

# 629 S Broad St Building

Downtown Brooksville | 1,946 SF | \$181.40/SF



## Listed By

**Charles Buckner**  
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## Property Summary

Position your business in this highly visible office building located directly on S Broad Street in the City of Brooksville. Elevated above the roadway on a 0.23-acre parcel, this property offers excellent exposure to approximately 12,600 vehicles per day and features a prominent monument sign for street presence.

The 1,946 SF building offers a functional layout suitable for traditional office, medical, or specialized professional uses. Upon entry, visitors are welcomed by a spacious open lobby with a reception window, leading into two wings that connect behind the reception area for efficient workflow and privacy. The interior includes multiple private rooms, a lab area, kitchen/breakroom, additional side and rear entrances, and more.

Several rooms are equipped with plumbing, featuring existing sinks and an existing shower. The main office has a large, picturesque window overlooking S Broad Street.

The property includes six front parking spaces with additional room in the rear, as well as a 135 SF enclosed exterior shed for additional storage. Access is available from S Broad Street or S Mildred Avenue, via shared access across a neighboring building. A detailed floor plan and virtual tour are available for viewing.

Downtown Brooksville continues to experience steady growth, with new businesses, community events, and increased activity driving momentum in the area. This is an excellent opportunity for an owner-user or investor to establish a presence in one of Hernando County's seat, Brooksville. Parcel key #1113208.

## Highlights

- 12,600 vehicles per day on S Broad St
- Monument signage with strong street visibility
- Lab area, kitchen/breakroom, private offices, existing additional plumbing, and more
- 6 front parking spaces with additional rear space
- 135 SF enclosed exterior shed
- 0.23-acre elevated parcel

## Location Information

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Site Address	629 S Broad St
City, State, Zip	Brooksville, FL 34601
County	Hernando

## Property Information

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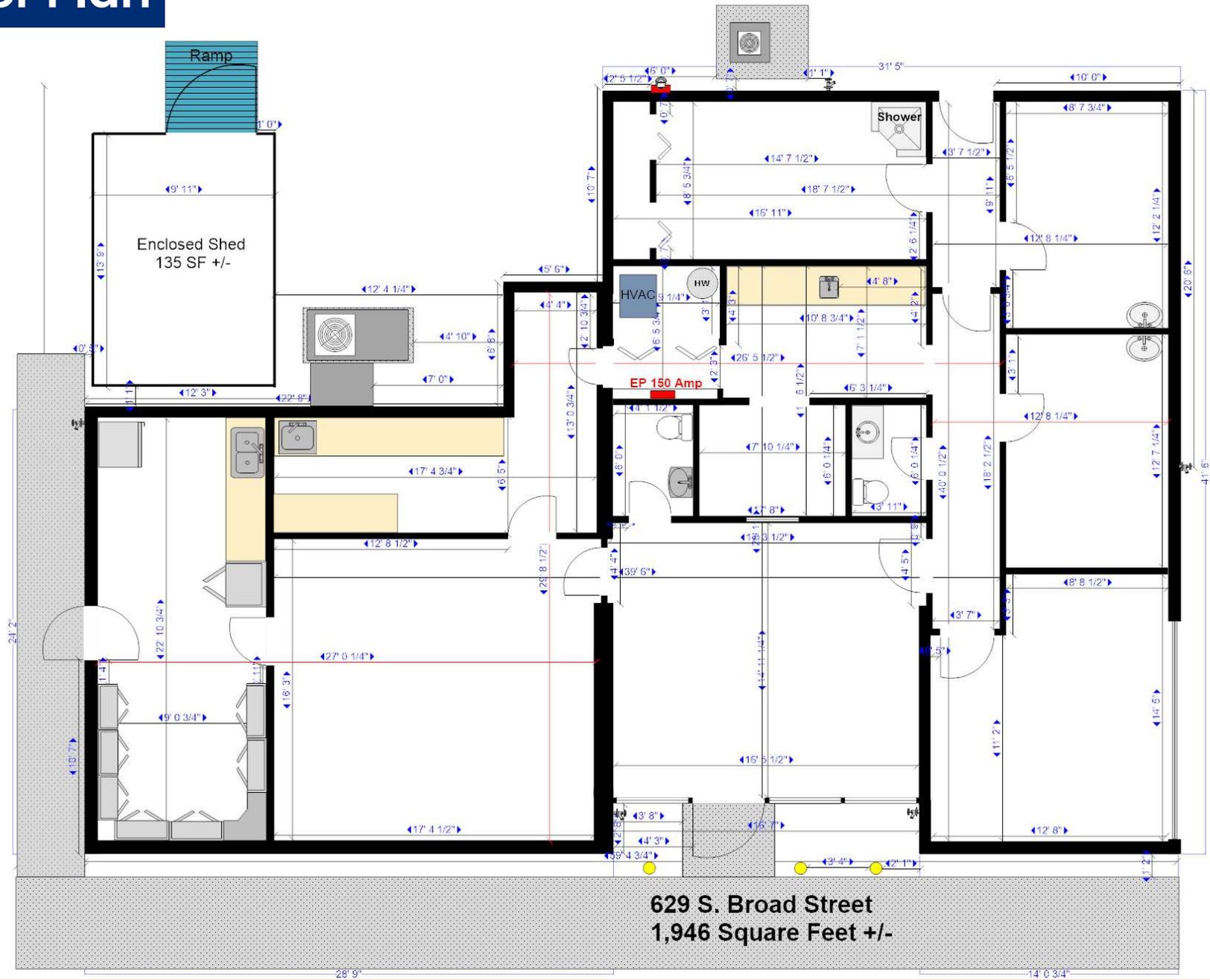
Property Type	Professional Office
Parcel Key #	1113208
Zoning	C2 (City of Brooksville)
Lot Size	0.23 Acres or 9,950 SF
Frontage Feet	80 FT on S Broad St
Traffic Counts	12,600 AADT on Broad St
Taxes (2025)	\$3,880.81
Price	<b>\$353,000</b>

