

**BROOKSVILLE**  
**COMMERCIAL LAND**

**Ponce De Leon**  
**Bldv**

Brooksville, FL 34601

**Listed By:**

**Jimmy Kimbrough**

352 279 1234

jimmy@rbuckner.com

**Charles Buckner**

352 848 5545

charles@rbuckner.com



## Property Summary

High and dry frontage parcel on Ponce De Leon Blvd with rear access off Friday place zoned C2. The subject features 70 feet of frontage on Ponce De Leon Blvd which has an average annual daily traffic count (AADT) of 6,100. The site totals 19,250 SF or 0.44 Acres. Perfect for an investment opportunity or for developing a small commercial building. The parcel to the south is also potentially available which would then total 38,500 SF or 0.88 Acres. Contact the listing agent for more details.

## Highlights

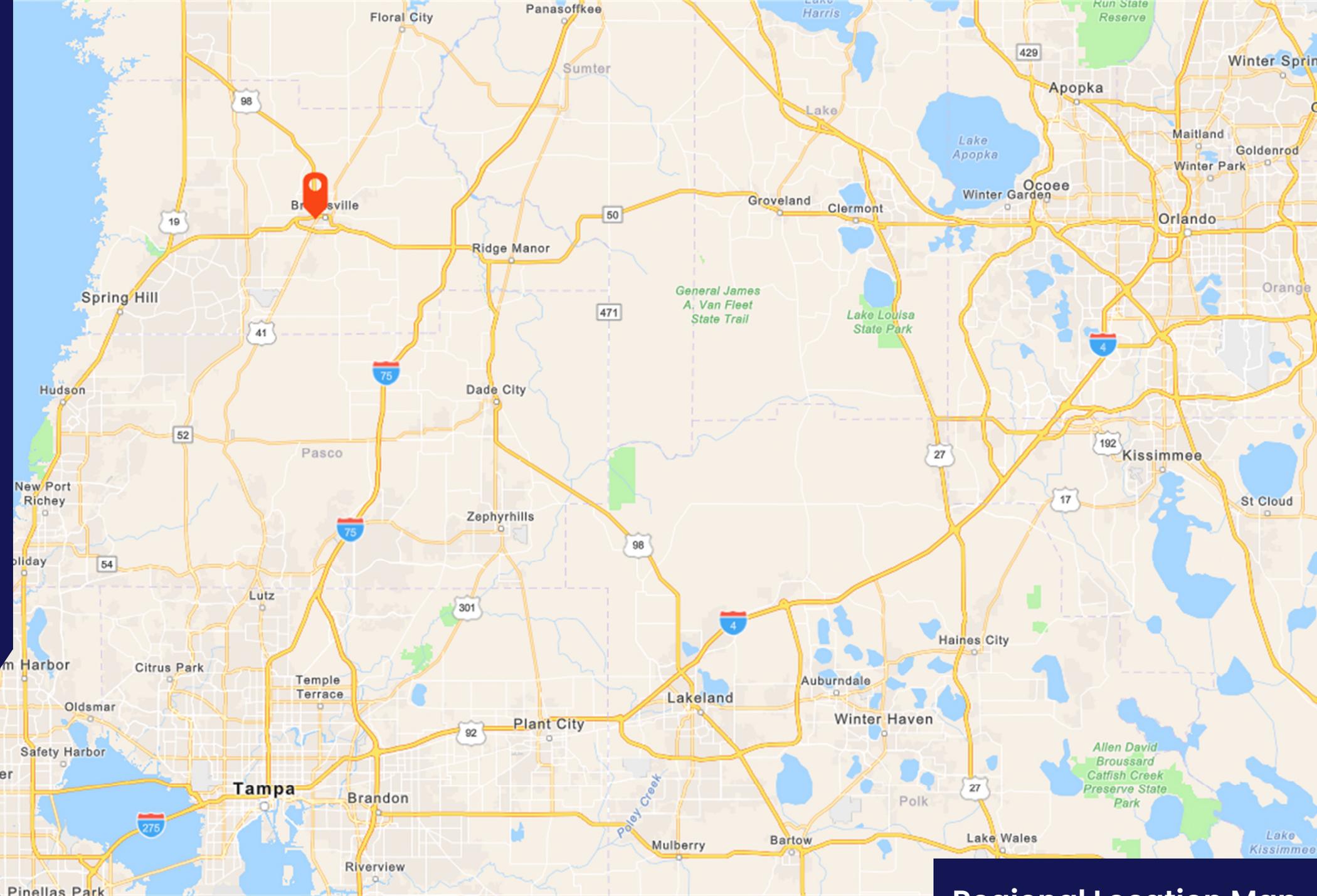
- Within a 5-minute drive there is a population of 7,725 people with an average household income of \$45,647
- Property is visible from both Ponce De Leon and Broad Street; traffic counts are 6,100 and 22,500, respectively
- Rear access to parcel off Friday Place

