

# HOLIDAY US HWY 19 VACANT COMMERCIAL LOT

3705 US HWY 19  
HOLIDAY, FL 34652

Sid Bhatt, CCIM, SIOR  
O: 863.648.1528 x484 | C: 704.930.8179  
sid.bhatt@svn.com





# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,000,000</b>
<b>Lot Size:</b>	<b>1.22 Acres</b>
Price / Acre:	\$819,672
PIN:	19-26-16-0010-01300-0050
Zoning:	O0C2
Market:	Tampa
Traffic Count:	68,000 Cars/Day
Road Frontage:	235 ± FT

## PROPERTY OVERVIEW

This 1.2 acre lot boasts excellent visibility and high traffic volume situated on a busy stretch of US-19 in Holiday, FL. With its versatile zoning, size, and strategic location, this property presents an ideal canvas for a quick service restaurant, retail, or industrial development. Situated just minutes from several popular shopping centers, restaurants, and entertainment options, including a neighboring 90,500 SF retail center and CVS Pharmacy, this property is ideally located to create new business that will cater to local residents and traveling tourists alike.

## PROPERTY HIGHLIGHTS

- 1.2 Acre Commercial Development Site
- Zoned Commercial General
- Heavy Traffic on US-19

# Location Description



## LOCATION DESCRIPTION

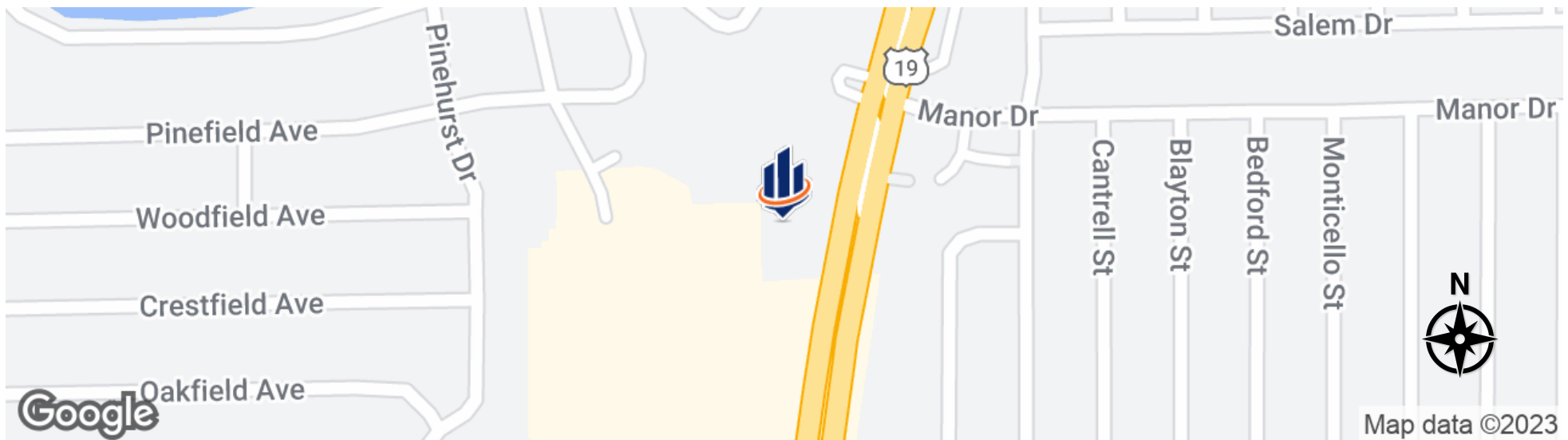
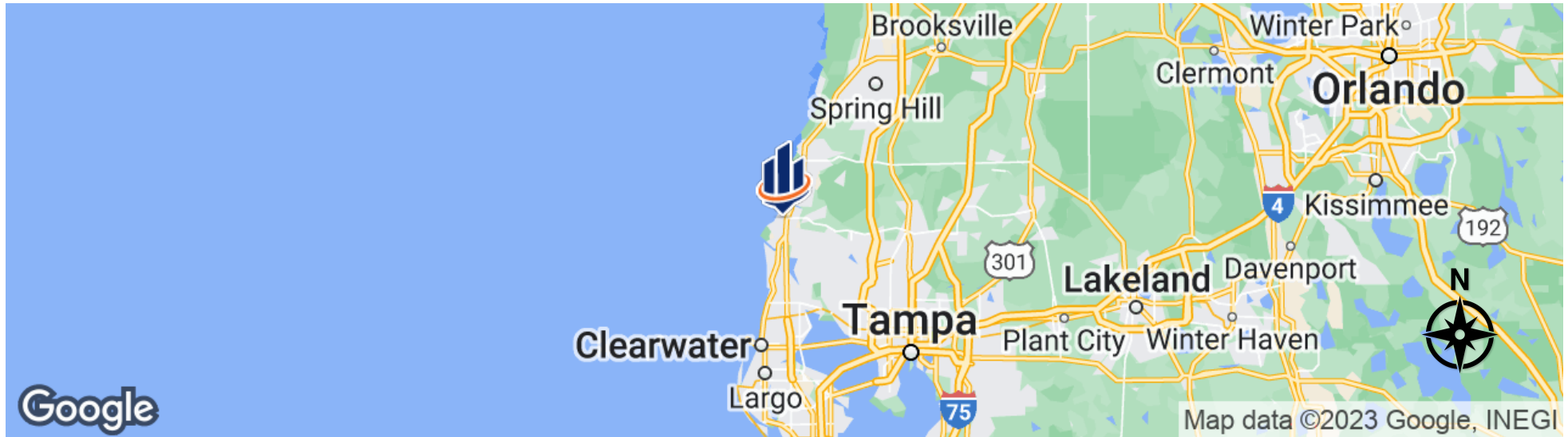
Located at 3705 US-19 in Port Richey, Florida, this commercial property is situated in a prime location with high visibility and easy access. The property sits on a busy stretch of US-19, a major thoroughfare in the area, which sees a high volume of daily traffic.

