



Retail/ Office Building

**4,900 +/- sf
Office/ Warehouse
10221 US Hwy 301
Dade City, Florida**

PRESENTED BY:



OFFERING MEMORANDUM

Property Description

Retail/ Office/ Warehouse Building Now Available

Positioned along busy US Highway 301 between Dade City and Zephyrhills, this versatile commercial property offers exceptional visibility, accessibility, and functionality for a variety of business users. The property benefits from direct US 301 frontage with a full-access median cut, allowing convenient northbound and southbound access, along with prominent monument signage for outstanding exposure to daily traffic.

The site features a well-balanced mix of office, retail/showroom, and warehouse space, making it ideal for owner-users, contractors, service companies, trade businesses, or investors seeking flexible commercial space. The front building includes finished office and customer-facing areas currently configured with reception, private offices, salon-style work areas, breakroom facilities, and multiple workspaces that can easily be adapted for professional office, retail, medical, or service-oriented uses.

In the rear, the property includes warehouse/service bay space with roll-up doors, storage areas, and fenced yard components suitable for equipment storage, contractor operations, fleet parking, or light industrial use. The layout provides excellent operational flexibility with separate work areas and multiple points of access throughout the property.

Constructed of concrete block with approximately 4,900± total square feet situated on approximately 1 acre, the property offers ample parking, strong visibility, and room for a variety of commercial applications. Additional features include asphalt driveway access, chain-link fencing, canopy area, and established roadside presence in one of East Pasco County's primary commercial corridors.

This is a rare opportunity to acquire a highly visible mixed-use commercial property with direct highway exposure and flexible space configurations in the growing Dade City/Zephyrhills market.

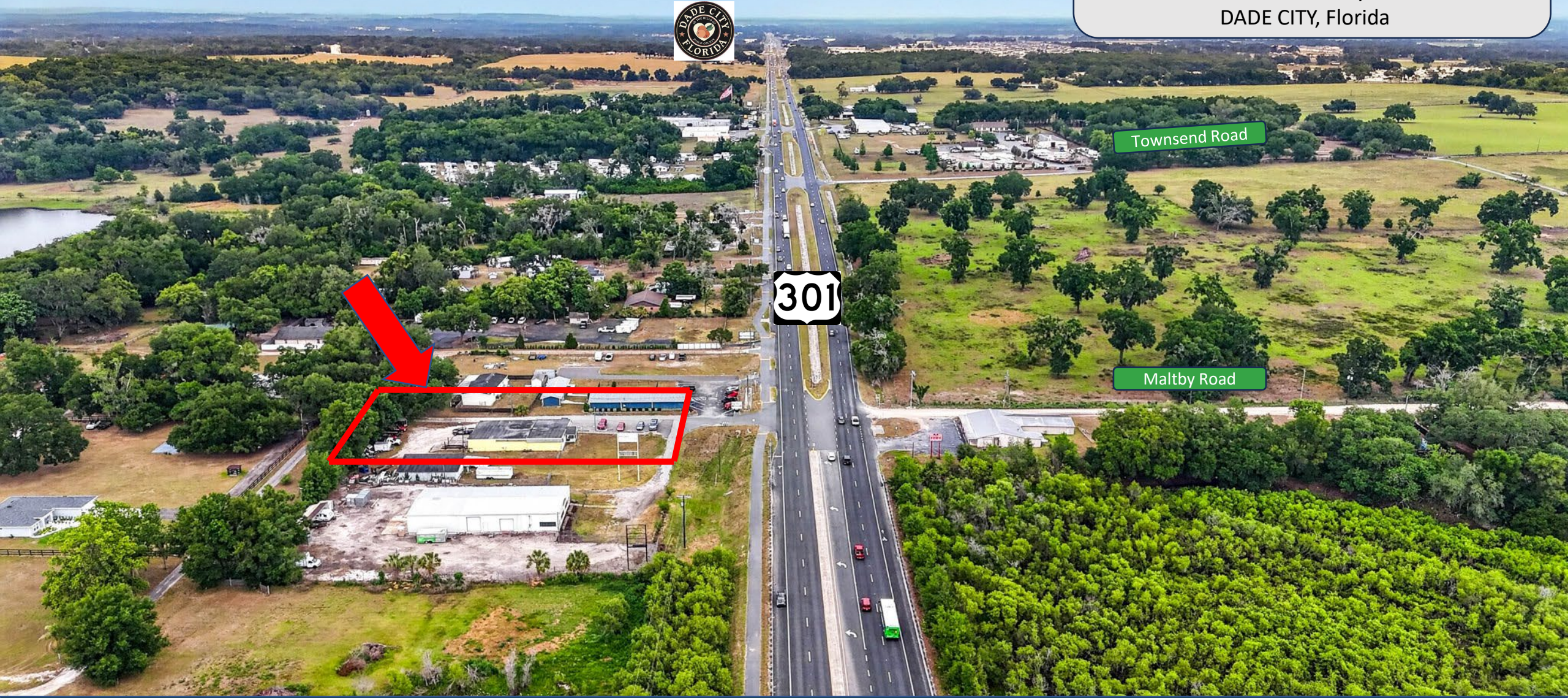
Price: \$695,000
Land: 1 Acre (2 parcels)
Access: Direct US Hwy with Full Access Median
Zoning: C2 (all parcels)
Utilities: Well/ Septic

