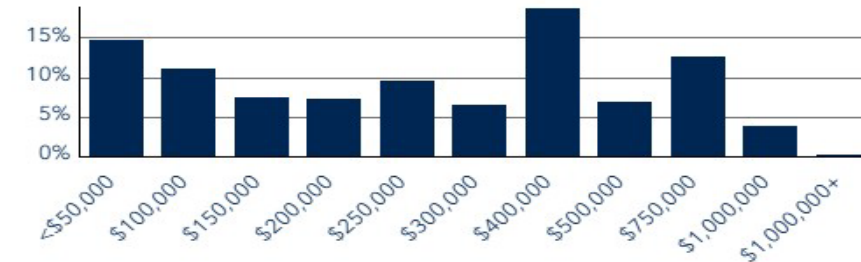
POPULATION BY AGE



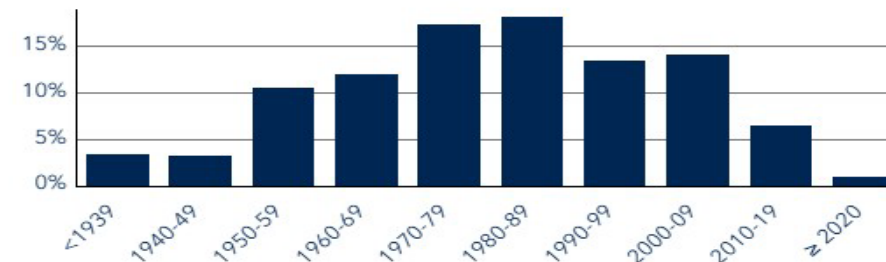
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

2020 Census Summary

38022 River Rd, Dade City, Florida, 33525
Drive time of 10 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

18,492 Total Population **7,992** Housing Units **492.2** Population Density **2.63** Average Household Size **6,886** Total Households **75.3** Diversity Index