The surrounding area is bustling with activity, with a mix of commercial and residential properties nearby. The property is situated just minutes from several popular shopping centers, restaurants, and entertainment options, making it an ideal location for businesses that cater to local residents and tourists alike.





# Regional & Location Map



# Retailer Map





### Within 3 Mile Radius



9

Bars and Pubs



4

Coffee Shops



14

Pizza Restaurants



5

Bakeries



5

Ice Cream Parlors



105

Other Restaurants

## Recent Acquisitions & Improvements

- 2020 Acquisition of **Universal Mall** (next door to property)
- 2020 Acquisition of Holiday Center (**Publix**)
- 2020 Acquisition of Holiday Mall (**Winn Dixie**) + \$4M of Renovations
- 2021 Sale New America Townhomes (**62 Units**)
- 2021 Sale Main Street Landings (**80 Units**)
- New **426 Homesite** master-planned by LENNAR
- \$3 Million of **Landscaping Improvements** to US Hwy 19

**Winn✓Dixie.**

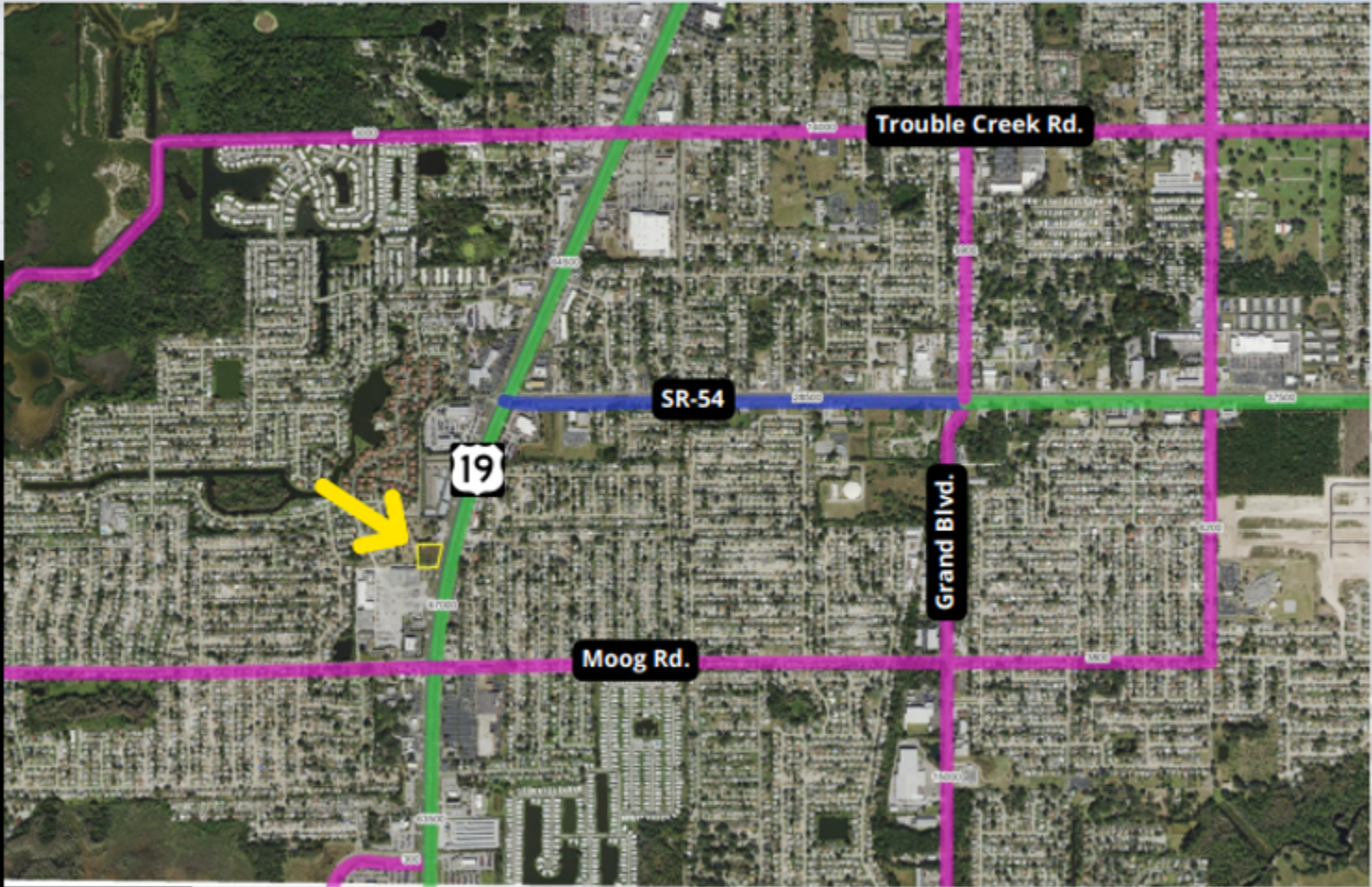
**CVS pharmacy®**



**Publix.**



# TRAFFIC COUNT REPORT



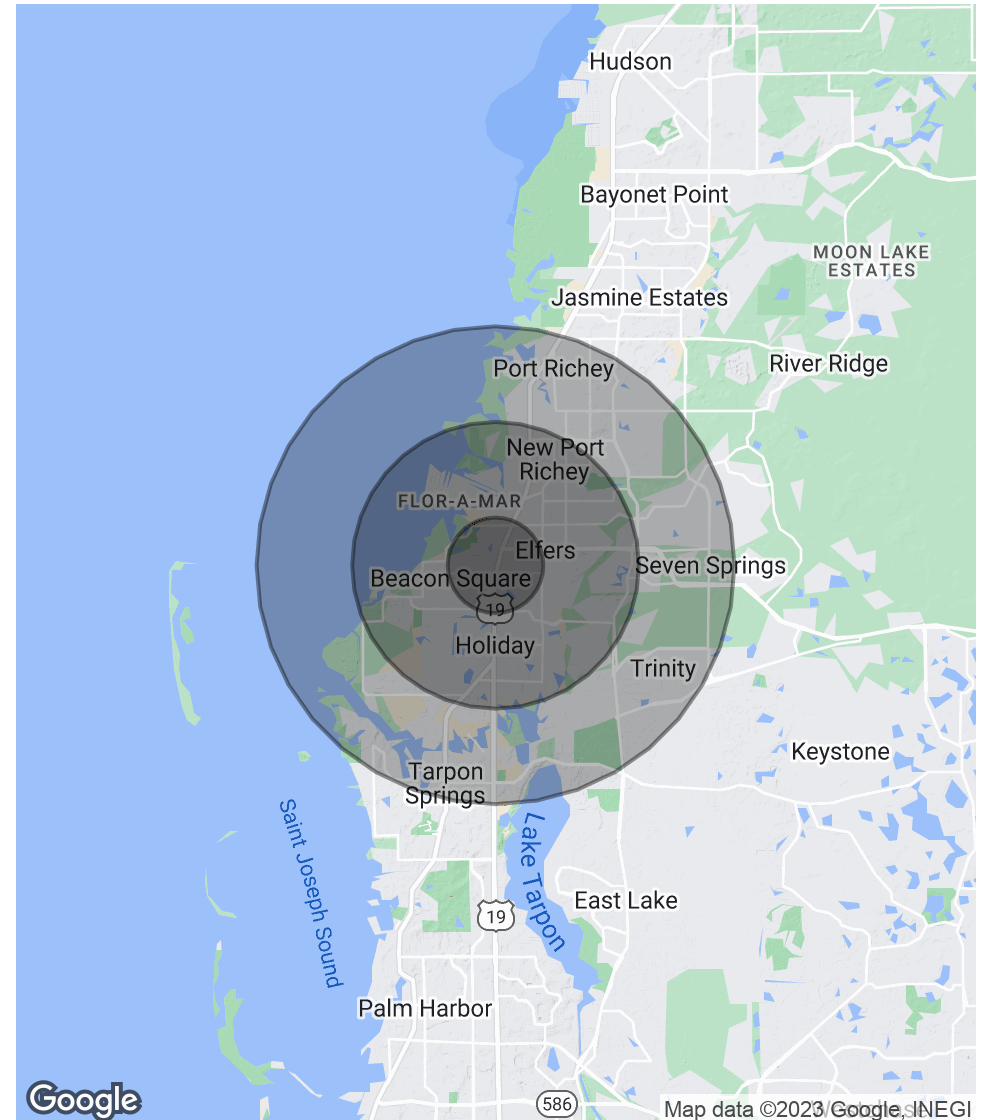
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,451	70,208	128,900
Average Age	44.4	45.3	46.8
Average Age (Male)	42.7	44.6	45.8
Average Age (Female)	45.6	46.2	48.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,918	38,540	68,009
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$36,252	\$43,713	\$53,775
Average House Value	\$90,759	\$128,461	\$158,555

\* Demographic data derived from 2020 ACS - US Census





# Additional Photos







**SID BHATT, CCIM, SIOR**

Senior Advisor

sid.bhatt@svn.com

Direct: 863.648.1528 x484 | Cell: 704.930.8179

## PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.



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**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

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