Property Features:

- Direct Hwy 301, full median access.
- 4,900 +/- sf (roll-up doors, office, storage, etc)
- 12 Asphalt Parking Spaces/ Additional parking in rear
- Dual tenancy configuration
- C2 Zoning



RETAIL/ OFFICE/ WAREHOUSE
4,900 +/- SF BUILDING
1 Acres Us Hwy 301
DADE CITY, Florida





ADDITIONAL PHOTOS

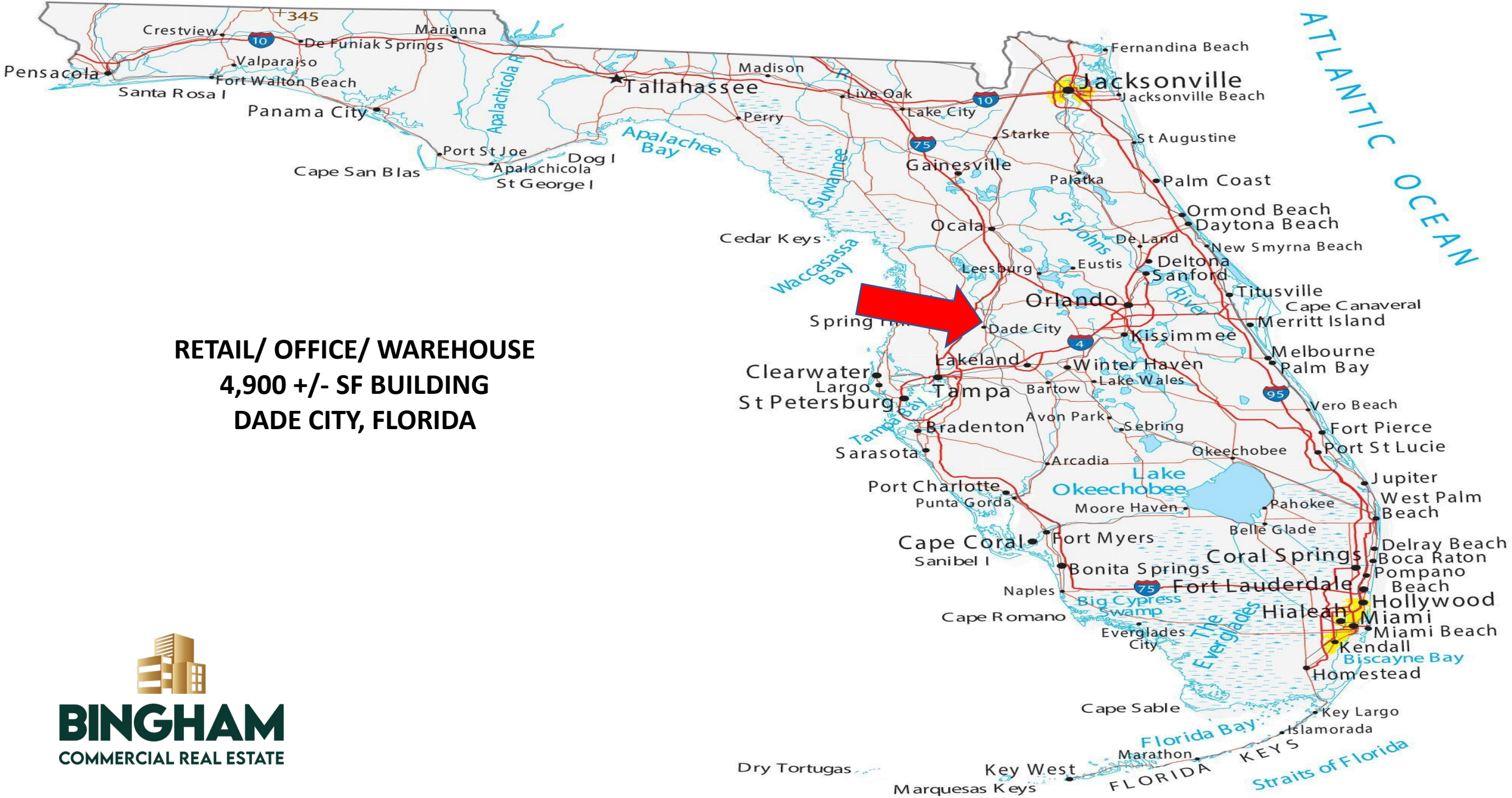


ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





RETAIL/ OFFICE/ WAREHOUSE
4,900 +/- SF BUILDING
DADE CITY, FLORIDA





What's in My Community?

Places that make your life richer and community better

10221 US Highway 301, Dade City, Florida, 33525

10 minutes



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2026 Esri

Population Trends and Key Indicators

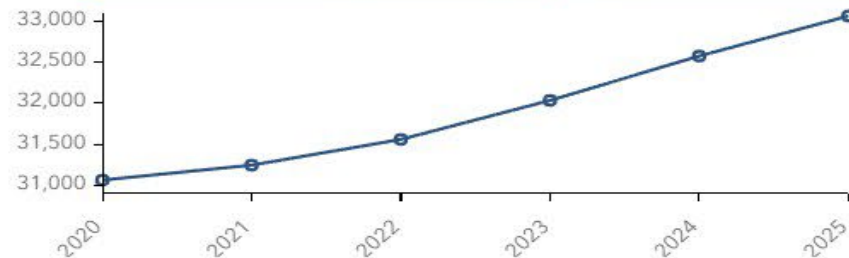
10221 US Highway 301, Dade City, Florida, 33525
Drive time of 10 minutes

33,064	14,678	2.20	51.8	\$60,158	\$287,618	64	74	63
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

