



**RETAIL OR OFFICE SPACE
FOR LEASE**

**191 E Jefferson
St**

Brooksville, FL 34601

Listed By:

Robert Buckner

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Location Information

| | |
|------------------|-----------------------|
| Building Name | 191 E Jefferson |
| Street Address | 191 E Jefferson St |
| City, State, Zip | Brooksville, FL 34601 |
| County | Hernando |

Property Information

| | |
|---------------|-------------------------------|
| Property Type | Retail or Office |
| Parcel Key # | 972987 |
| Zoning | C2 |
| Lot Size +/- | 0.22 Acres |
| Frontage Feet | 93 & 102 Jefferson & Magnolia |
| Traffic Count | 7,200 AADT on Jefferson |

Building Information

| | |
|---------------------|----------------------------|
| Building Size | 3,808 SF |
| Year Built | 1950 |
| Gross Leasable Area | 1,285 SF |
| Parking | 17 Surface Spaces (Shared) |

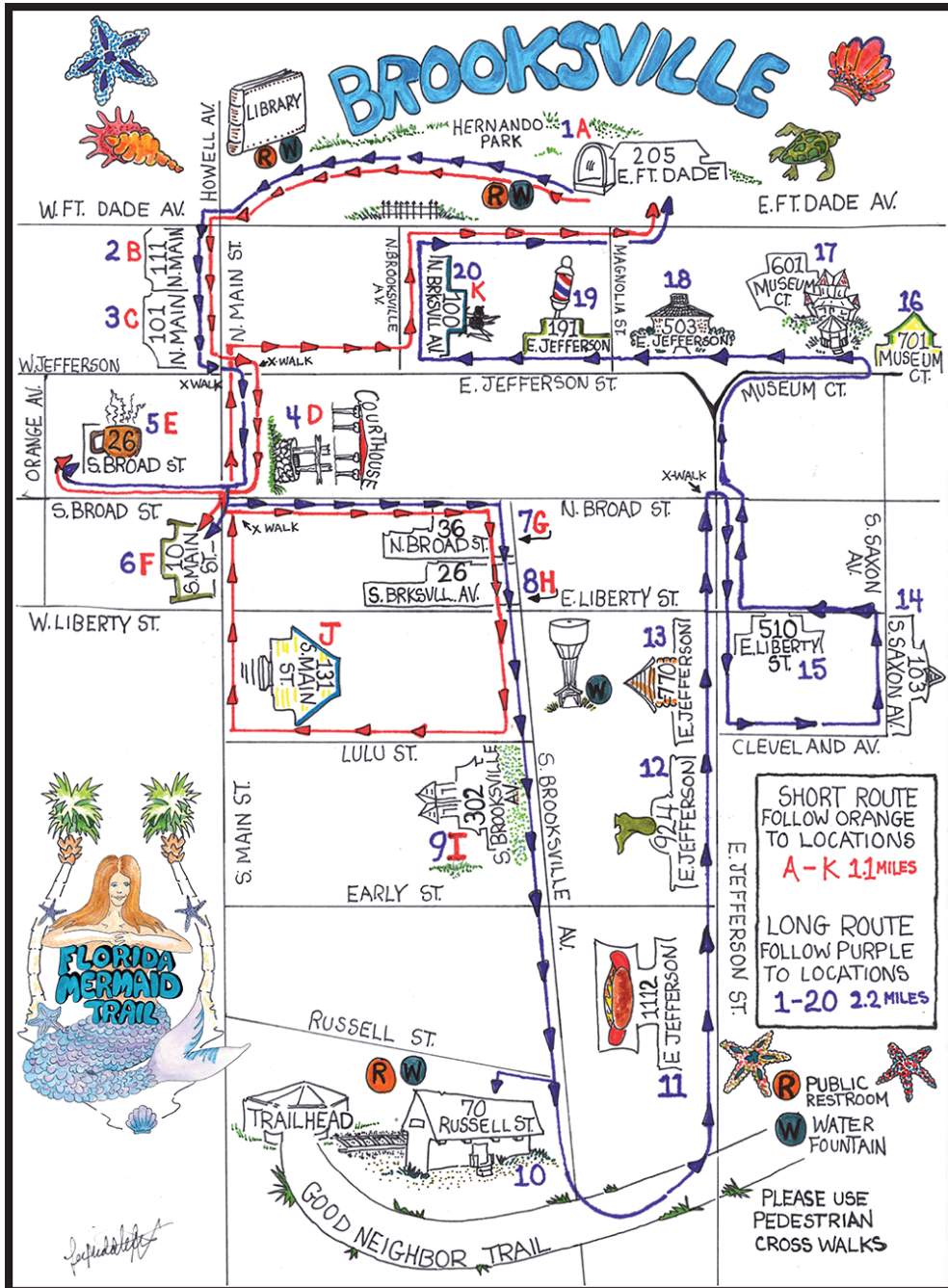
Property Summary

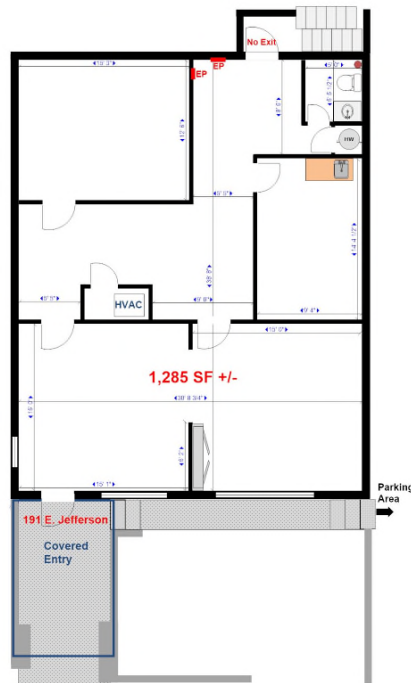
Shell space in Downtown Brooksville on the NW corner of E Jefferson St and Magnolia Ave with excellent visibility on E Jefferson St which experiences traffic counts of 7,200 vehicles daily. This location has 487 businesses and a population of 3,646 people within a 3-minute drive time.

Highlights

- This space is on the Florida Mermaid Trail, which is a scavenger hunt designed to increase foot traffic
- Great visibility on E Jefferson St, one of the main roads through downtown
- Location is near local retailers and offices





