



FOUNDRY  
COMMERCIAL

# CHURCH PROPERTY FOR SALE

37511 CHURCH AVENUE, DADE CITY, FL 33525

43,212 ± SF ON 2.66 ± AC





## DESCRIPTION

Former church property located in Dade City, FL. Excellent opportunity for a church, school or government office. The property includes sanctuary, assembly spaces, classroom areas, kitchen, administrative offices, on-site paved parking and covered drop off/pick up area, fronting Meridian Avenue and Church Avenue. The main church building is on the Local Historic Register.

## ZONING DESCRIPTION

- The current RS-2 zoning and LDR future land use designation allows for low density single family residential uses as well as religious, community facilities, parks and playground uses with conditional use approval from Dade City.

## BUILDING FEATURES

PARCEL ID	27-24-21-0110-00000-0030
ACREAGE	2.66 ± AC
TOTAL BUILDING SF	43,212 ± SF
ZONING	RS-2   Dade City
FUTURE LAND USE	LDR
SEATING CAPACITY	400±
PARKING	40± on site

**REDUCED PRICE | ~~\$2,500,000~~ \$2,250,000**

FOR MORE INFORMATION, PLEASE CONTACT:

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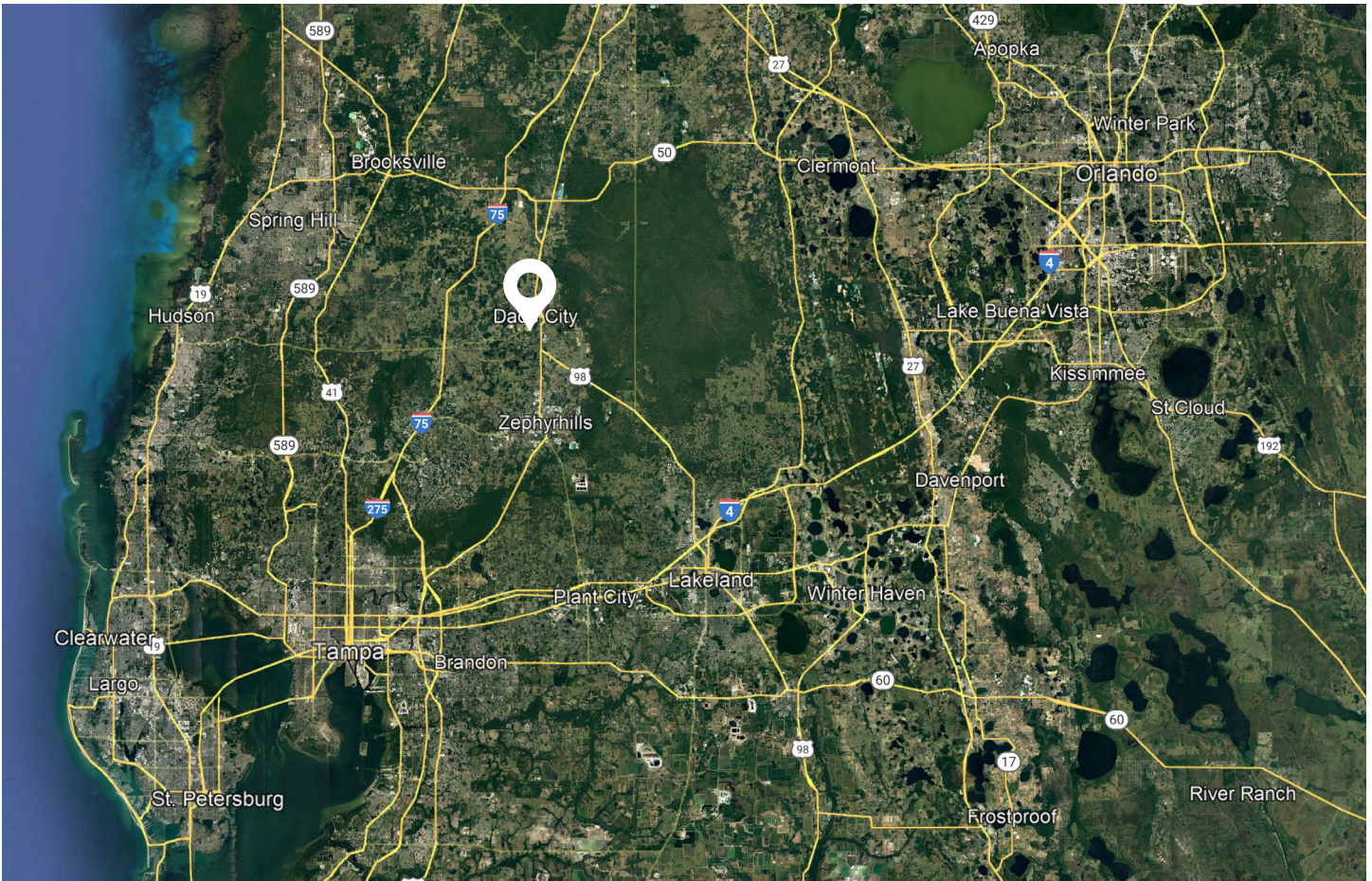
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## LOCATION

Located just west of Hwy 98, the property is within 6 minutes of Pasco-Hernando State College's East Campus, 4 minutes from Pasco High School, and 8 minutes from Saint Leo University. Additionally, Dade City is located only 45 minutes from Tampa and an hour and a half from Orlando, FL.



