

## INVESTMENT HIGHLIGHTS

- HIGH TRAFFIC COUNT - 52,000 VPD
- SHADOW-ANCHORED BY BIG KMART
- SURROUNDED BY MULTIPLE RETAILERS



## Former IHOP

### CONTACT:

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### 12426 US Highway 19 Hudson, Florida 34667

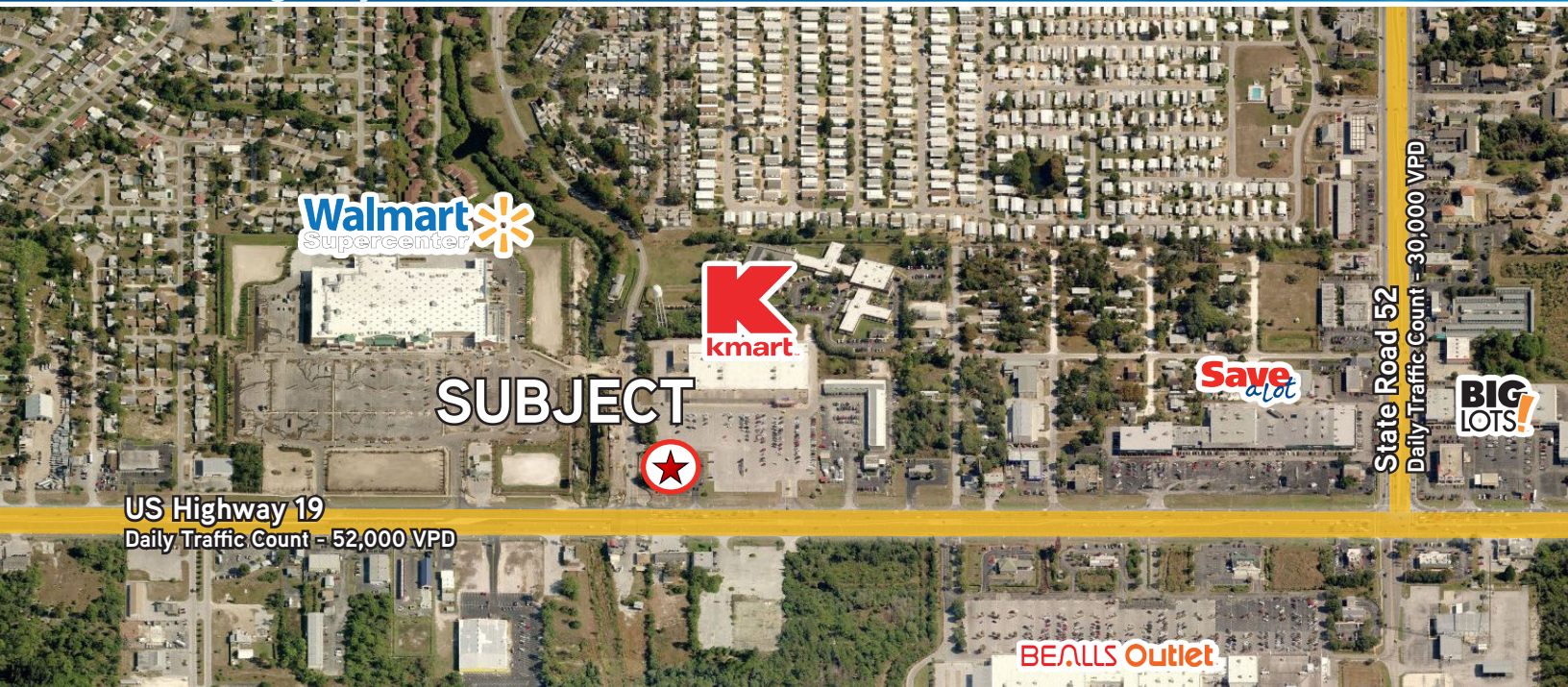
Ron Schultz, director at Colliers International, is pleased to offer for sale Former IHOP at 12426 US Highway 19 in Hudson, Florida. US Highway 19 is a major north/south thoroughfare in Florida, running the entire length of the state. This portion of the highway is very heavily trafficked with over 50,000 vehicles per day.

The subject is well located within the Pasco County submarket, just north of the intersection of US Highway 19 and State Road 52. Other retailers in the immediate area include Walmart Supercenter, Kmart, Bealls Outlet, Save-A-Lot and Big Lots.



# Former IHOP

12426 US Highway 19, Hudson, Florida 34667



## SUMMARY

Address:	12426 US Highway 19 Hudson, FL 34667
Total Square Footage:	3,348± SF
Lot Size:	1.01± Acres
Year Built/Renovated:	1976
Investment Type:	Vacant Restaurant
Price:	\$500,000
Price PSF:	\$149.34

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- High Traffic Count - 52,000 VPD
- Shadow-Anchored by BIG Kmart
- Surrounded by Multiple Retailers

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