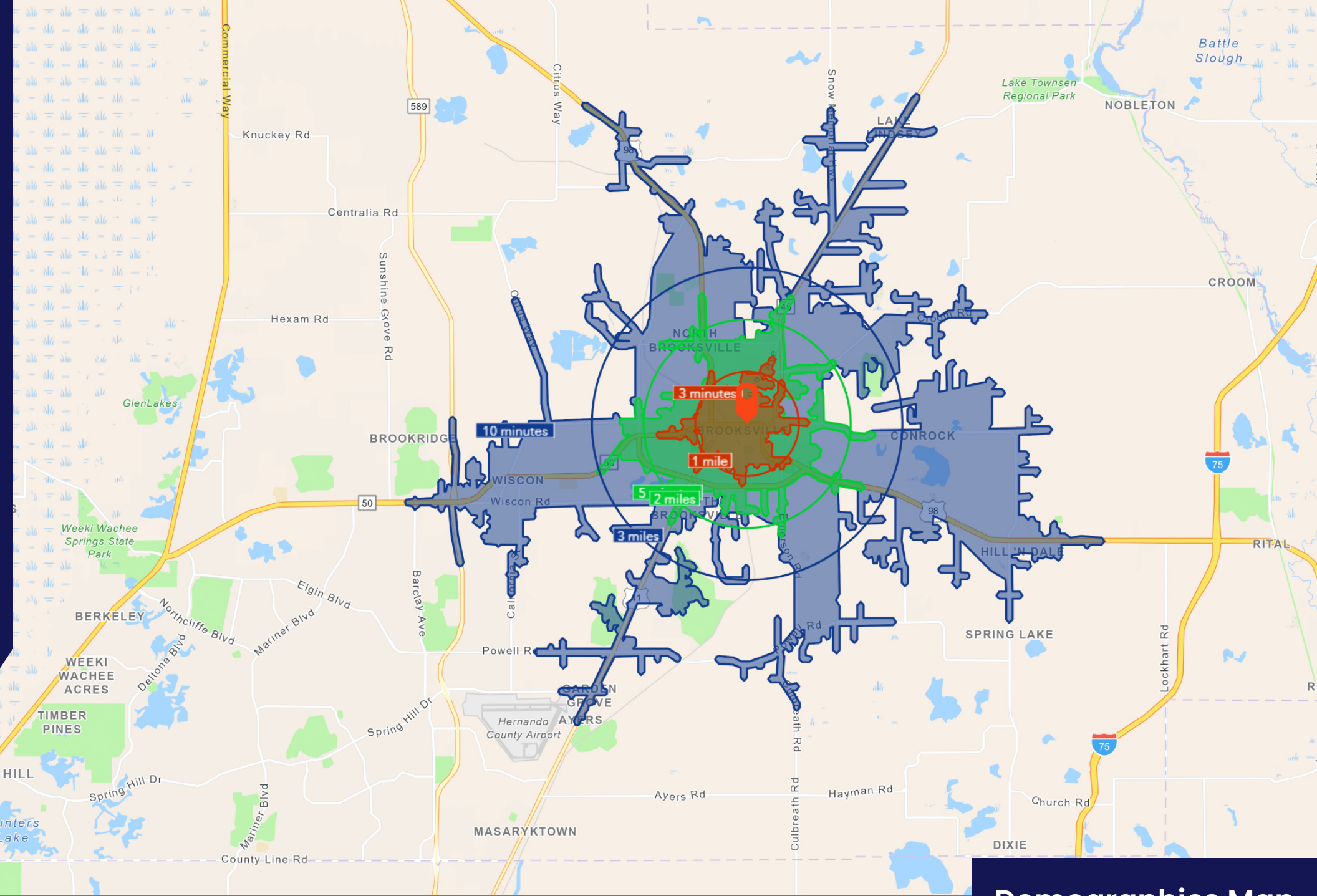


Lease Information

| | | | |
|------------------------|----------------|-------------------|---------------------------------------|
| Lease Type | Modified Gross | Lease Term | 12-36 Months |
| Available Space | 1,285 SF | Lease Rate | \$12/SF/Yr plus Electricity and Water |

Available Spaces

| | | | |
|-----------------|----------|----------------|--|
| Unit 191 | 1,285 SF | \$~14.80 SF/yr | Shell space on the lower portion of the building. Tenant to pay 36% (proportionate share, approximately \$300/month) of the building's water and electric. |
|-----------------|----------|----------------|--|