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## PHOTOS



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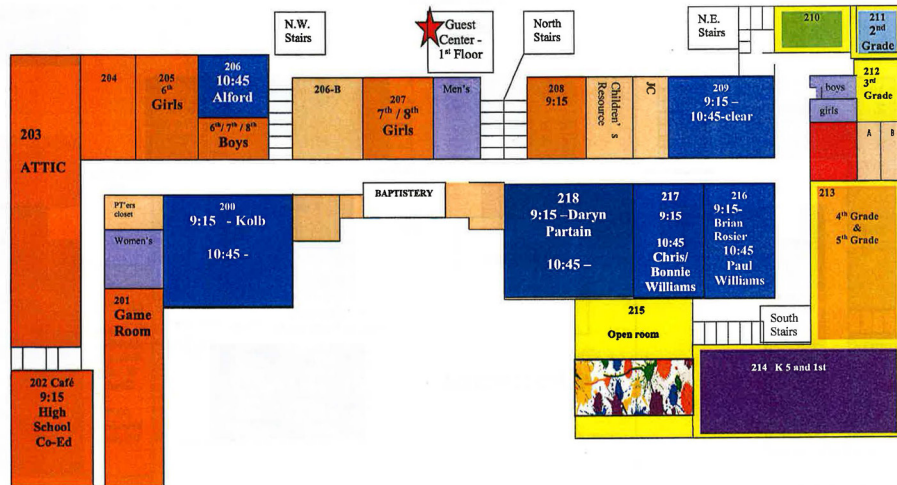
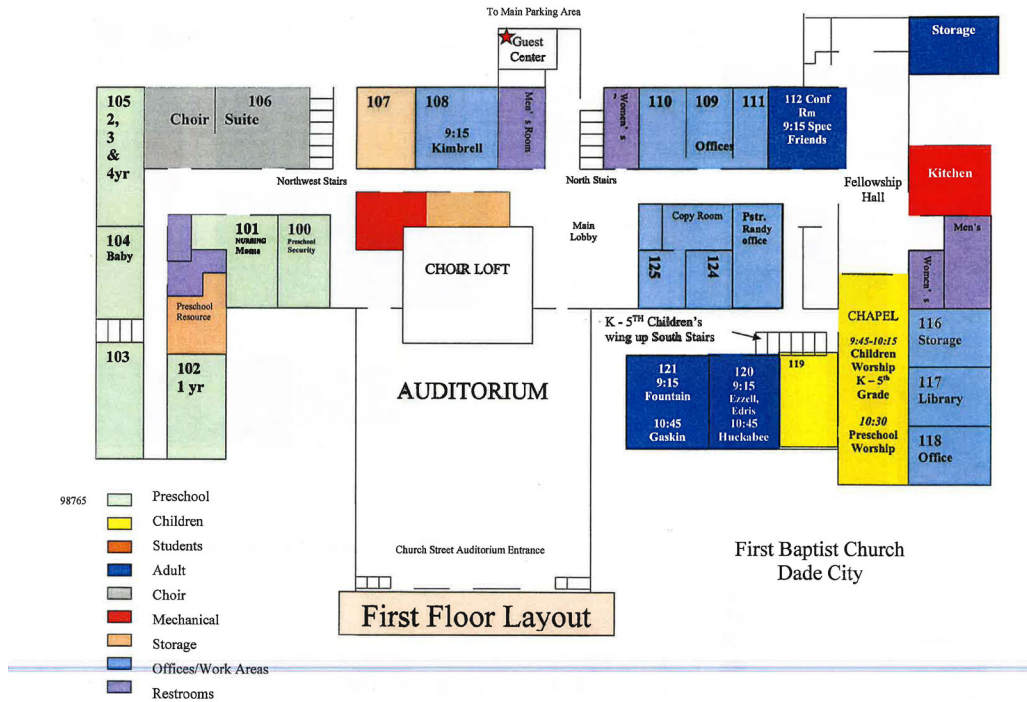
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## FLOOR PLANS