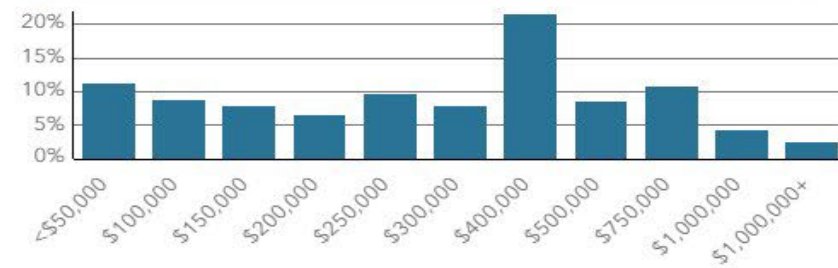
MORTGAGE INDICATORS



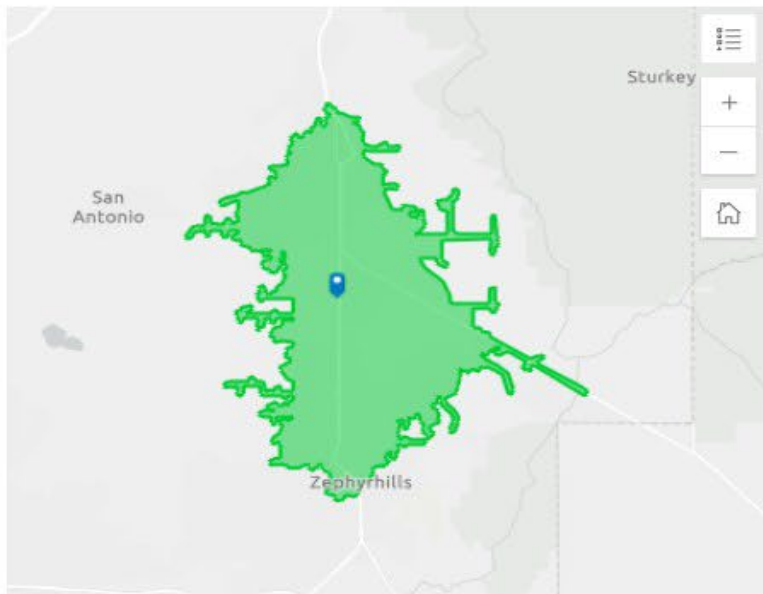
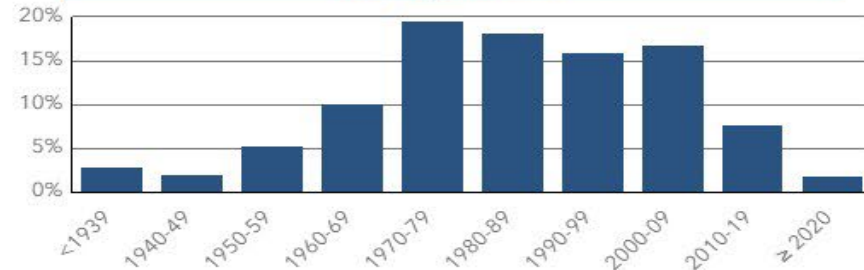
Historical Trends: Population