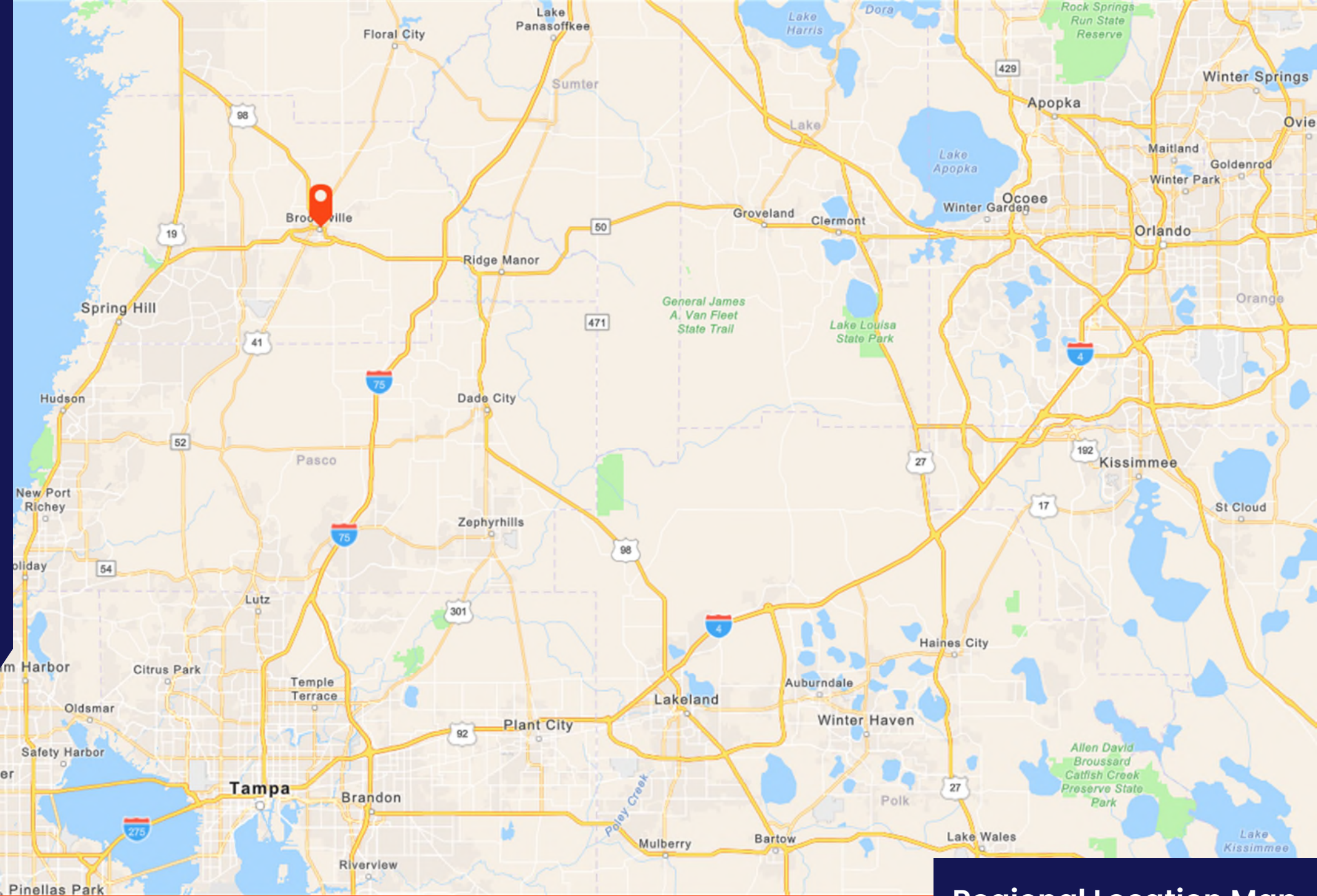


Demographics Map

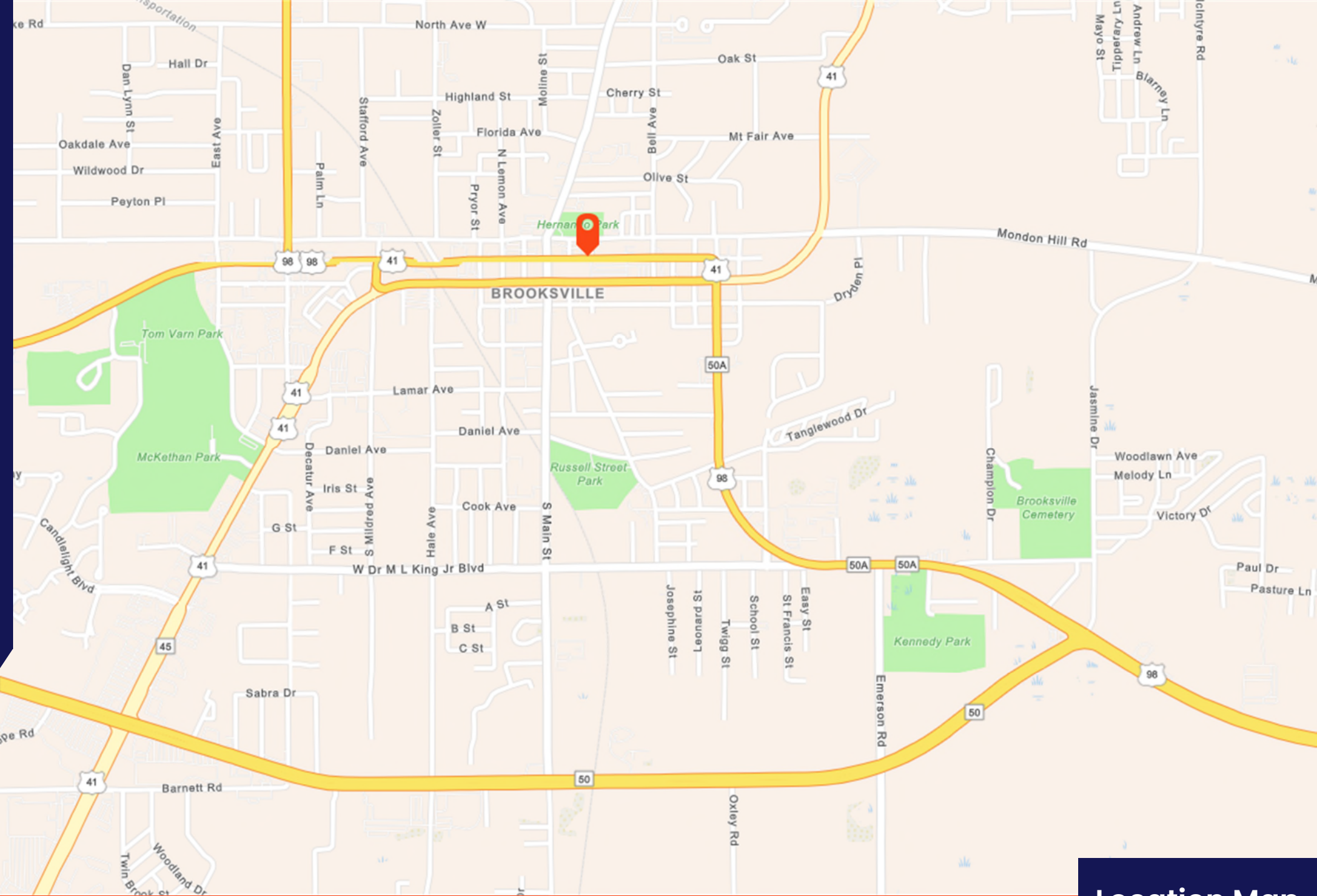
| Drive Time | 3 Minutes | 5 Minutes | 10 Minutes | 1 Mile | 2 Mile | 3 Mile | Hernando | Florida |
|-------------------------------|-----------|-----------|------------|----------|----------|----------|----------|------------|
| Population Data | | | | | | | | |
| Total Population | 3,646 | 10,092 | 19,212 | 4,971 | 12,096 | 14,468 | 196,241 | 21,733,419 |
| Households | 1,474 | 4,261 | 8,203 | 1,995 | 5,353 | 6,306 | 80,394 | 8,514,543 |
| Average Household Size | 2.32 | 2.25 | 2.28 | 2.35 | 2.17 | 2.22 | 2.42 | 2.5 |
| Owner Occupied Housing Units | 839 | 2,379 | 5,619 | 1,145 | 3,282 | 4,039 | 64,087 | 5,633,437 |
| Renter Occupied Housing Units | 635 | 1,882 | 2,584 | 849 | 2,071 | 2,267 | 16,307 | 2,881,106 |
| Median Age | 42.6 | 44.8 | 50.1 | 42 | 49.4 | 50 | 50.9 | 42.8 |
| Income Data | | | | | | | | |