## Building Information

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Building Size	1,946 SF
Year Built	1967
Ceiling Height	8 FT
Parking	6 Spaces, Plus Rear
Features and Amenities	150 Amp Electric Shower, Sinks Lab Room

# Floor Plan



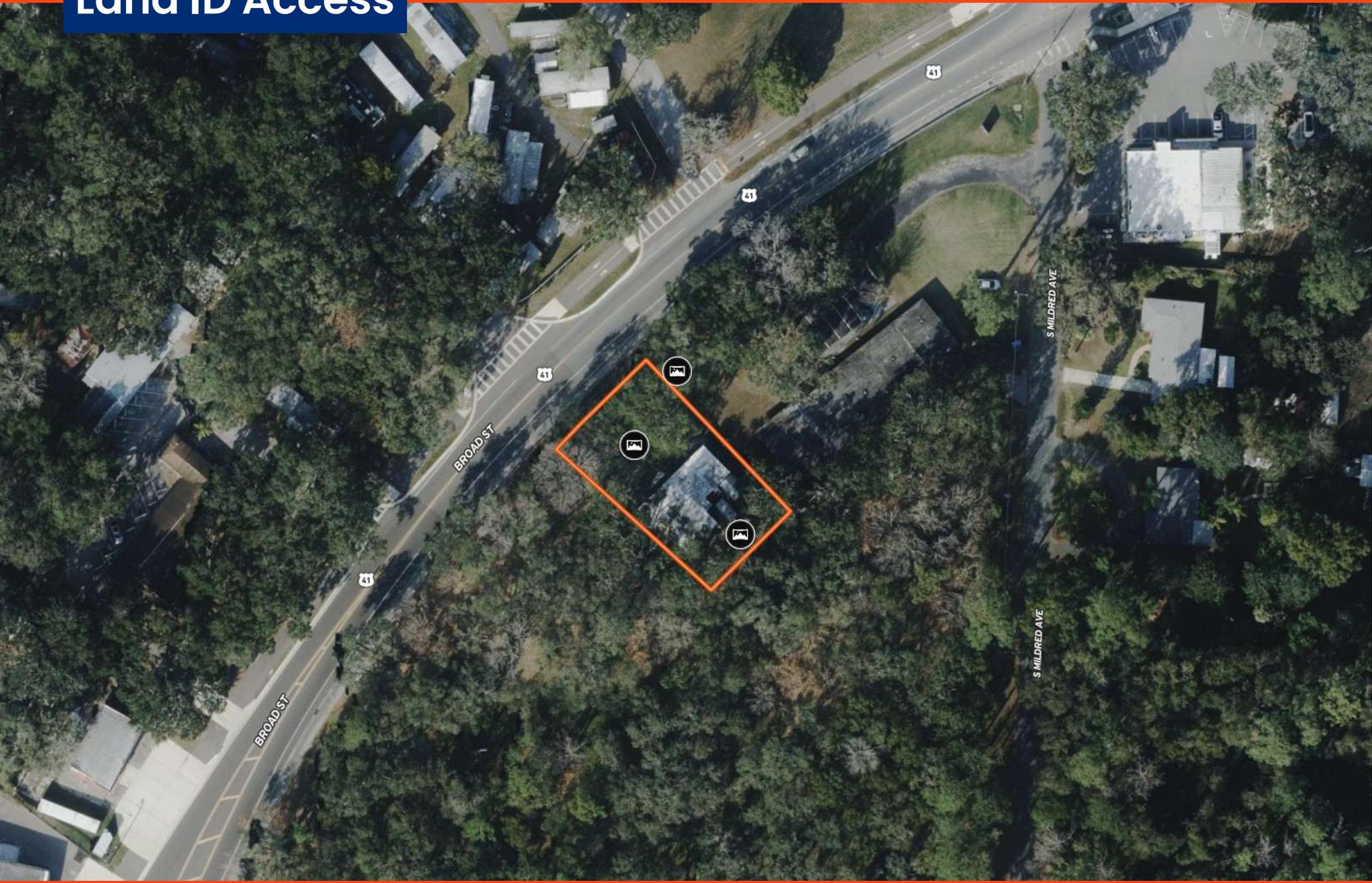
629 S. Broad Street  
1,946 Square Feet +/-

