

WEST JEFFERSON BUILDING



973-977 W Jefferson St | 900 SF | For Lease | Retail or Office

Listed By

Charles Buckner

352-848-5545

charles@bucknerrealestate.com

 **Buckner**
REAL ESTATE, INC.

11 N Main St, Brooksville, FL 34601

Location Information

Site Address	977 W Jefferson St
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Property Type	Retail or Office
Parcel Key #	354315
Zoning	C2
Lot Size	0.36 Acres
Frontage Feet	135 FT
Traffic Counts	12,000 on W Jefferson St
Base Rental Rate	\$1,200/month

Building Information

Building Size	2,496 SF
Leasable Area	900 SF
Year Built	1959
Ceiling Height	8 FT
Parking	11 Shared

Property Summary

This building is located on W Jefferson St which sees 12,000 vehicles per day. This building is immediately visible from the front and has two curb cuts for easy access. In this building is the Hometown Barbershop, counseling services, and a ministry. This building has 11 total parking spaces located directly in the front. Directly in front of the building is the new, Good Neighbor Bike Trail which is projected to bring many more and new visitors to the area.

The available space, unit 977, is 900 square feet. It contains a larger open area on entry with two private offices and a restroom in the back. This is a great place to open a small office or retail space.

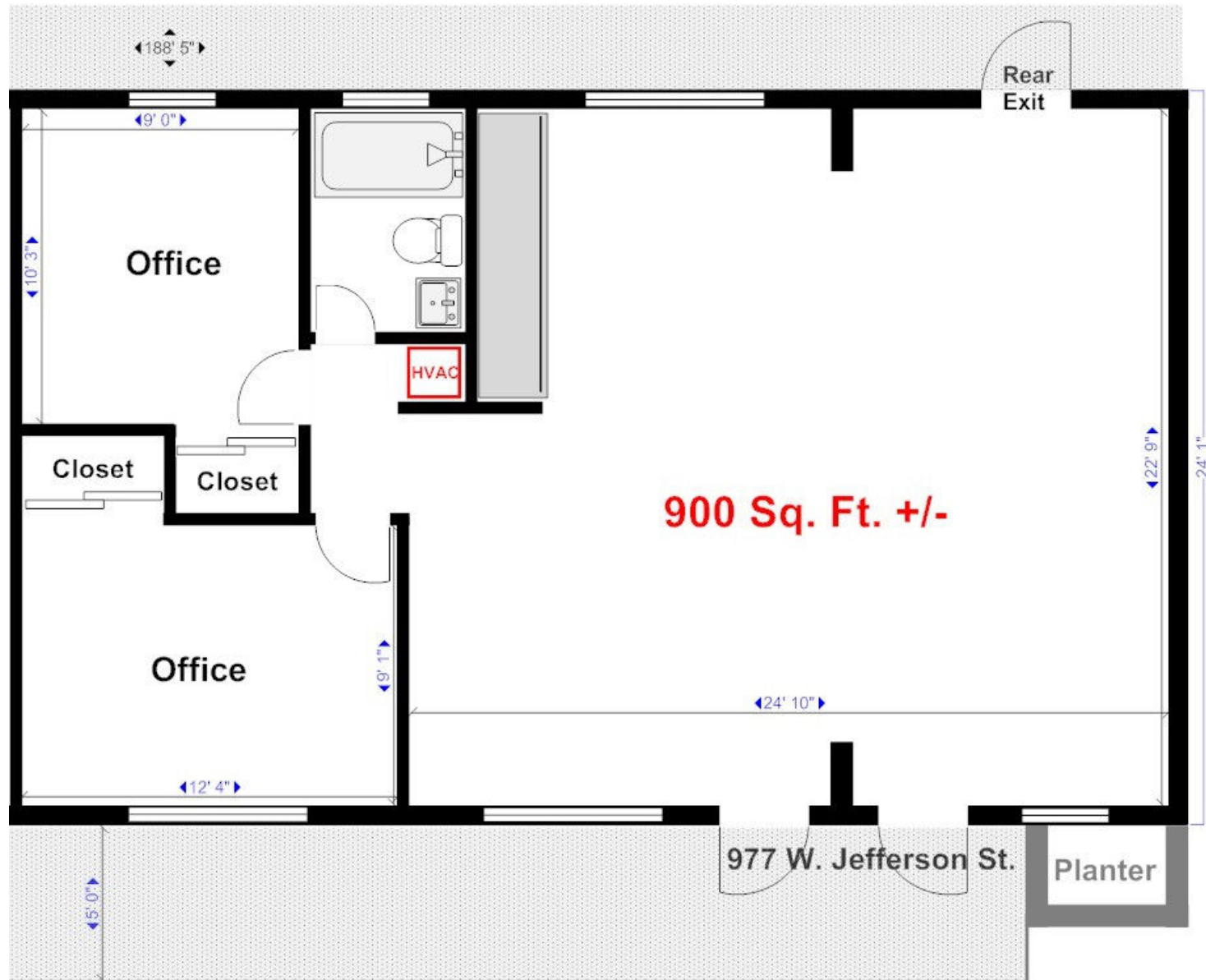
Highlights

- Direct frontage exposure to West Jefferson St
- Located directly on the Good Neighbor Bike Trail
- Easy ingress, egress, and parking

