

Sand Hill Office Park Building

Forest Oaks Blvd | 3,000 SF | 5.43% Cap Rate



Listed By

Robert Buckner

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 **Buckner**
REAL ESTATE, INC.

Location Information

Site Address	8344 & 46 Forest Oaks Blvd
City, State, Zip	Spring Hill, FL 34606
County	Hernando

Property Information

Property Type	Professional Office
Parcel Key #	1719803
Zoning	PDP (Office Professional)
# Of Units	Two, 1,500 SF Each
Traffic Counts	7,500 AADT
Taxes (2025)	\$5,869.04
Price	\$625,000

Building Information

Building Size	3,000 SF
Year Built	2007
Ceiling Height	9 FT
Parking	17 Immediate, plus park
Features and Amenities	Security System Private Offices

Property Summary

Welcome to an investment opportunity in the Sand Hill Office Park! This is a 3,000 SF, fully leased and well-maintained building in excellent condition. Featuring concrete block and stucco construction with a metal roof. The building is divided evenly into two, 1,500 SF units, both with modified gross leases. Both suites are separately metered for electricity and equipped with security systems.

The property is located within a deed-restricted office park governed by a Property Owners Association (POA). Investment details are available in the listing brochure, and 3D virtual tours are provided for each unit. Additional information is available upon request.

Highlights

- The only corner of the intersection that is not in a flood zone
- Traffic counts of 22,500 on Cortez Blvd
- Recently constructed concrete intersection
- Part of a larger parcel owned by the seller, dimensions are negotiable



Investment Overview, Estimated

Price	\$625,000
Price per SF	\$208.33
Cap Rate	5.43%

Operating Figures

Gross Income	\$44,400
Vacancy/Loss	\$0
Estimated Gross Income	\$48,000
Total Operating Expenses	\$10,490.04
Net Operating Income	\$33,909.96