## 3D Tour Link



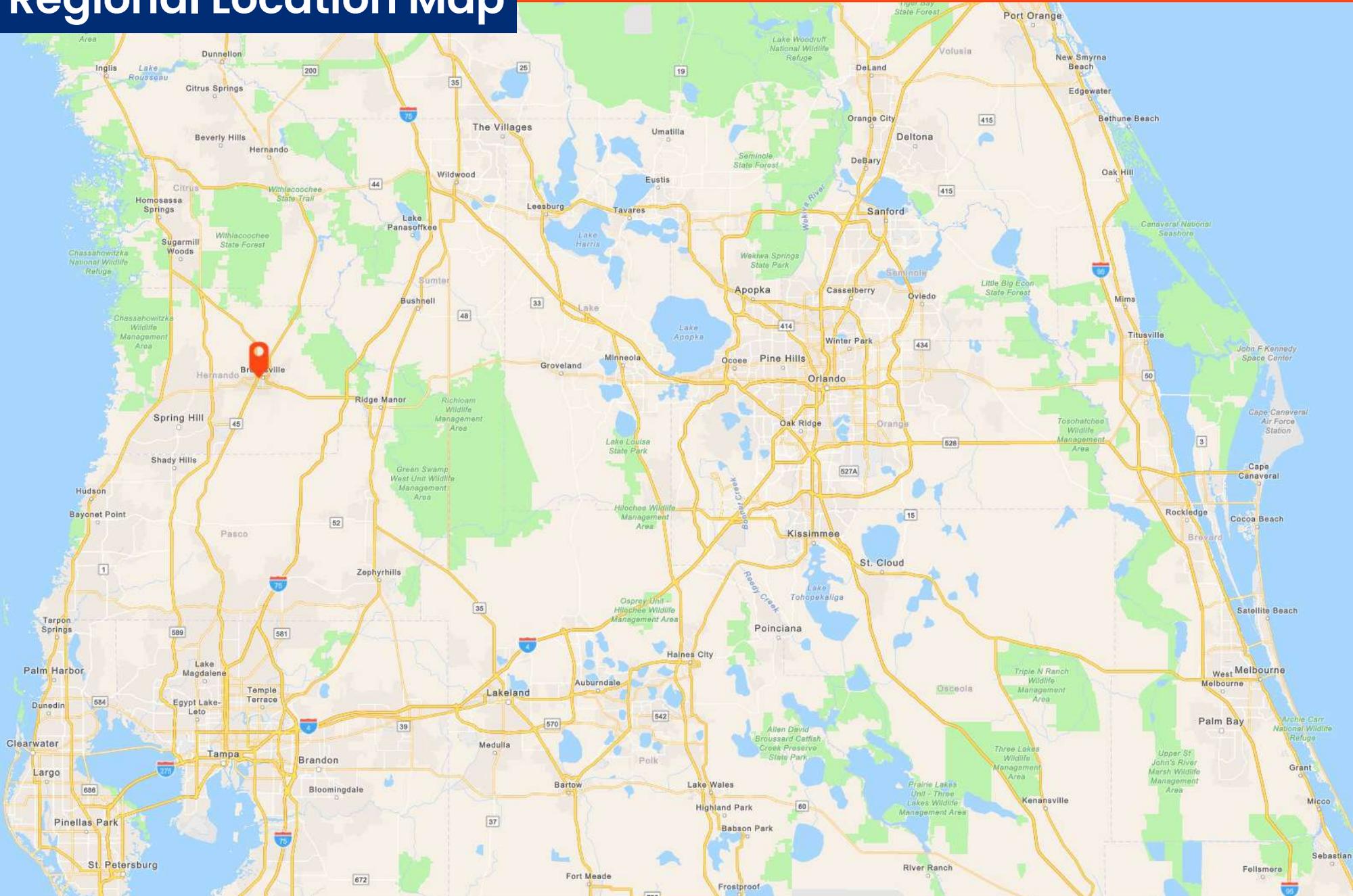
View the tour [here](https://my.matterport.com/show/?m=hzbPXgls4m7) - <https://my.matterport.com/show/?m=hzbPXgls4m7>