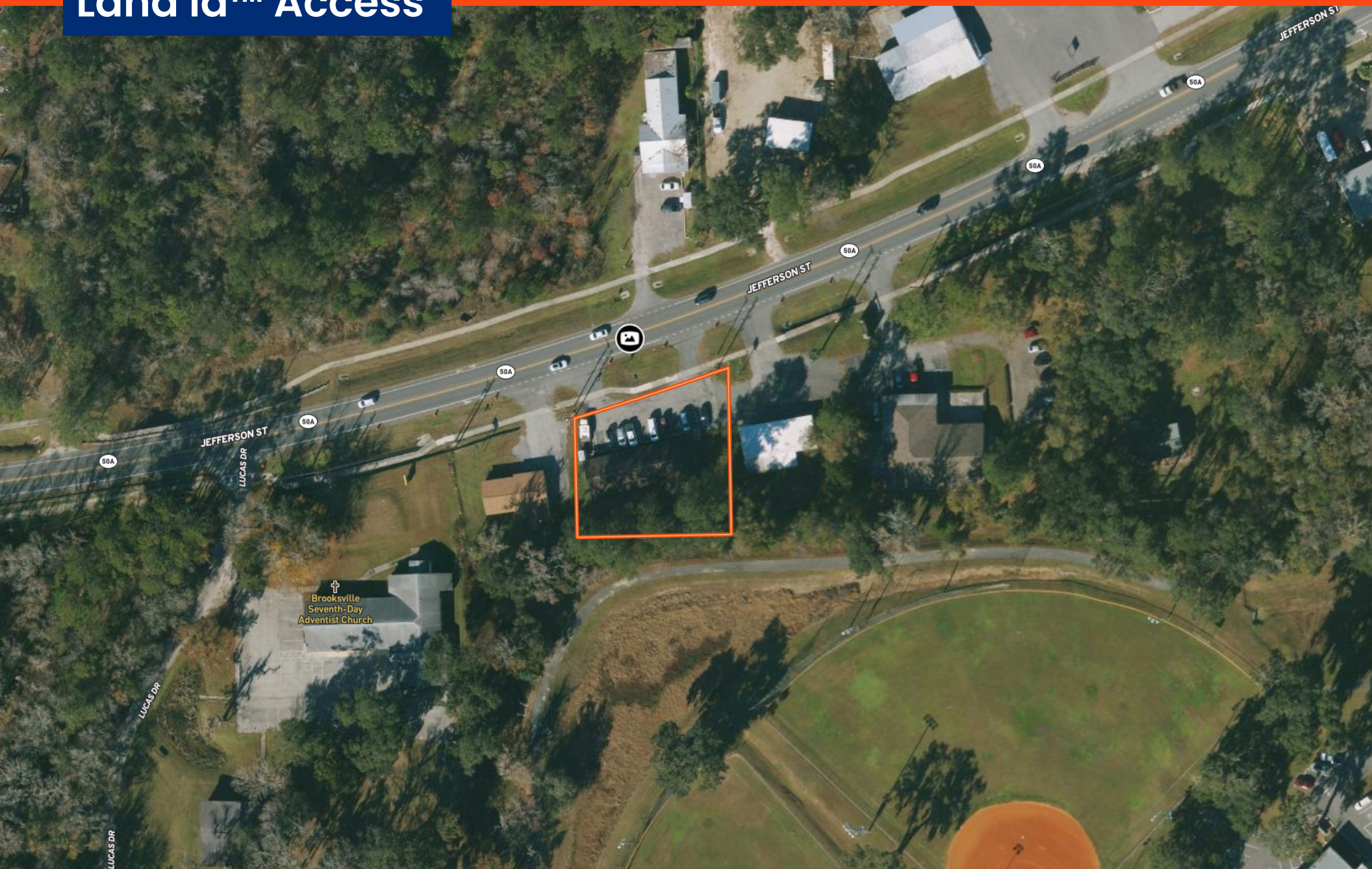


Lease Information

Lease Type	Modified Gross	Lease Term	1 Year Minimum
Available Space	900 SF	Lease Rate	\$1,200/m or \$16/SF/yr Plus 5% Sales Tax