| Median Household Income | \$32,786 | \$32,945 | \$39,531 | \$32,217 | \$34,082 | \$36,017 | \$51,170 | \$58,462 |
| Average Household Income | \$48,111 | \$47,624 | \$55,818 | \$47,555 | \$48,361 | \$50,995 | \$65,095 | \$83,820 |
| Per Capita Income | \$19,004 | \$20,031 | \$23,764 | \$18,661 | \$21,095 | \$22,149 | \$26,657 | \$32,917 |
| Business Data | | | | | | | | |
| Total Businesses | 487 | 822 | 1,160 | 475 | 868 | 988 | 5,746 | 978,439 |
| Total Employees | 5,401 | 8,745 | 11,980 | 5,433 | 9,108 | 10,239 | 50,811 | 9,165,693 |

Key highlights

- 5,401 employees within a 3-minute drive time
- Median age within a 1-mile radius is 42



Regional Location Map



Location Map

Brooksville
FLORIDA

Library & Park


REGARD RECOVERY

FLORIDA MAKERS
Mercantile

EST. 1989
MSE

Luxe
Salon Suite

GULF COAST
TITLE COMPANY, INC.
"Established 1923"

TRUIST 



AT&T

LaRocca
CHIROPRACTIC
THE MASTROGIOVANNI
LAW FIRM

MORRIS
LAW GROUP 

ROBERT A.
Buckner
& ASSOCIATES, INC.