## Location Information

Site Address	0 Ponce De Leon Blvd
City, State, Zip	Brooksville, FL 34601
County	Hernando

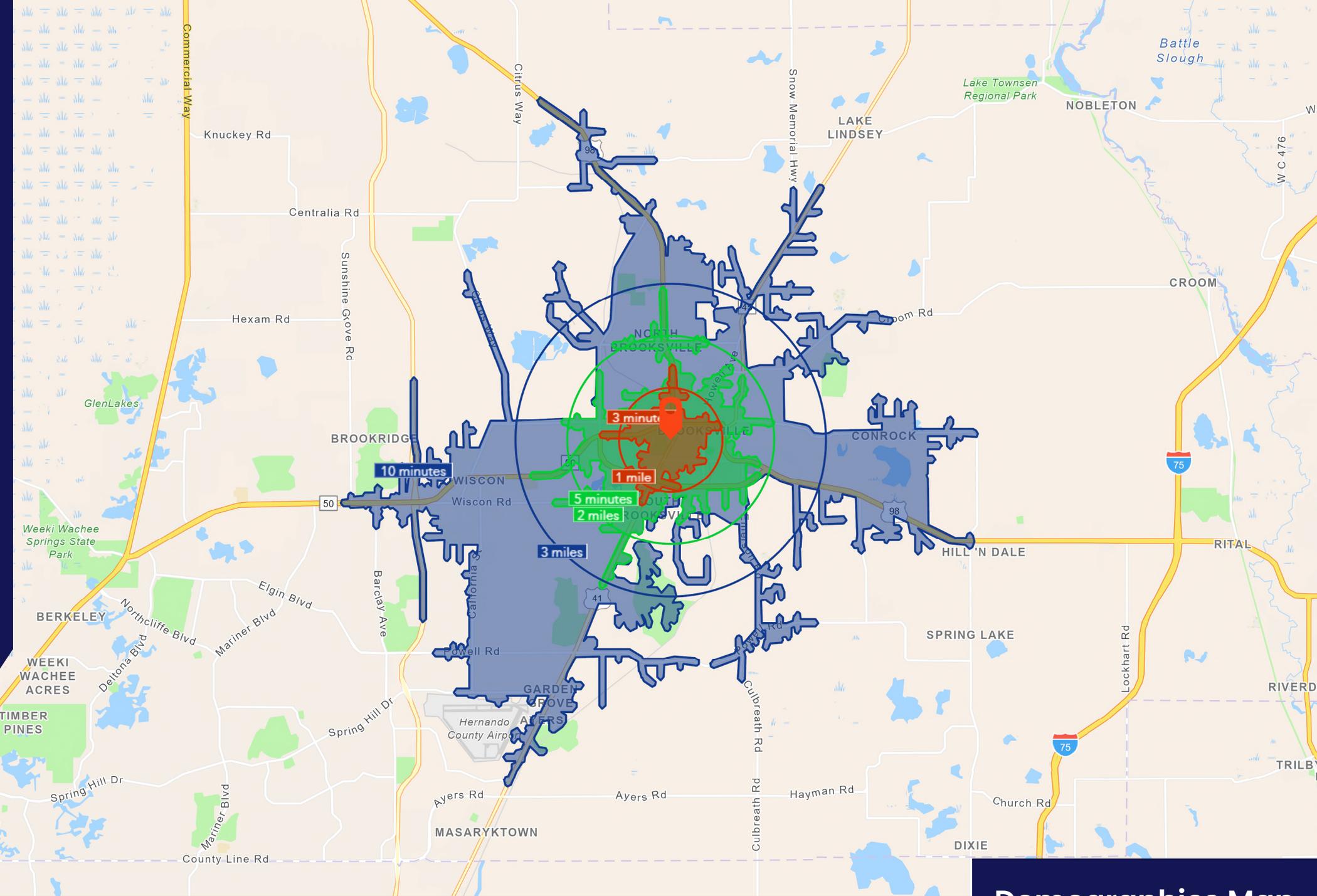
## Property Information

Size +/-	19,250 or 0.44 Acres
Parcel Key #	547297
Zoning	C2
DOR Use Code	10—Vacant Commercial
Utilities on Site	Water & Sewer, Power
Frontage Feet +/-	70 FT
Traffic Count	6,100 on Ponce De Leon Blvd
Taxes (2021 total)	\$1,359.93
Price	<b>\$90,000</b>



**Regional Location Map**





# Demographics Map

Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Mile	2 Mile	3 Mile	Hernando	Florida
<b>Population Data</b>								
Total Population	3,005	7,725	19,609	5,130	10,410	14,362	196,241	21,733,419
Households	1,340	3,315	8,064	2,172	4,404	6,294	80,394	8,514,543
Average Household Size	2.13	2.22	2.31	2.23	2.25	2.2	2.42	2.5
Owner Occupied Housing Units	577	1,738	5,472	1,044	2,456	4,024	64,087	5,633,437
Renter Occupied Housing Units	762	1,577	2,592	1,129	1,948	2,270	16,307	2,881,106
Median Age	40.7	43.3	49.6	41.5	44.7	50.3	50.9	42.8
<b>Income Data</b>								
Median Household Income	\$30,772	\$30,653	\$38,336	\$31,285	\$31,254	\$35,546	\$51,170	\$58,462
Average Household Income	\$45,124	\$45,647	\$55,434	\$46,177	\$46,042	\$50,934	\$65,095	\$83,820
Per Capita Income	\$19,213	\$19,325	\$23,417	\$19,136	\$19,532	\$22,219	\$26,657	\$32,917
<b>Business Data</b>								
Total Businesses	505	807	1,206	569	911	1,024	5,746	978,439
Total Employees	5,409	8,529	13,161	6,072	9,634	10,796	50,811	9,165,693