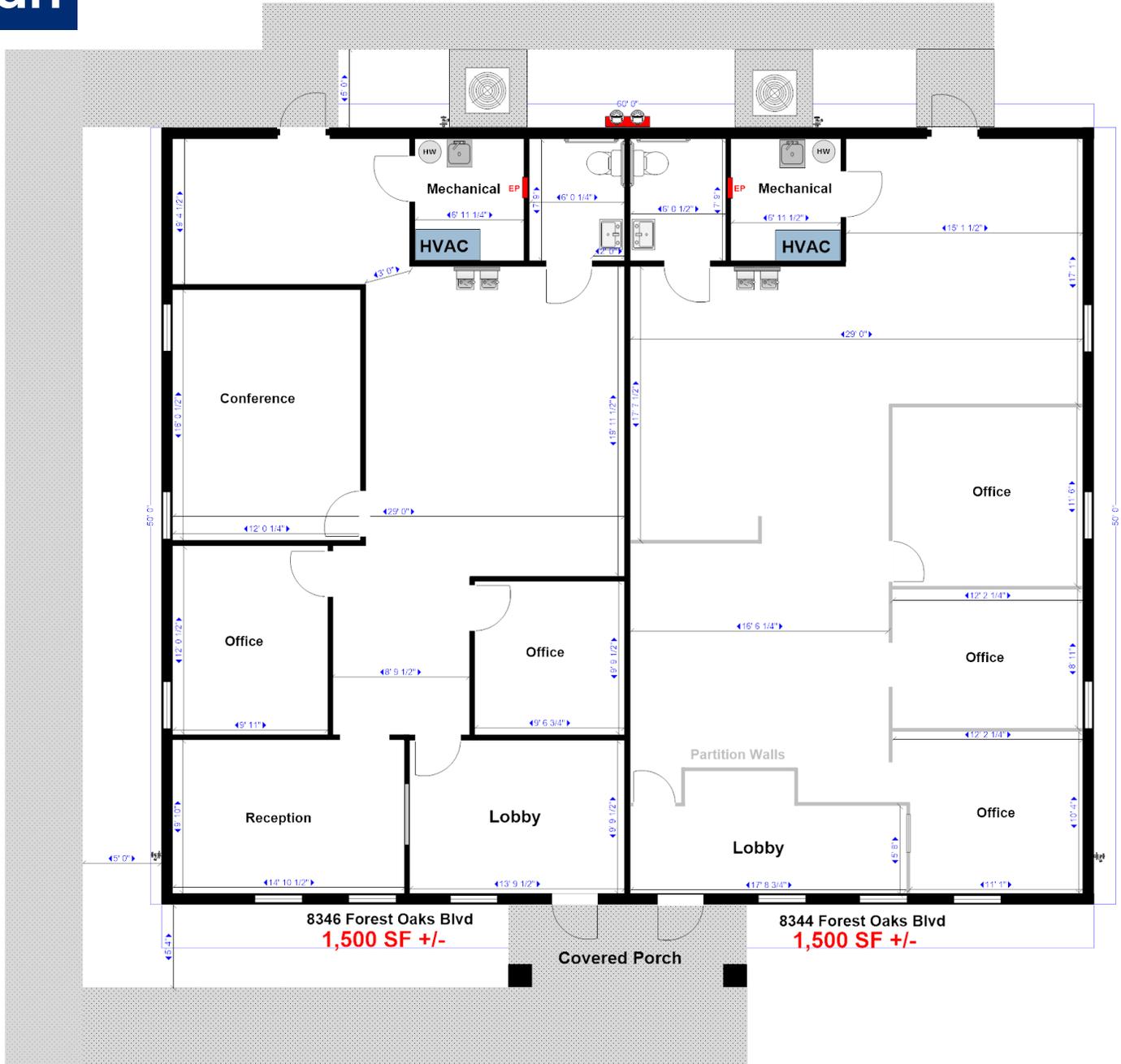
Income Summary

Unit 8344	\$22,200 or \$14.80/SF/yr
Unit 8346	\$22,200 or \$14.80/SF/yr
Other Income CAM POA	\$3,600
Total	\$48,000