Browning
Insurance Agency, Inc.
6811-140-007

Edward Jones
MAKING SENSE OF INVESTING

Treasures From
the Heart

Mountaineer
COFFEE

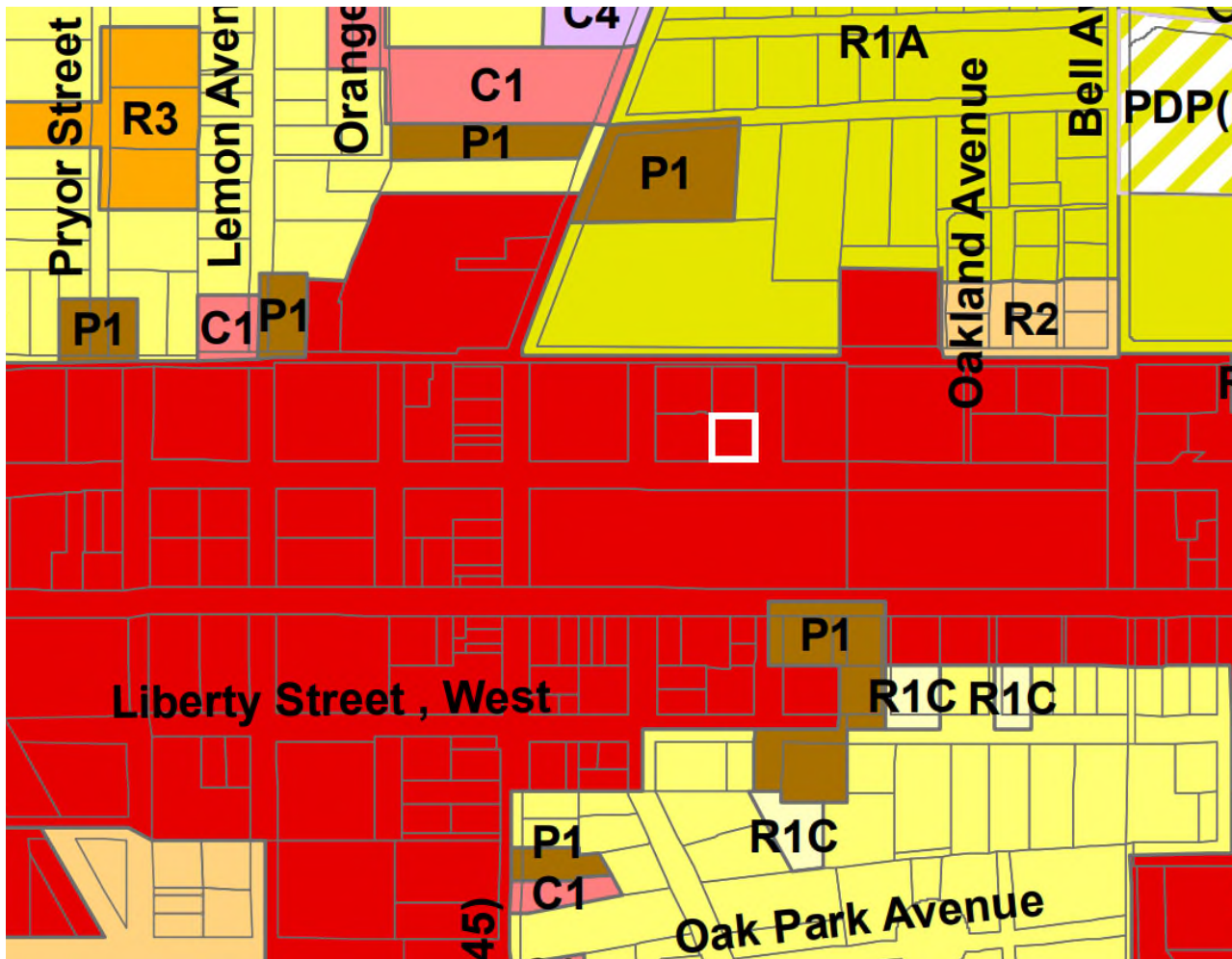
DOWN TOWN
BREW



Trade Area Aerial



Neighborhood Trade Area Aerial



- Commercial (C2)
- C1
- R1A
- P1

Zoning







Robert Buckner

Broker/Owner

robert@rbuckner.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Robert A. Buckner & Associates, Inc. since 1987. He is of the sixth generation of his family to reside in Hernando County, Florida. With over 30 years of experience and integrity in all aspects of real estate brokerage, he has established a company that endeavors to provide superlative professional advice and assistance to clients. In his spare time, Robert is an avid golfer and hunter.

Education

- Attended the University of Florida and graduated from St. Leo University in 1983 with a BA in Business Administration

Current Board Involvement

- Gator Boosters, President Elect
- Hernando SunTrust Bank Board of Directors
- Nature Coast Board
- Hernando Progress, Inc.
- Brooksville Vision Foundation

Community Involvement

- Former Board of Trustees of Saint Leo University for over 20 years
- Former Vice Chairman Coastal Rivers Basin Board
- Former Economic and Development Commission of Hernando County
- Former President of Downtown Development Corporation of Brooksville

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/9b3a957d5d7b7f1eb0b733997eff6d90/share>

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

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