#### Key highlights

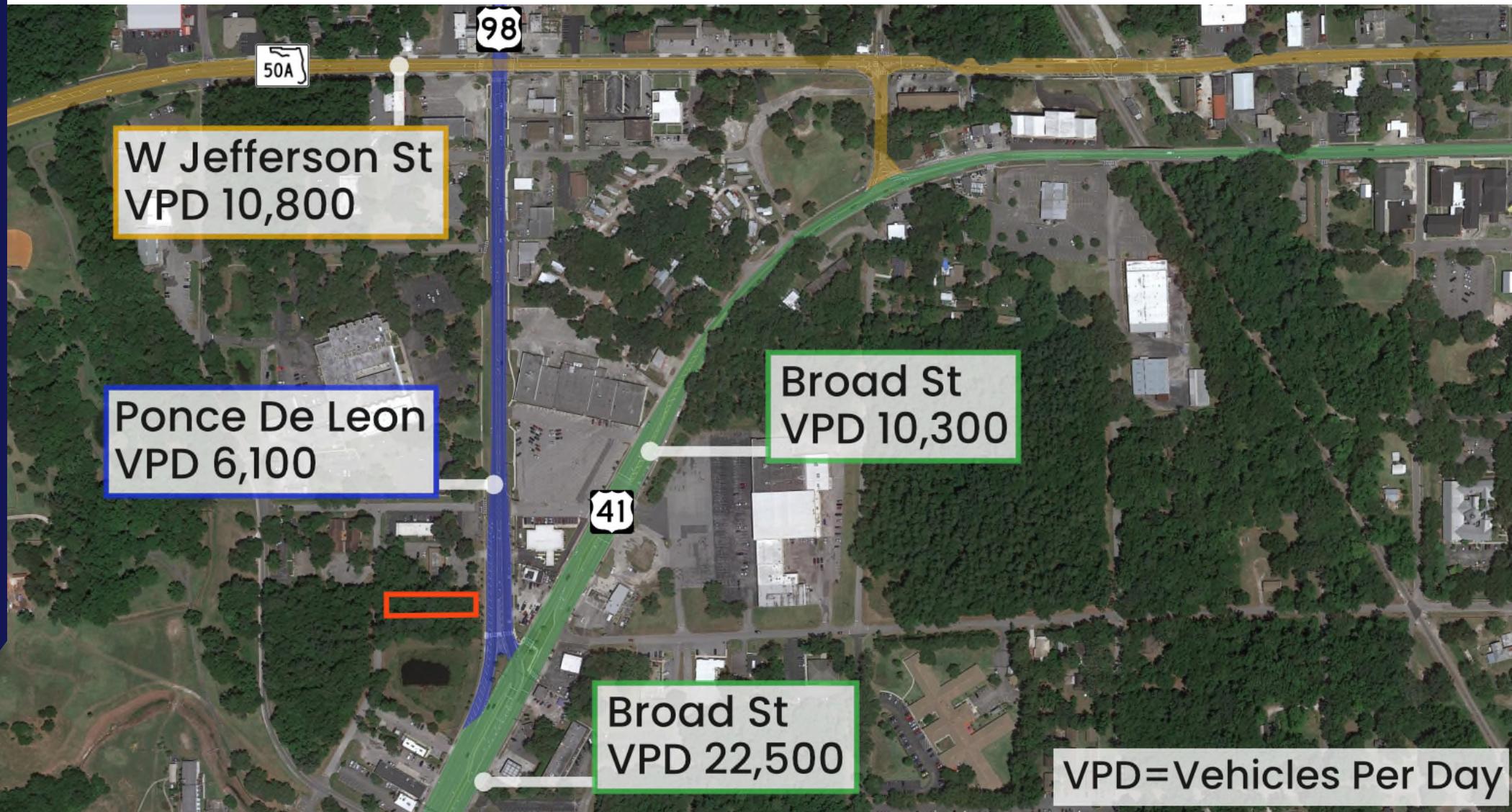
- Within a 3-minute drive there are more renters than home owners
- Within a 5-minute drive there is a population of 7,725 people and an average household income of \$45,647



