

PARADISE PLAZA

Unit #7394 Broad St

Brooksville, FL 34601

1,600 SF | For Lease

Charles Buckner

352-848-5545

charles@bucknerrealestate.com



Location Information

Site Address	7394 Broad St
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Property Type	Retail or Office Space
Parcel Key #	359445
Zoning	C2
Frontage Feet	290 FT on Broad St
Traffic Counts	32,500 AADT on Broad St
Price	\$1,600

Building Information

Building Size	14,325 SF
Year Built	1979
Parking	22 Near Unit Shared
Features and Amenities	Plaza Monument

Property Summary

1,600 SF unit for lease in Paradise Plaza. Paradise Plaza is located on Broad St in Brooksville's prime commercial district. Unit 7394's store frontage is along Barnett Rd which has traffic counts of 1,300 VPD.

The unit is at a very competitive lease rate for the market. Tenant is responsible for any improvements, leased AS IS. \$1,200 /m plus electricity and water.

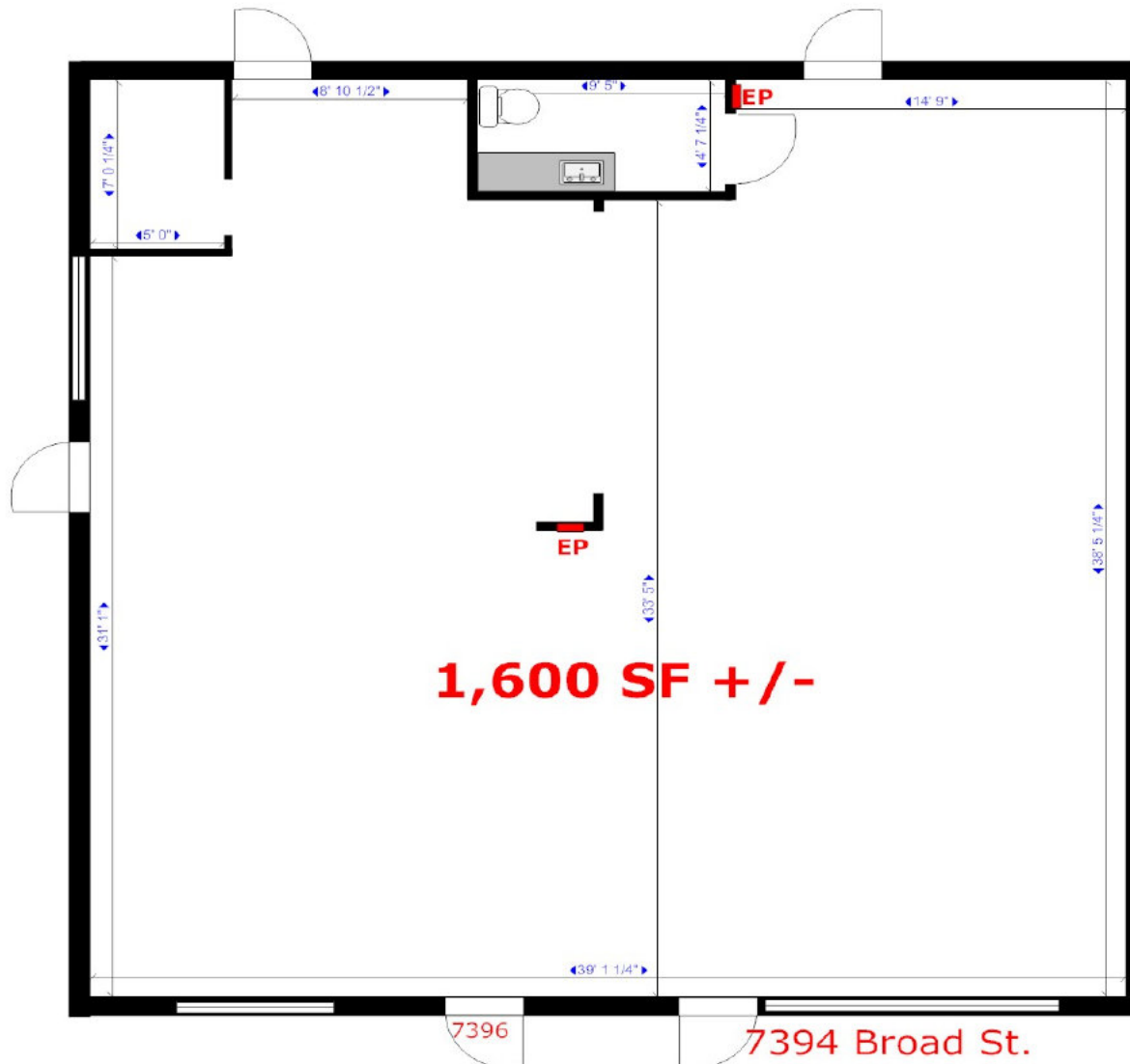
Highlights

- Located in one of Brooksville's busiest commercial districts
- Traffic counts on Broad St are 32,500 vehicles per day
- Busy plaza with an active tenant mix, including a restaurant