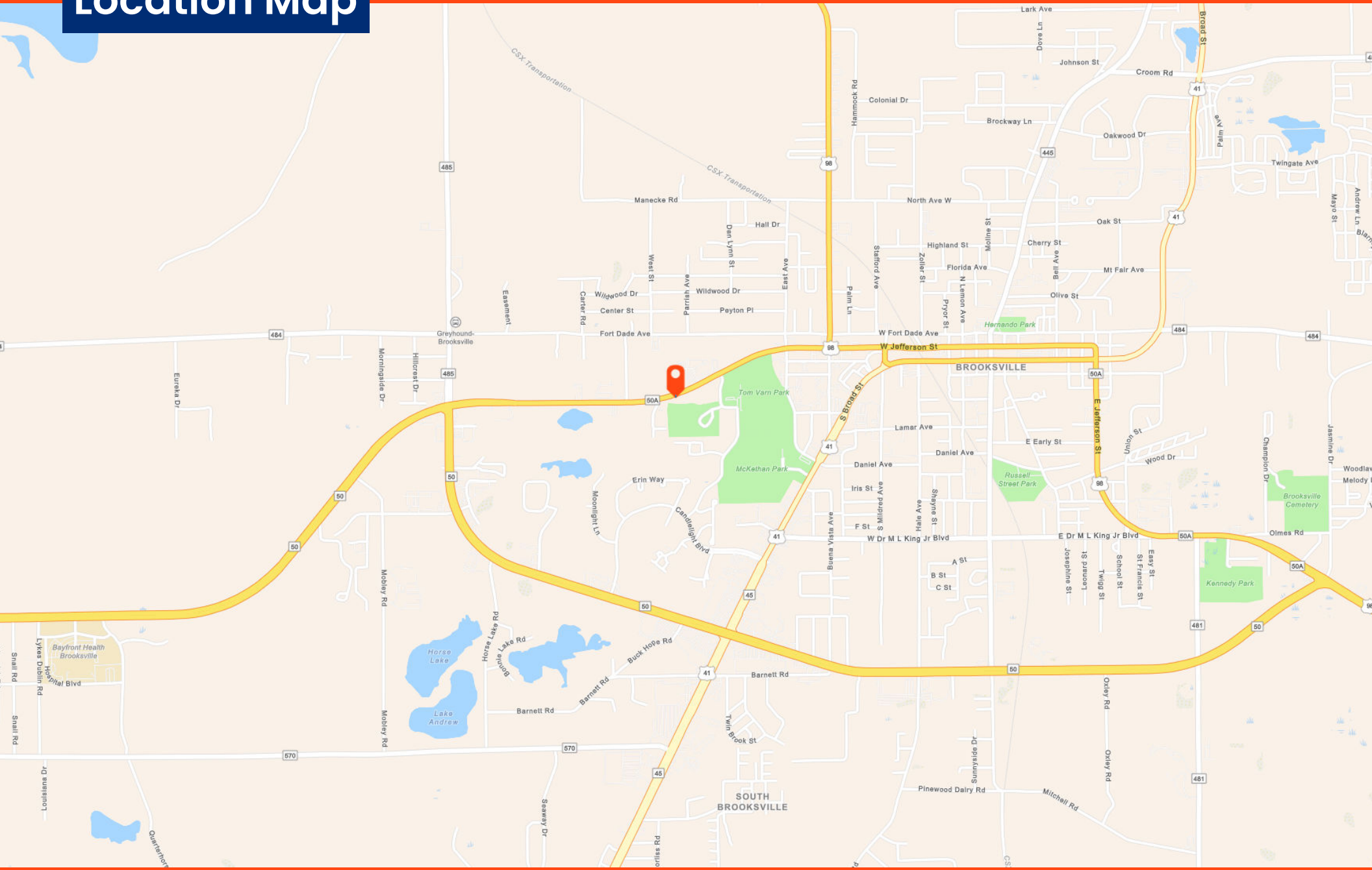


Land id™ Access

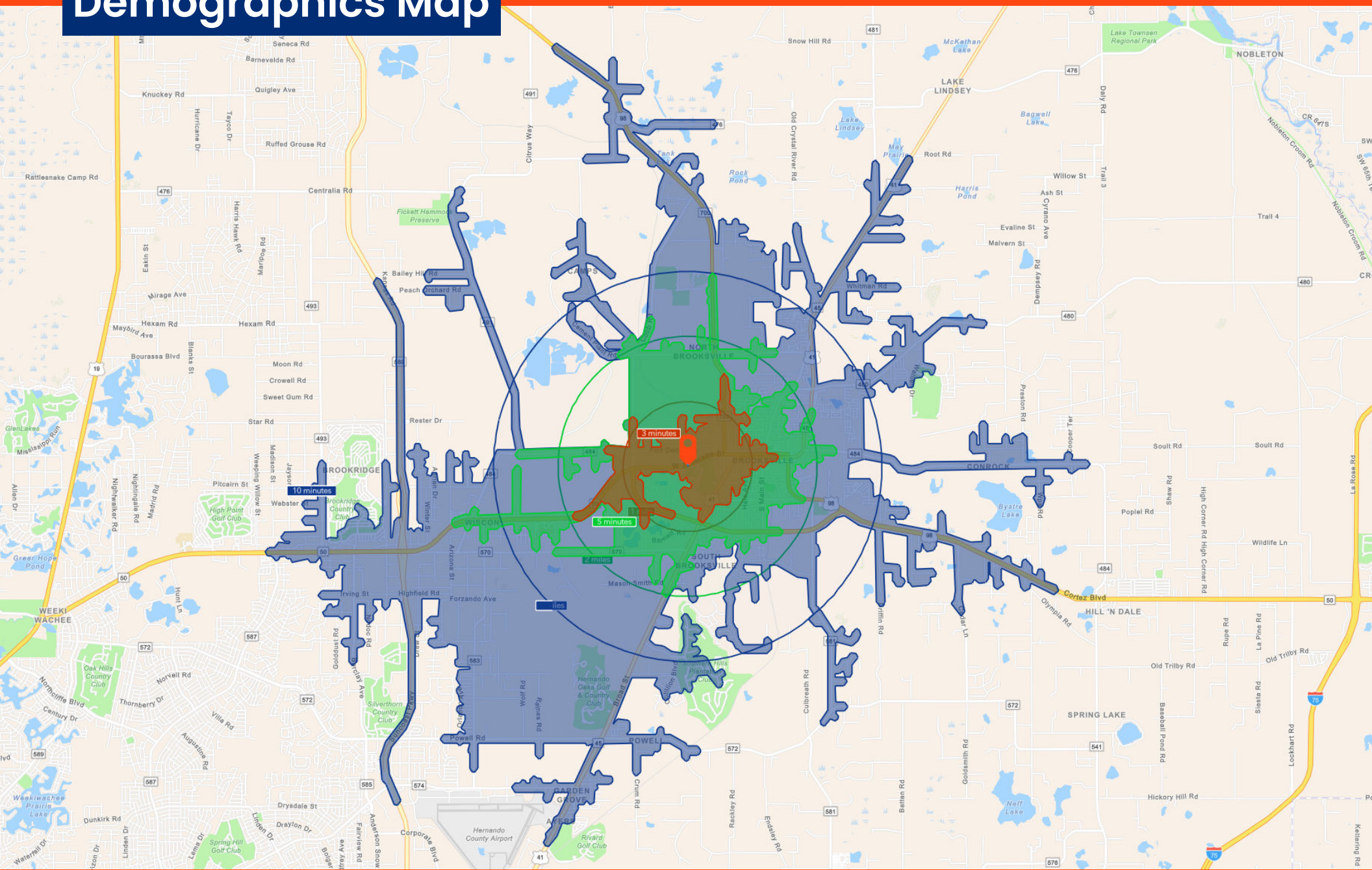


View the map [here](#)

Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	2,570	7,813	20,023	3,719	9,892	13,985	202,880	22,381,338
Households	1,011	3,290	8,706	1,657	4,182	6,233	83,439	8,909,543
Average Household Size	2.47	2.3	2.26	2.18	2.29	2.19	2.41	2.46
Owner Occupied Housing	537	1,710	6,065	783	2,200	3,861	67,213	5,917,802
Renter Occupied Housing	474	1,580	2,641	874	1,982	2,372	16,226	2,991,741
Median Age	45.4	45.3	52.1	46.7	45.6	51.6	51	42.9
Income Data								
Median Household Income	\$39,271	\$38,119	\$46,816	\$36,419	\$37,820	\$39,904	\$58,359	\$65,081
Average Household Income	\$58,485	\$56,203	\$67,618	\$53,279	\$55,663	\$60,069	\$80,935	\$97,191
Per Capita Income	\$25,088	\$23,955	\$29,621	\$23,904	\$23,924	\$26,781	\$33,331	\$38,778
Business Data								
Total Businesses	424	821	1,383	356	921	1,057	6,201	1,049,923
Total Employees	4,467	8,900	14,696	3,588	10,060	11,533	54,314	9,507,215

Key Highlights:

- 20,023 people within a 10-minute drive

Neighborhood Trade



Property Aerial









Charles Buckner

Senior Associate

charles@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 848 5545

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.