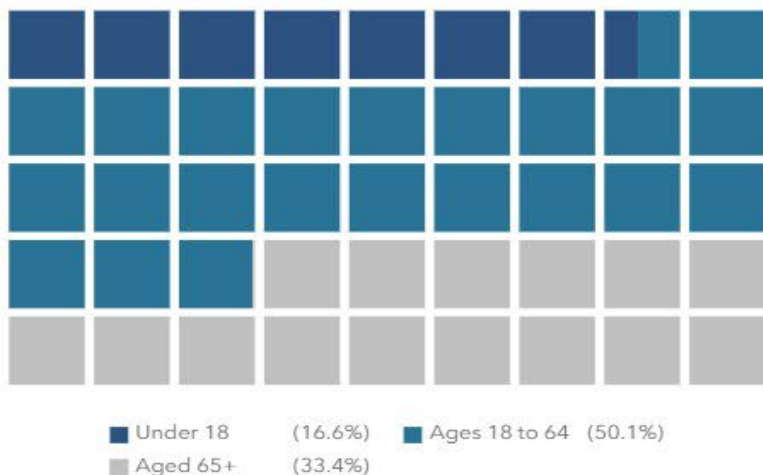
Home Value



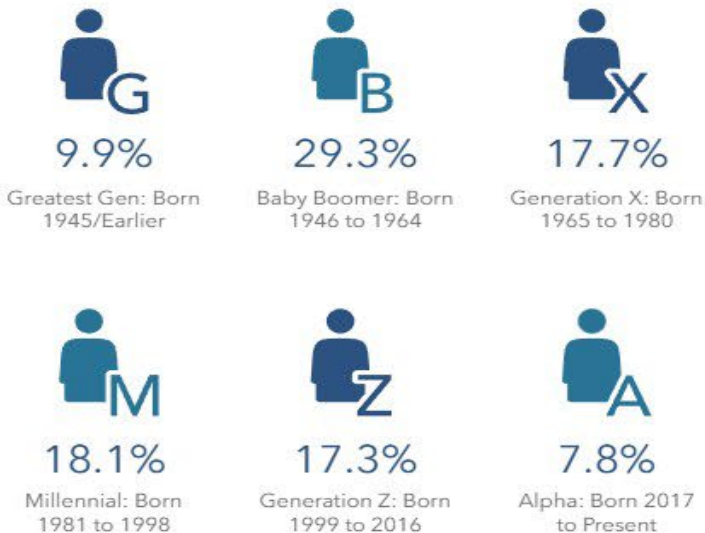
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