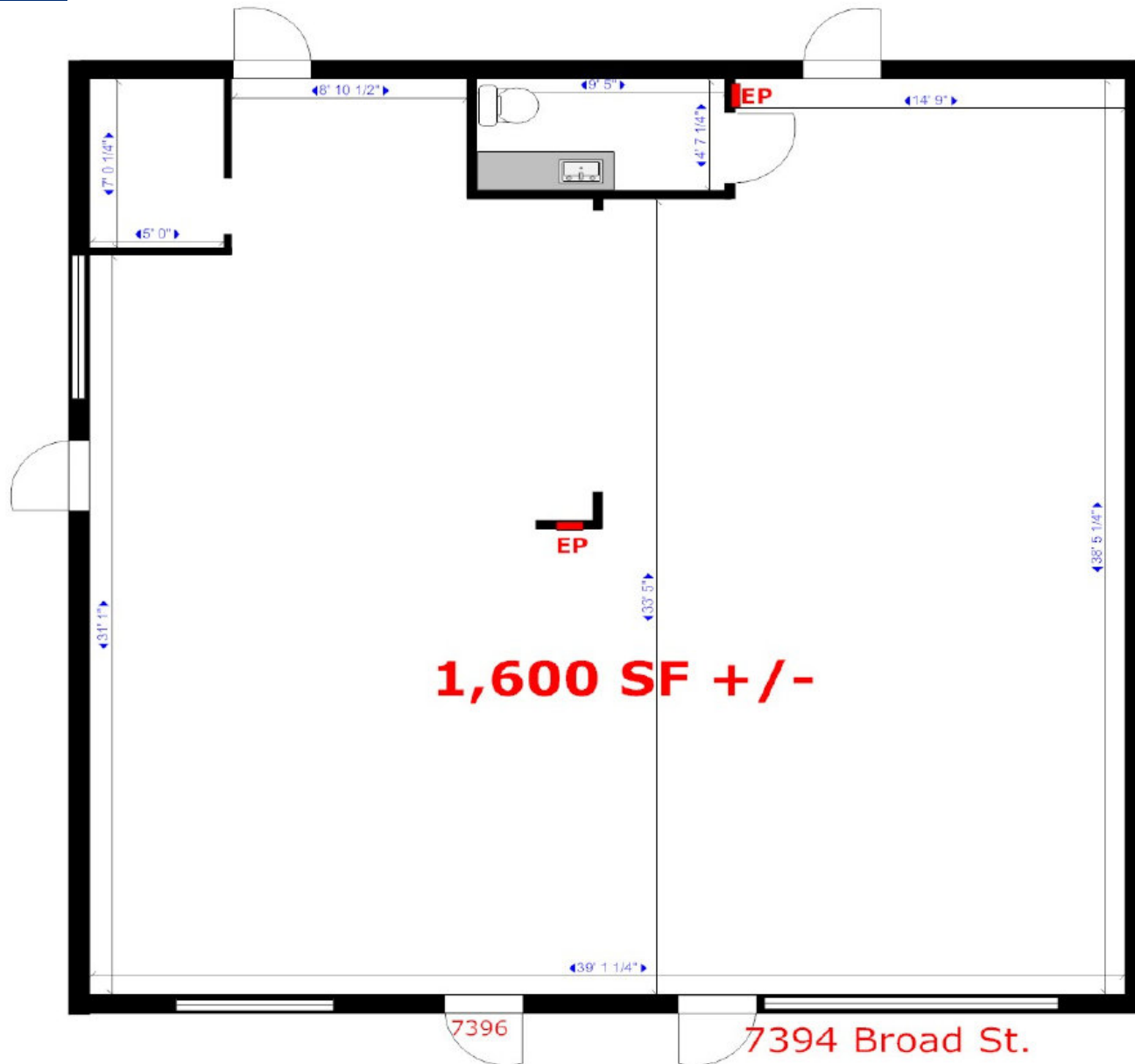


Lease Information

Lease Type	Modified Gross	Lease Term	Negotiable
Available Space	1,600 SF	Lease Rate	