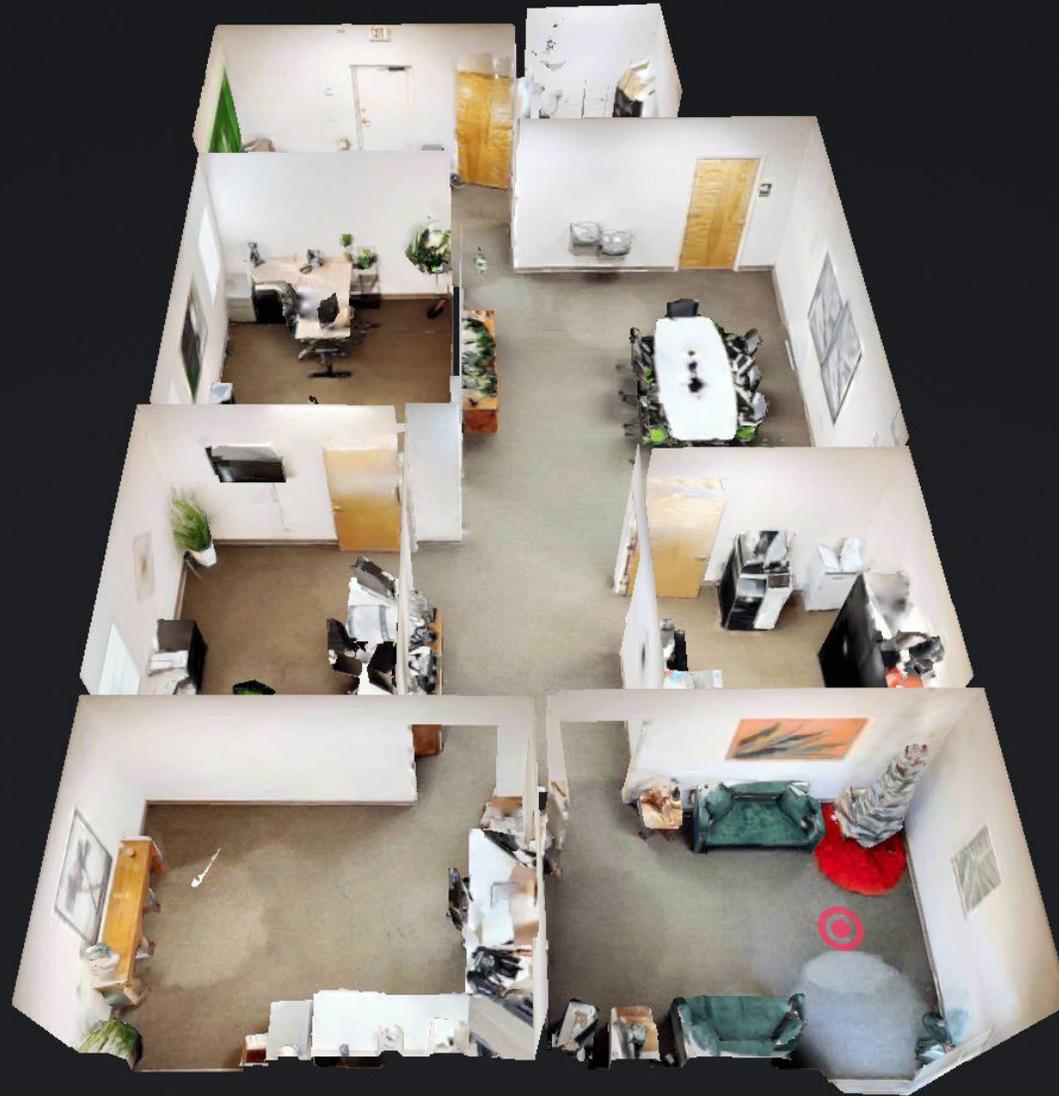
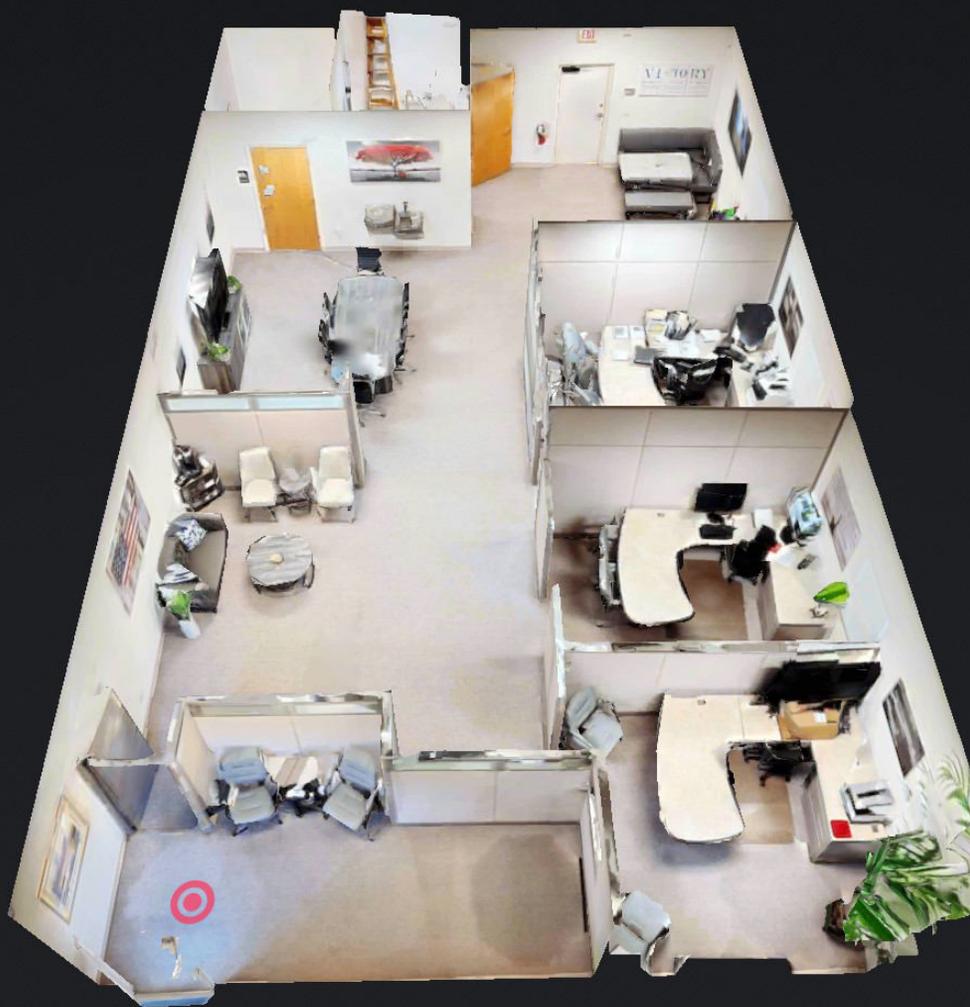
Expense Summary

Real Estate Taxes	\$5,869.04
Insurance	\$2,121
General Maintenance	\$2,500
Property Owner Association	\$3,600
Total Operating Expenses	\$14,090.04
Net Operating Income	\$33,909.96