2010-2020 ANNUAL GROWTH RATE



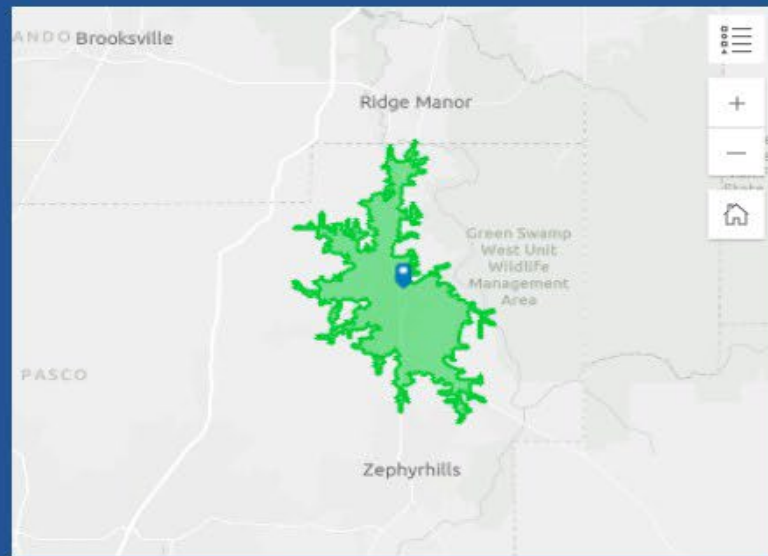
0.50%
Population



3.37%
Group Quarters

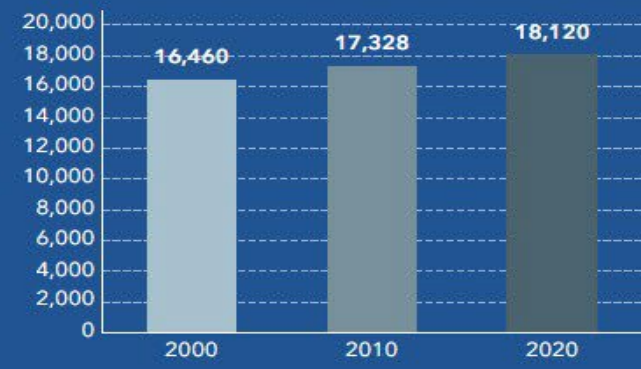


0.58%
Households

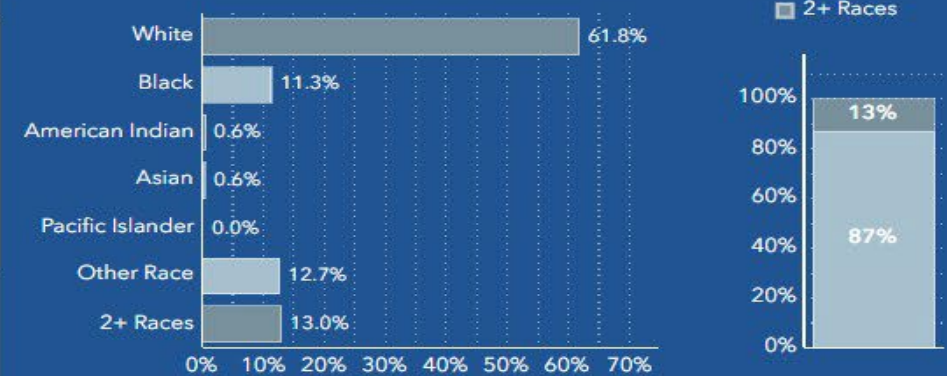


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

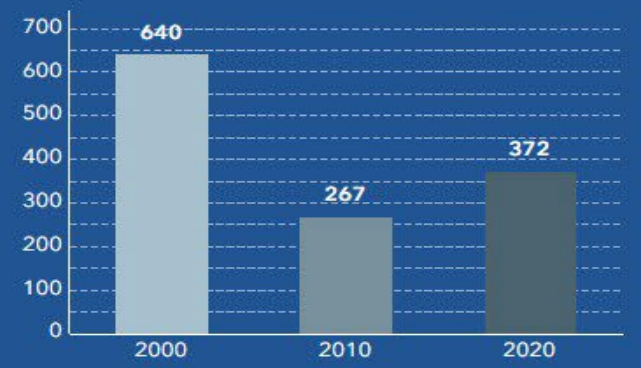
HOUSEHOLD POPULATION



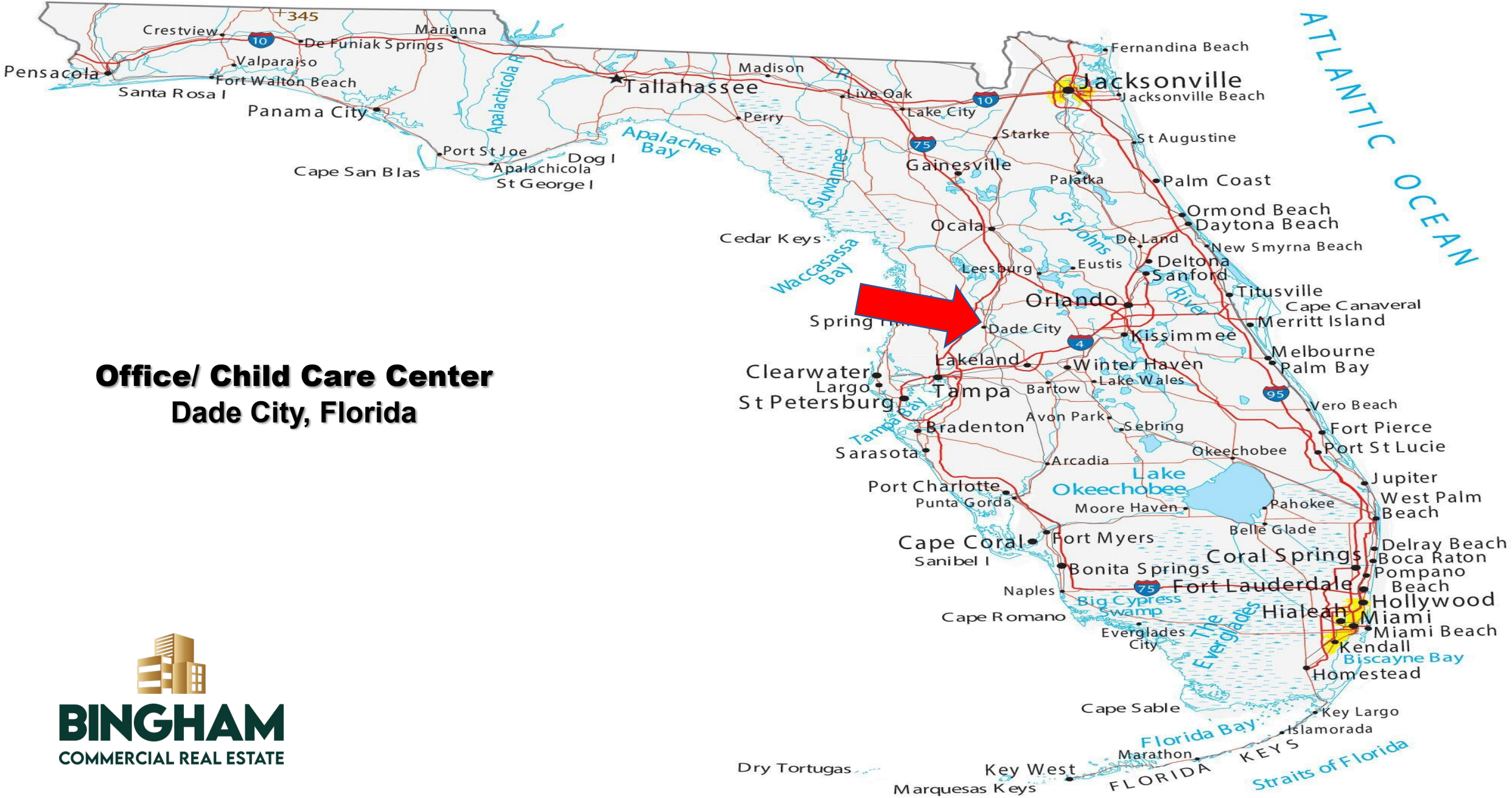
TOTAL POPULATION BY RACE



GROUP QUARTERS



| POPULATION BY AGE AND RACE | Less Than 18 Years | 18 Years and Older |
|-------------------------------|--------------------|--------------------|
| Total | 4,364 | 14,128 |
| 1 Race | 3,535 | 12,558 |
| White | 2,106 | 9,328 |
| Black | 588 | 1,506 |
| American Indian/Alaska Native | 30 | 84 |
| Asian | 15 | 88 |
| Pacific Islander | 3 | 5 |
| Some Other Race | 793 | 1,548 |
| 2 or More Races | 829 | 1,570 |



**Office/ Child Care Center
Dade City, Florida**



Meet Will Bingham, CCIM: Your Trusted Commercial Real Estate Expert



With an impressive legacy spanning two decades in the Commercial Real Estate industry, Will Bingham, CCIM stands as a distinguished professional known for his unparalleled expertise, unwavering integrity, and exceptional client dedication. As the President of Bingham Realty, Inc., a revered Florida Real Estate Corporation with a rich 50-year history of serving Pasco County, Will has solidified his reputation as a leading force in the field.

Professional Expertise: For the past 20 years, Will has honed his skills and expertise in Commercial Real Estate sales and management, specializing in NNN (Triple Net Lease) properties. His keen insight and deep understanding of the market have enabled him to guide clients through complex transactions, making him a go-to expert for investors and businesses alike.