\$12/SF/Yr plus electricity & water \$1,600 per month



Floor Plan



3D Tour Link



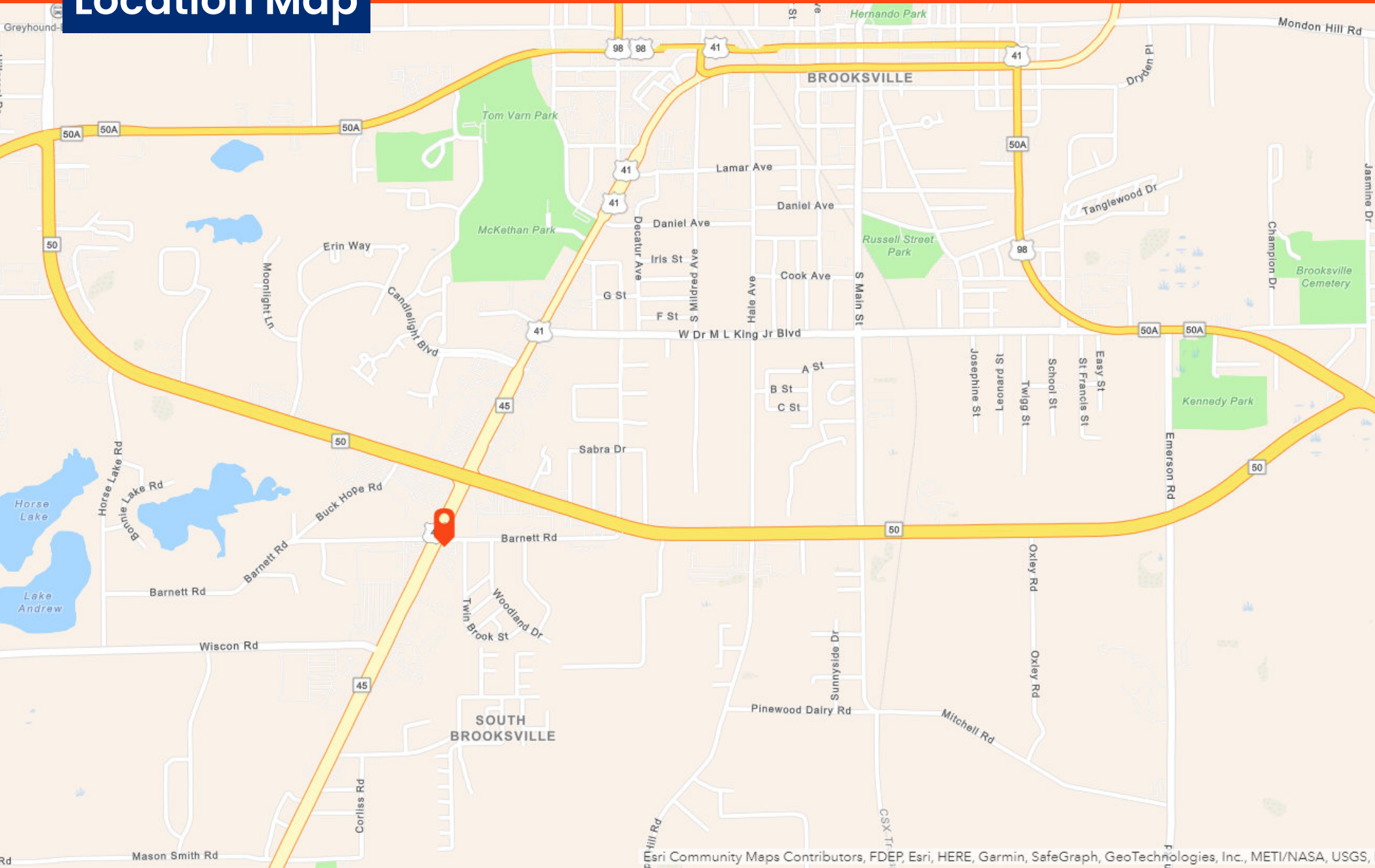
View the tour [here](#)