# Land ID Access

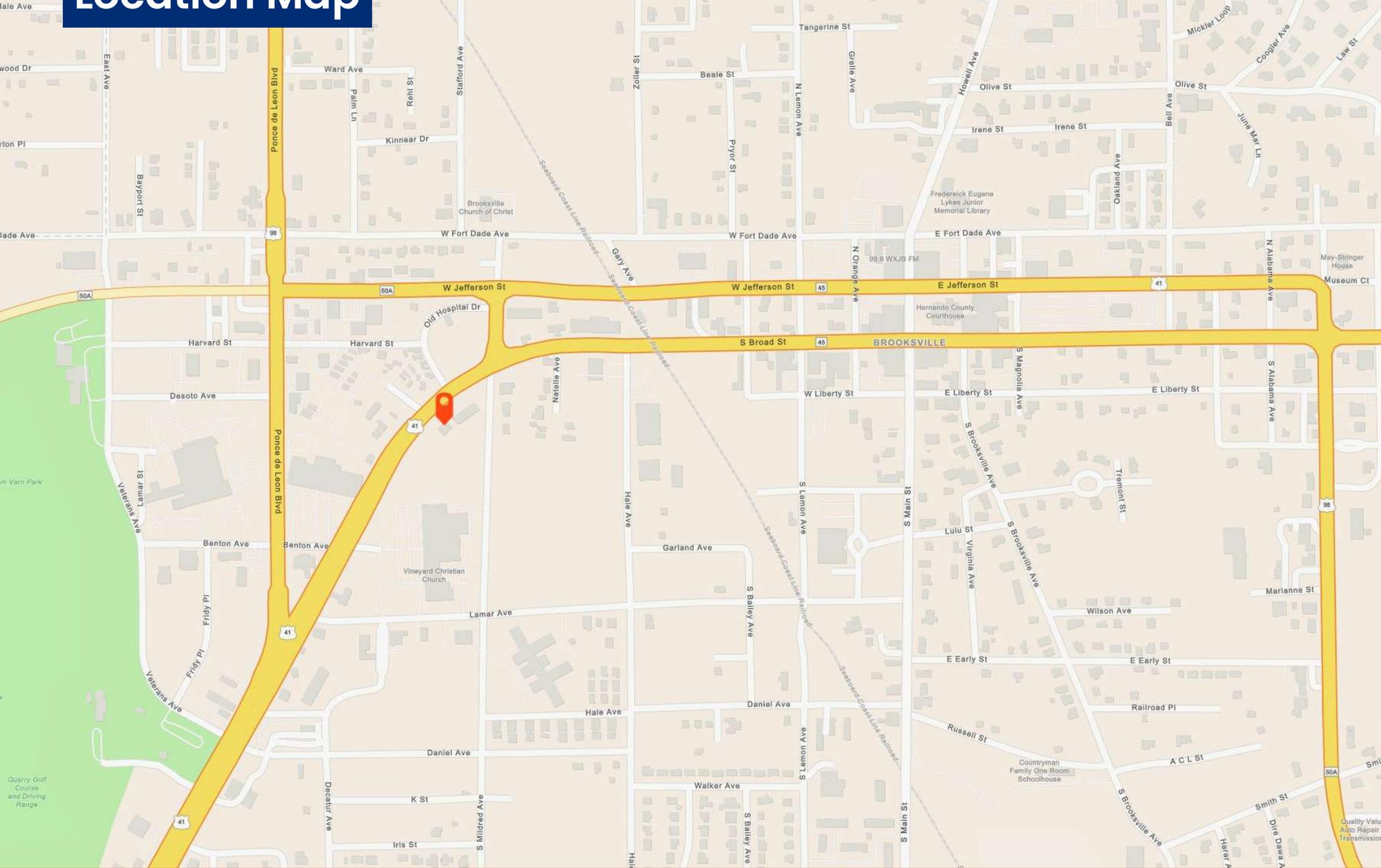


View the map [here](https://id.land/maps/6544c9f99503d5d1d063811fa6c71b2f/share) - <https://id.land/maps/6544c9f99503d5d1d063811fa6c71b2f/share>

# Regional Location Map



# Location Map





Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
<b>Population Data</b>								
Total Population	3,601	9,488	16,764	5,988	11,665	13,916	209,837	23,027,836
Households	1,420	4,120	7,330	2,541	5,206	6,223	86,963	9,263,074
Average Household Size	2.45	2.23	2.24	2.27	2.18	2.18	2.39	2.43
Owner Occupied Housing	797	2,413	5,055	1,407	3,244	4,093	71,114	6,222,143
Renter Occupied Housing	623	1,707	2,275	1,134	1,962	2,130	15,849	3,040,931
Median Age	39.3	42.5	48.4	40	45.9	47.9	49.5	43.6
<b>Income Data</b>								
Median Household Income	\$48,909	\$49,702	\$53,994	\$48,882	\$48,934	\$51,024	\$68,105	\$78,205
Average Household Income	\$61,562	\$64,741	\$70,448	\$63,343	\$63,278	\$66,352	\$85,601	\$111,382
Per Capita Income	\$25,005	\$28,085	\$31,412	\$26,509	\$28,452	\$29,846	\$35,511	\$44,891
<b>Business Data</b>								
Total Businesses	500	872	1,109	589	942	981	6,040	1,002,050
Total Employees	5,153	9,029	11,735	6,070	9,761	10,039	56,206	9,173,716

**Key Highlights:**

- 500 other businesses within a 3 minute drive
- Population of 13,916 people in a 3-mile radius