Client-Centric Approach: At the heart of Will's success is his unwavering commitment to his clients. He prioritizes their best interests above all else, ensuring that each transaction is meticulously handled with professionalism, transparency, and utmost care. Will's reputation as an excellent negotiator stems from his dedication to securing the most advantageous deals for his clients, fostering long-lasting relationships built on trust and satisfaction.

Leadership and Vision: In his role as President of Bingham Realty, Inc., Will oversees a team of seasoned professionals, steering the company with visionary leadership and a commitment to excellence. Under his guidance, the firm has become a trusted partner in the development of new retail properties for renowned national tenants, including Dollar Tree, Dunkin Donuts, Family Dollar, Dominos, Subway, and many more. Will's ability to identify lucrative opportunities and execute successful ventures has positioned Bingham Realty, Inc. as an industry leader.

A Rich Career Journey: Will Bingham's journey in the real estate world commenced in 2002 when he served as a Commercial Property Manager. In this role, he managed over 1,000,000 square feet of retail space spread across nine distinct shopping centers in Florida. His impressive portfolio included renowned tenants such as Wal-Mart, Home Depot, Winn-Dixie, Publix, SweetBay, Beef O Brady's, Payless Shoes, Radio Shack, and Blockbuster, among others. This extensive experience equipped him with invaluable insights into property management and tenant relationships, further enhancing his prowess in the industry. With a remarkable blend of experience, expertise, and a client-centric approach, Will Bingham continues to shape the Commercial Real Estate landscape. His dedication to excellence, combined with his passion for fostering successful real estate ventures, makes him the ideal partner for all your commercial property needs. Whether you are a seasoned investor or a budding entrepreneur, Will is here to guide you toward unparalleled success in the dynamic world of Commercial Real Estate.