MapRight Access



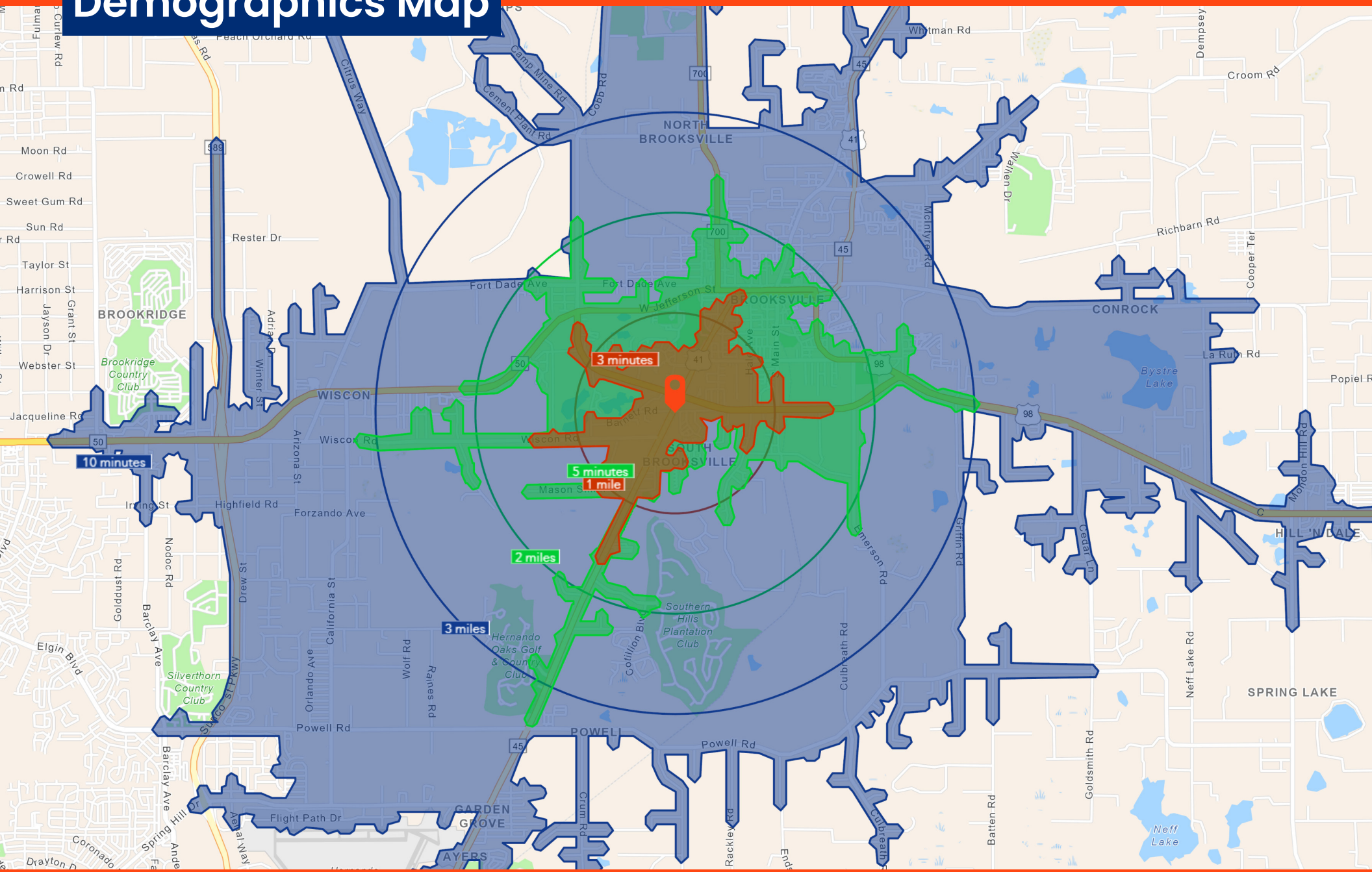
View the map [here](#)