DEMOGRAPHIC SUMMARY

10221 US Highway 301, Dade City, Florida, 33525

Drive time of 10 minutes

KEY FACTS

33,064

Population



14,678

Households

51.8

Median Age

\$50,796

Median Disposable Income

EDUCATION

11.2%

No High School Diploma



37.3%

High School Graduate



30.3%

Some College/
Associate's Degree



21.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$60,158

Median Household Income



\$33,545

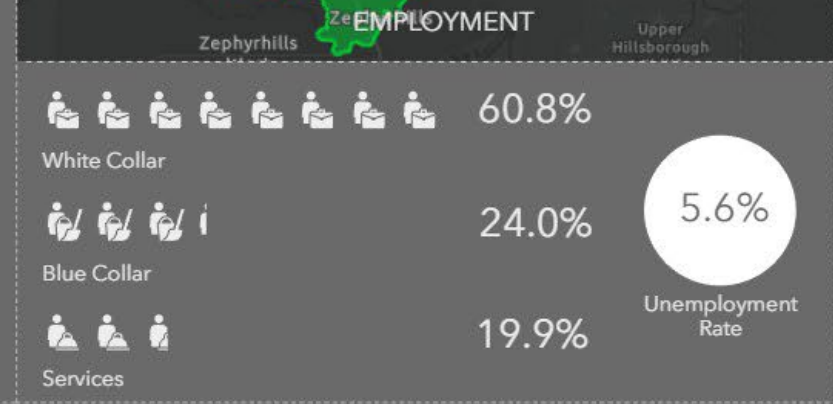
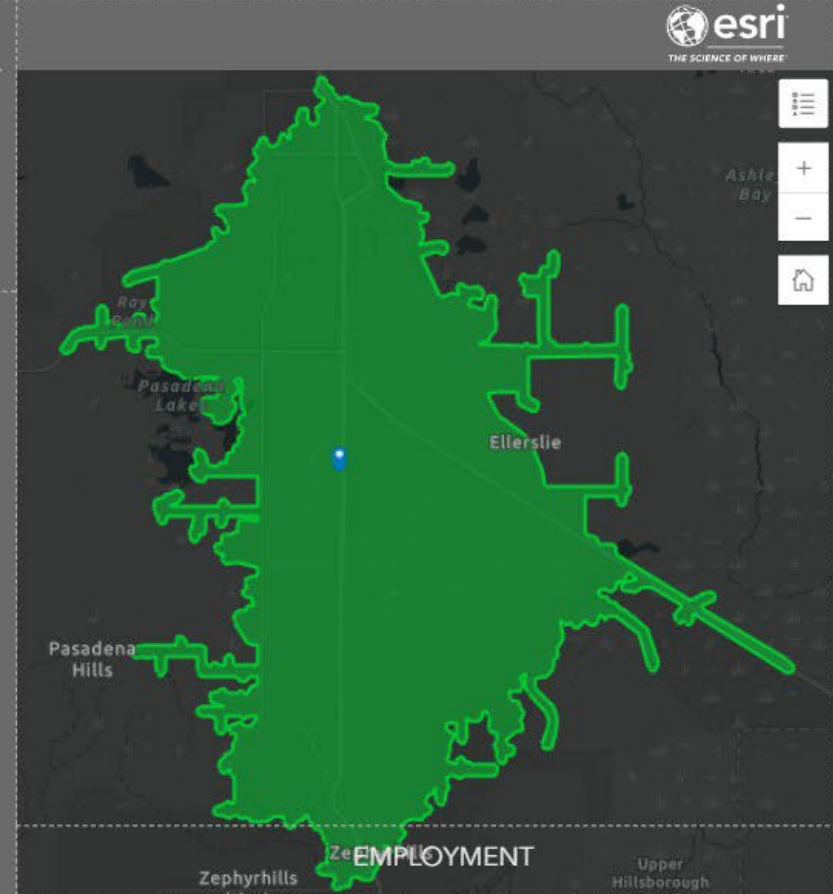
Per Capita Income



\$186,006

Median Net Worth

HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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Brokerage Disclosure (Florida):

Bingham Realty, Inc. is a licensed real estate brokerage firm in the State of Florida. Unless otherwise expressly stated in writing, the brokerage represents the Seller/Landlord in this transaction. Prospective buyers or tenants should not assume that the brokerage is acting as their agent unless a written brokerage relationship has been established in accordance with Chapter 475, Florida Statutes. Any compensation to the brokerage may be paid by the Seller/Landlord or as otherwise disclosed in writing.



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.