Neighborhood Trade Area



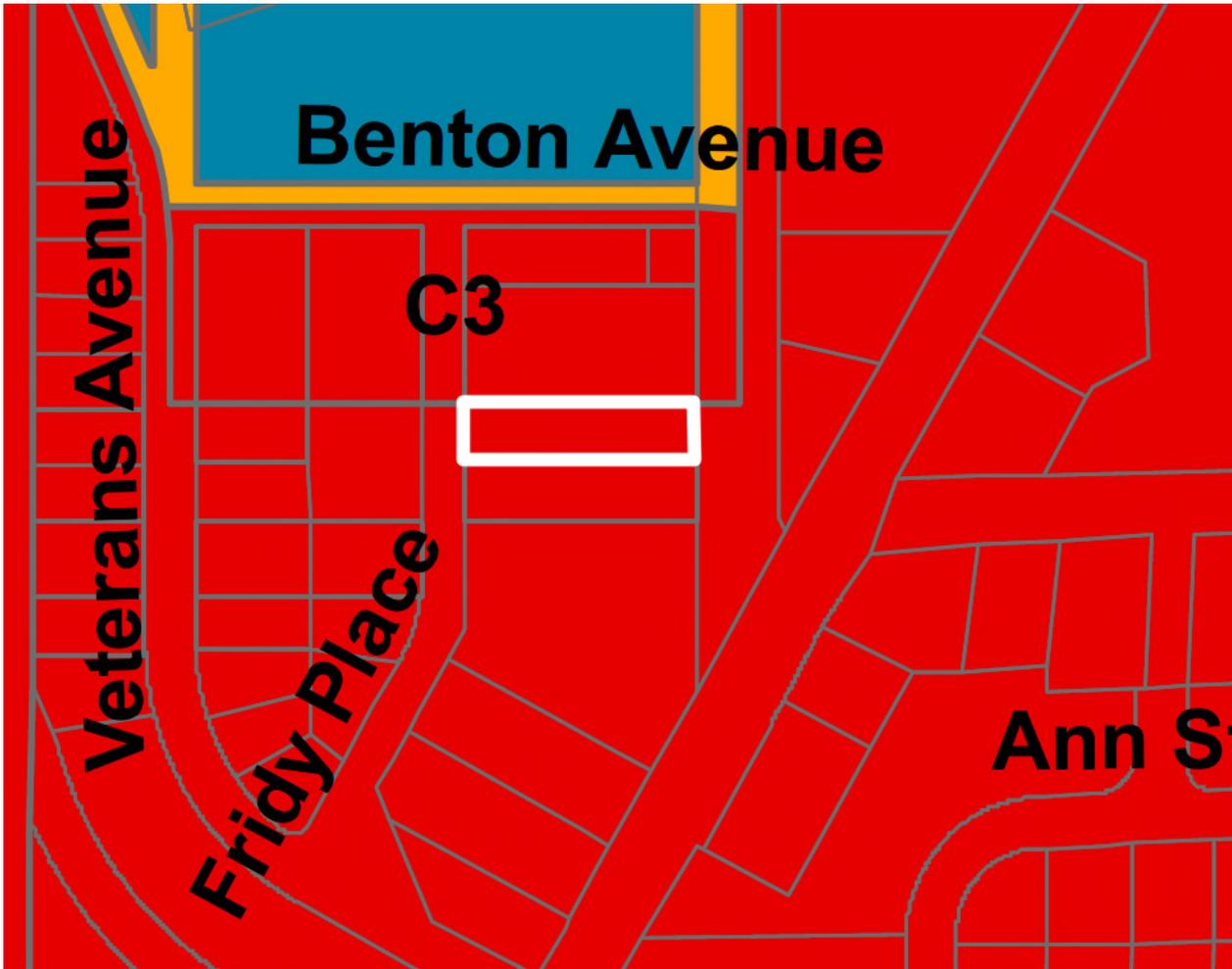
Trade Area



Traffic Map



**Aerial**



### Zoning Information

"C-2 highway commercial district. The C-2 district is designed to permit the development of commercial areas at appropriate locations on major highways in predominately developed areas and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented commercial activities located in a desirable grouping rather than in a strip or linear fashion along the highway. All properties zoned C-3 prior to the adoption of this ordinance shall be considered to be zoned C-2."