Children	10:45	
College	9:15	
Adults	9:15 and 10:45	
Students	9:15	
Restrooms		

Second Floor Layout

\*NOT TO SCALE

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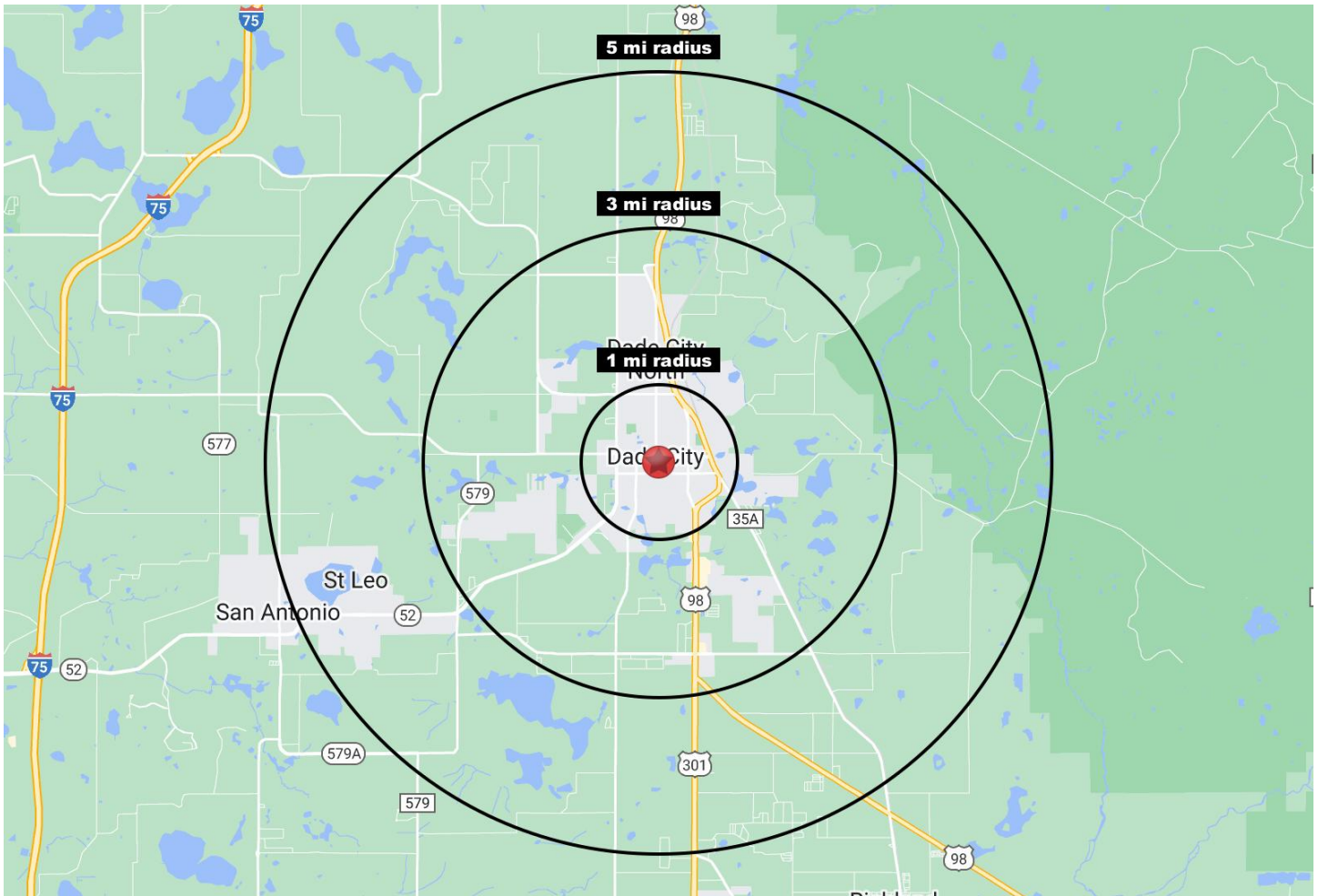
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>7,372</b> ESTIMATED POPULATION 2022
	<b>37.7</b> AVERAGE AGE
	<b>\$131,294</b> MEDIAN HOME VALUE 2022
	<b>3,251</b> TOTAL EMPLOYEES
	<b>\$42,061</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>18,012</b> ESTIMATED POPULATION 2022
	<b>39.0</b> AVERAGE AGE
	<b>\$174,369</b> MEDIAN HOME VALUE 2022
	<b>7,023</b> TOTAL EMPLOYEES
	<b>\$53,217</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>30,359</b> ESTIMATED POPULATION 2022
	<b>40.9</b> AVERAGE AGE
	<b>\$190,361</b> MEDIAN HOME VALUE 2022
	<b>9,108</b> TOTAL EMPLOYEES
	<b>\$59,216</b> AVG HOUSEHOLD INCOME

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