# Trade Area East



# Trade Area West

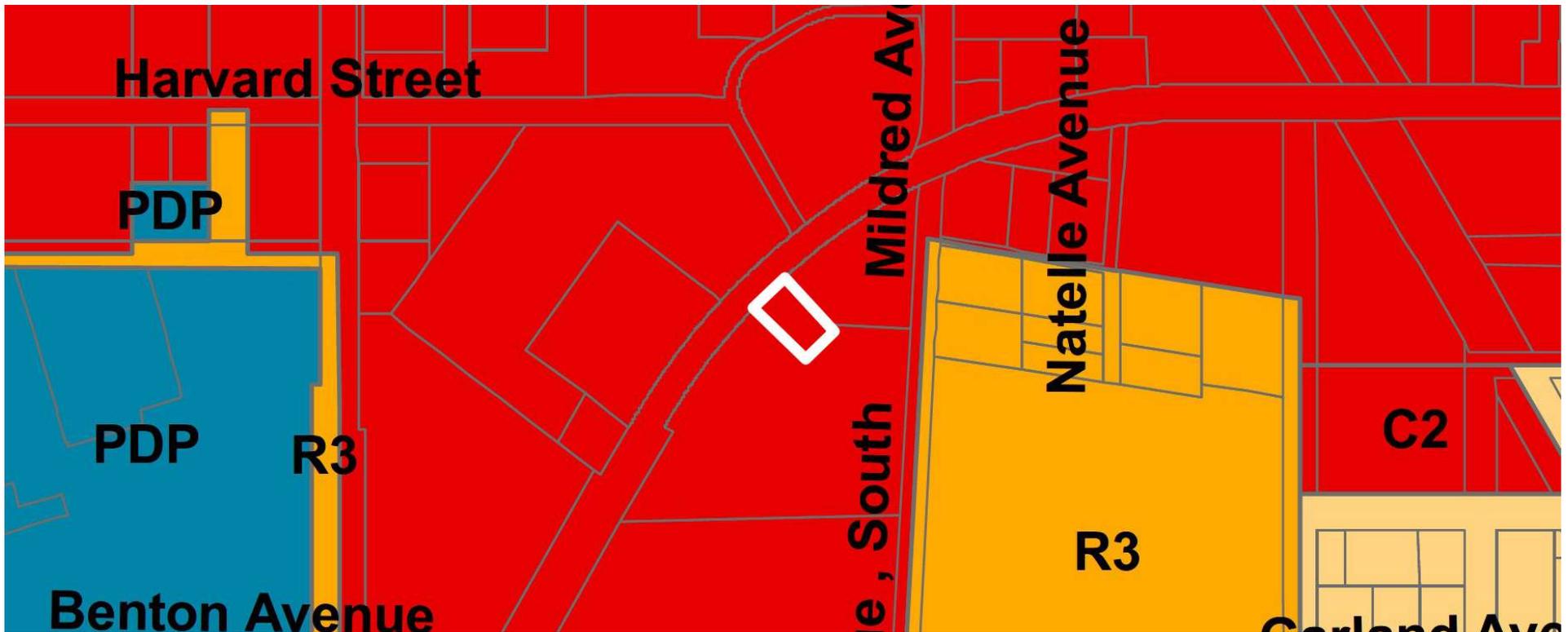


# Property Aerial

Property 1



# Zoning Classification



## Zoning Information

Subject's zoning is C2, City of Brooksville.

View Allowable uses here - [https://library.municode.com/fl/brooksville/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_ARTIIIZODIUSLORE\\_PT2-2ZODIUS\\_S2-2.2ALUS](https://library.municode.com/fl/brooksville/codes/code_of_ordinances?nodeId=SPBLADECO_ARTIIIZODIUSLORE_PT2-2ZODIUS_S2-2.2ALUS)

## Zoning Key

- Commercial (C2)
- Residential (R3)
- PDP
- Residential (R2)







## Charles Buckner

Senior Associate

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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, 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

**Buckner Real Estate, Inc.**

11 N Main Street  
Brooksville, FL 34601





## 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

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