### View Municode

[https://library.municode.com/fl/brooksville/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_ARTIIZODIUSLORE\\_PT2-1ZODI](https://library.municode.com/fl/brooksville/codes/code_of_ordinances?nodeId=SPBLADECO_ARTIIZODIUSLORE_PT2-1ZODI)

\*Allowable Uses PDF available by request

- Commercial (C3 & C2)
- PDP



Subject Parcel

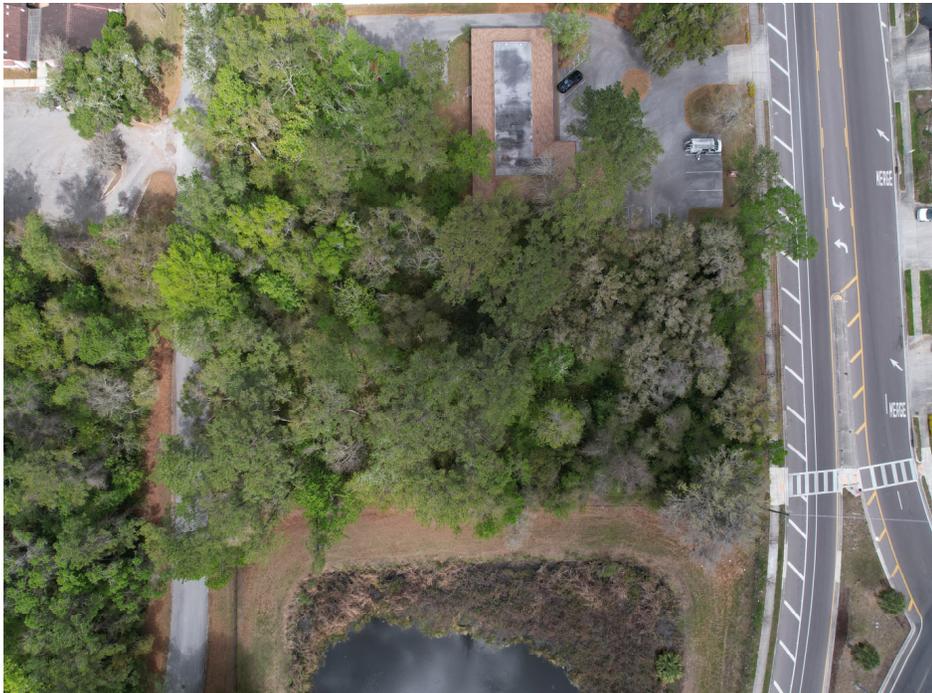


0.44 Acres  
Zoned Commercial

275 FT

70 FT

\*This parcel is potentially available as well  
contact Jimmy for more details





## Jimmy Kimbrough

Senior Associate

[jimmy@rbuckner.com](mailto:jimmy@rbuckner.com)

**Office:** 352 796 4544 | **Cell:** 352 279 1234

**Robert A. Buckner & Associates, Inc.**

11 N Main Street  
Brooksville, FL 34601



## Charles Buckner

Associate

charles@rbuckner.com

Office: 352 796 4544 | Cell: 352 848 5545

### About & Experience

Charles now marks the seventh generation of his family to reside in Hernando County and has always wanted to come back to Brooksville. He recently completed both his undergraduate and graduate degrees in real estate. Charles specializes in the brokerage of commercial properties and land. He also helps manage the company's privately owned portfolio of commercial properties. He is also primarily responsible for the new features and capabilities of the brokerage that can be seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby. On the side he owns a business that grows freshwater aquarium plants that are then sold online.

### Education

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

### Focus Areas

- Investment Sales
- Marketing
- Leasing
- Commercial Property Management

Robert A. Buckner & Associates, Inc.

11 N Main Street  
Brooksville, FL 34601



View this property on MapRight:

<https://mapright.com/ranching/maps/01bc4f05813653677686947b6d3f2437/share>

rbuckner.com | 352-796-4544 | 11 N Main Street Brooksville, FL 34601

**Confidentiality & Disclaimer**

Disclaimer Statement—Robert A. Buckner & Associates, Inc. aims to provide accurate information from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyer should rely on their own research.