Floor Plan



3D Tour Link



View the #8344 tour [here](#)

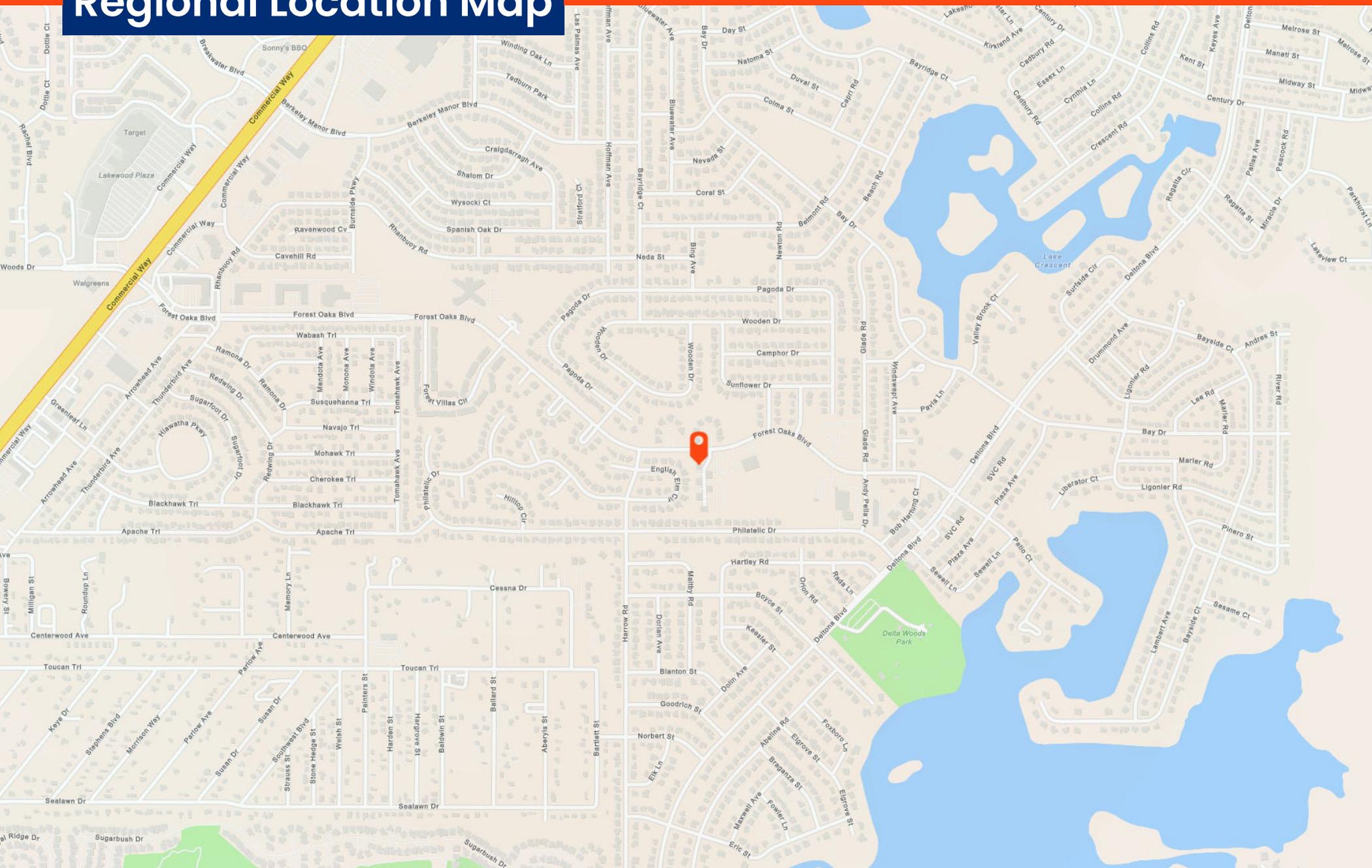
View the #8346 tour [here](#)