Location Map



Esri Community Maps Contributors, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS,

Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	1,959	6,432	23,315	3,585	8,413	13,847	196,241	21,733,419
Households	981	2,797	9,491	1,680	3,643	6,064	80,394	8,514,543
Average Household Size	1.92	2.22	2.31	2.04	2.24	2.23	2.42	2.5
Owner Occupied Housing	426	1,362	6,599	712	1,877	3,692	64,087	5,633,437
Renter Occupied Housing	555	1,434	2,892	968	1,766	2,372	16,307	2,881,106
Median Age	49.2	47.1	49.1	49.3	47	50.1	50.9	42.8
Income Data								
Median Household Income	\$32,754	\$35,094	\$45,959	\$32,420	\$36,542	\$40,024	\$51,170	\$58,462
Average Household Income	\$48,895	\$52,448	\$66,722	\$48,224	\$55,656	\$60,760	\$65,095	\$83,820
Per Capita Income	\$22,482	\$22,836	\$27,515	\$22,142	\$24,121	\$26,458	\$26,657	\$32,917
Business Data								
Total Businesses	268	846	1,580	324	872	1,066	5,746	978,439
Total Employees	2,533	8,615	16,918	3,060	8,959	10,991	50,811	9,165,693

Trade Area Map



Property Aerial

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BIG LOTS!  **Applebee's**
GRILL & BAR

 **Family FITNESS CENTERS**

Barnett Rd AADT 1,300


Kidney Care

 **Broad St AADT 32,000**







Robert Buckner

Broker/Owner

robert@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- Truist Bank Advisory Board of Directors
- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Senior Associate

charles@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

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

Community Involvement

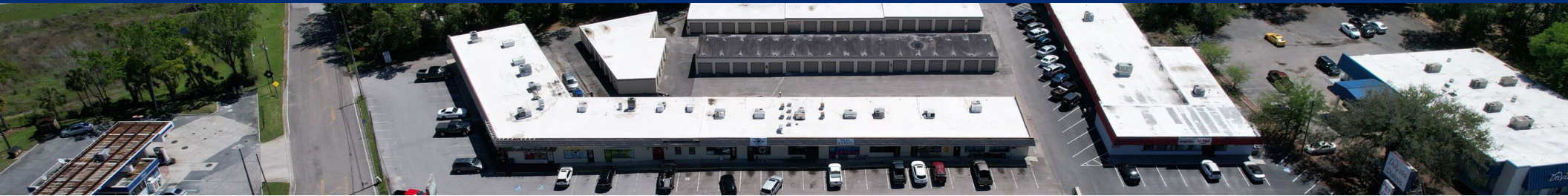
- Board Member, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Buckner Real Estate, Inc.

11 N Main Street

Brooksville, FL 34601

BucknerRealEstate.com

Confidentiality & Disclaimer

Buckner Real Estate, Inc. aims to provide accurate information that is garnered from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyers should rely on their own research.