Land ID Access

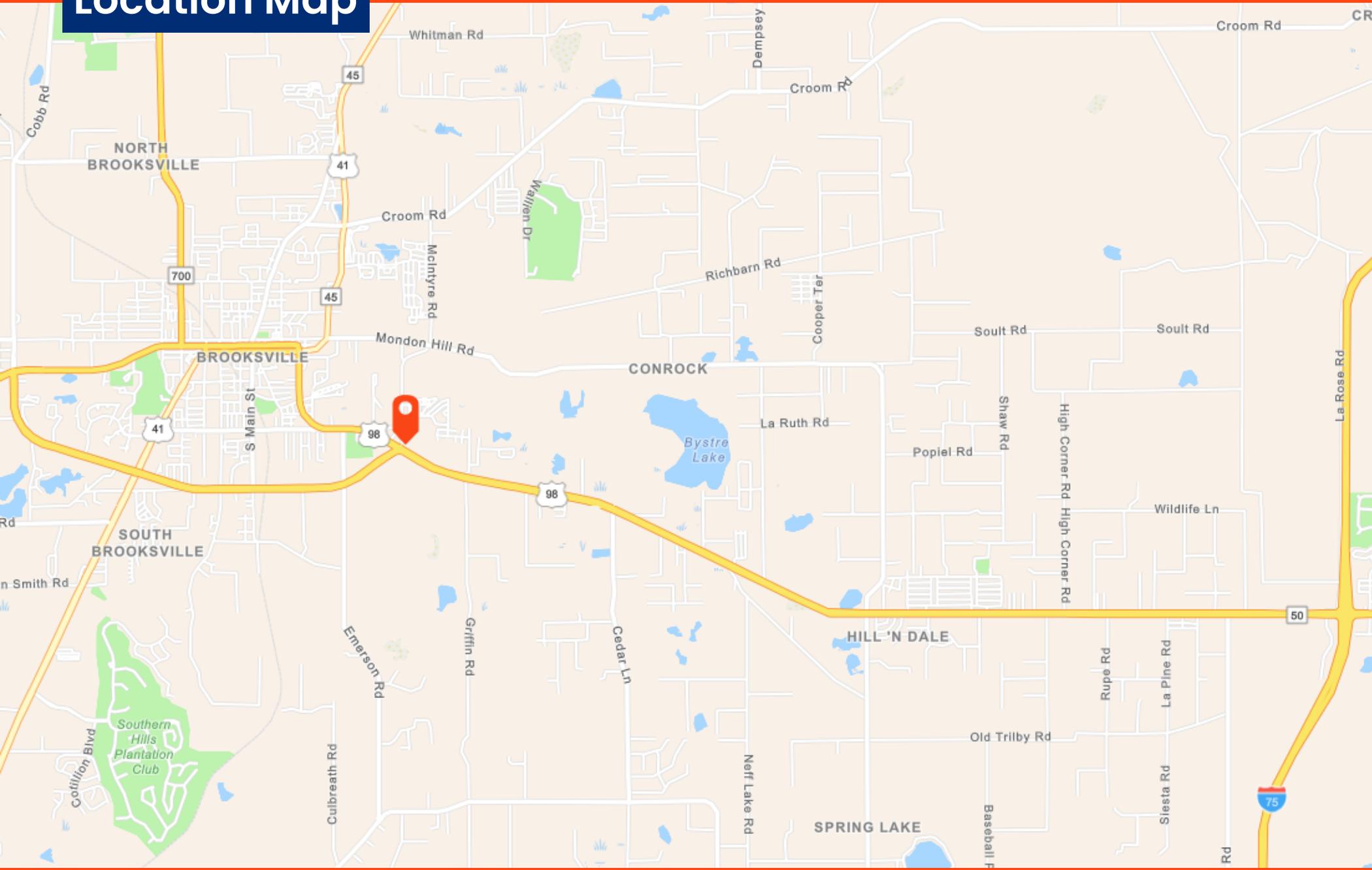


View the map [here](#)

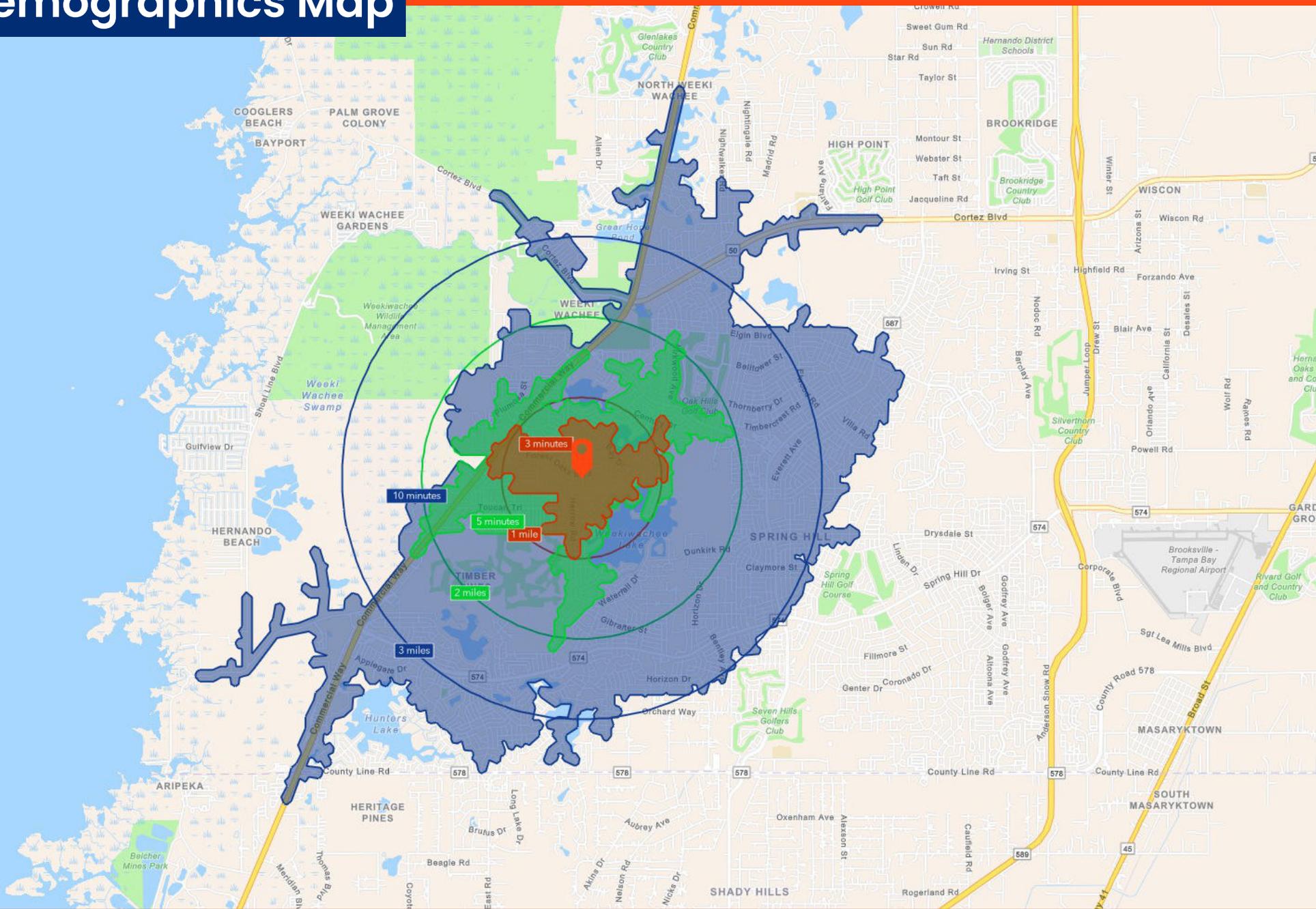
Regional Location Map



Location Map



Demographics Map

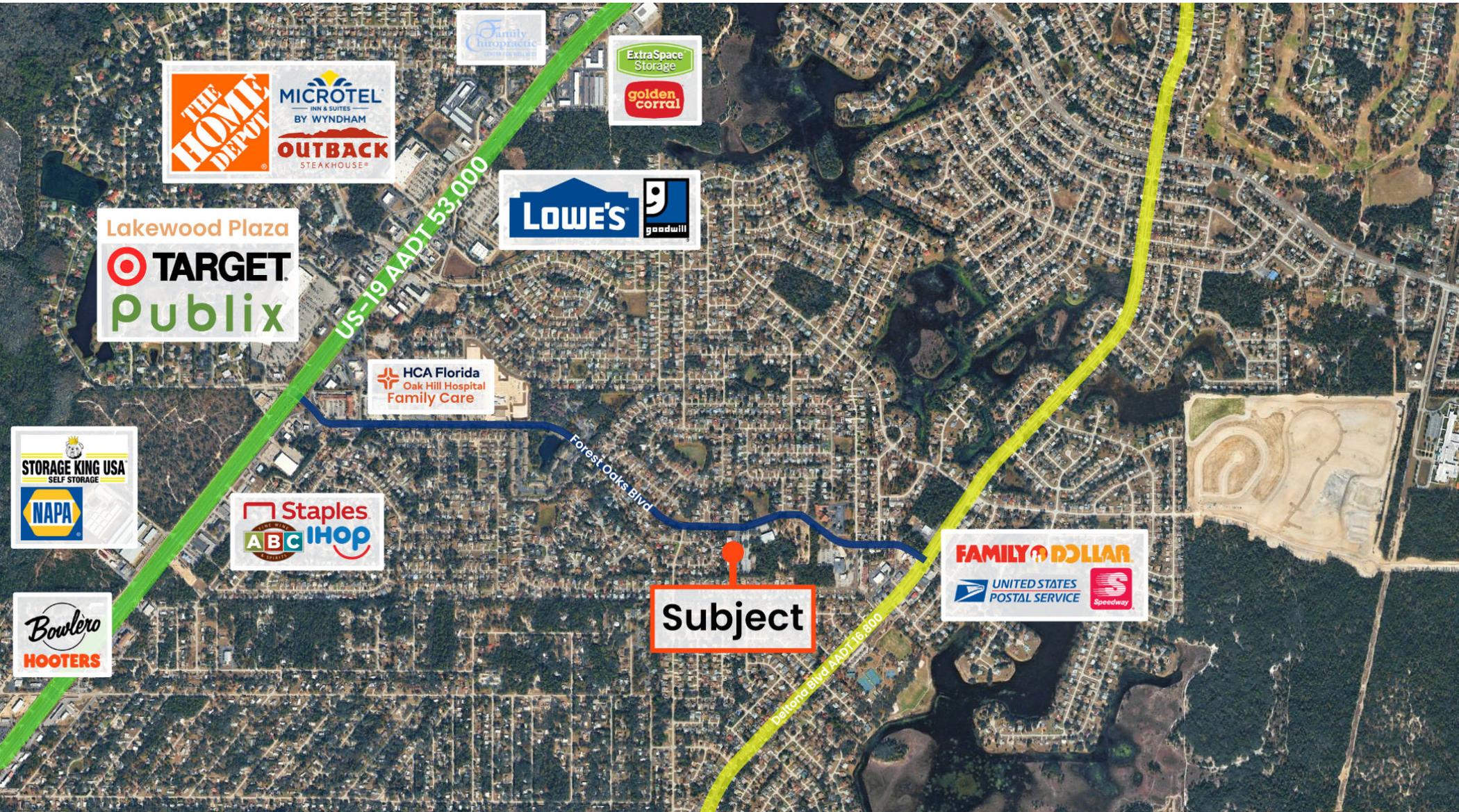


Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	5,333	12,463	67,069	7,837	24,927	55,133	209,837	23,027,836
Households	2,248	5,104	28,126	3,305	10,980	23,583	86,963	9,263,074
Average Household Size	2.36	2.43	2.38	2.36	2.26	2.33	2.39	2.43
Owner Occupied Housing	1,708	3,985	22,085	2,574	8,821	18,548	71,114	6,222,143
Renter Occupied Housing	540	1,119	6,041	731	2,159	5,035	15,849	3,040,931
Median Age	48.6	49	49	49.5	54.8	50.7	49.5	43.6
Income Data								
Median Household Income	\$60,943	\$60,643	\$63,491	\$60,872	\$61,823	\$63,269	\$68,105	\$78,205
Average Household Income	\$72,450	\$75,661	\$77,749	\$71,770	\$78,854	\$77,856	\$85,601	\$111,382
Per Capita Income	\$31,034	\$31,771	\$32,625	\$30,568	\$34,883	\$33,163	\$35,511	\$44,891
Business Data								
Total Businesses	203	538	1,908	211	783	1,585	6,023	1,009,114
Total Employees	1,689	4,344	14,559	1,731	6,293	12,179	56,389	9,333,811

Key Highlights:

- Population of 67,069 people within a 10-minute drive, 32% of Hernando County's total population
- Median age of 49.5 in a 1-mile radius

Trade Area Map



Property Aerial



Forest Oaks Blvd AADT 7,500

Zoning Classification



Zoning Key

- PDP OP (Office Park)
- PDP SF (Single Family)
- PDP SU (Special Use)
- PDP GC (General Commercial)







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

- 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

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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, Brooksville Main Street, Inc.
- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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