



FORMER BANK SPACE FOR LEASE

10220 US Hwy 19 • Port Richey, FL 34668

Lease Price:
\$18 psf
Modified Gross



FRONT OF BUILDING

BUILDING FEATURES

- ❖ 5,171 sf available on the 1st floor with opportunity for building signage!
- ❖ Dedicated customer parking in front with an exceptional amount of employee parking in the back of the building
- ❖ Space has 2 entrances - front and rear of building
- ❖ Former bank branch with remote drive-thru
- ❖ Flexible floor plan with open space and lots of windows
- ❖ Ideal uses include Urgent Care, Pharmacy & more

- ❖ 4-story office building located on US 19 in Port Richey
- ❖ Traffic counts in excess of 55,000 cars per day
- ❖ Landlord will consider buildout allowance for qualified tenants
- ❖ Excellent visibility and access at a traffic-lit corner
- ❖ Building also has monument sign and directional signage



COMMERCIAL ASSET PARTNERS



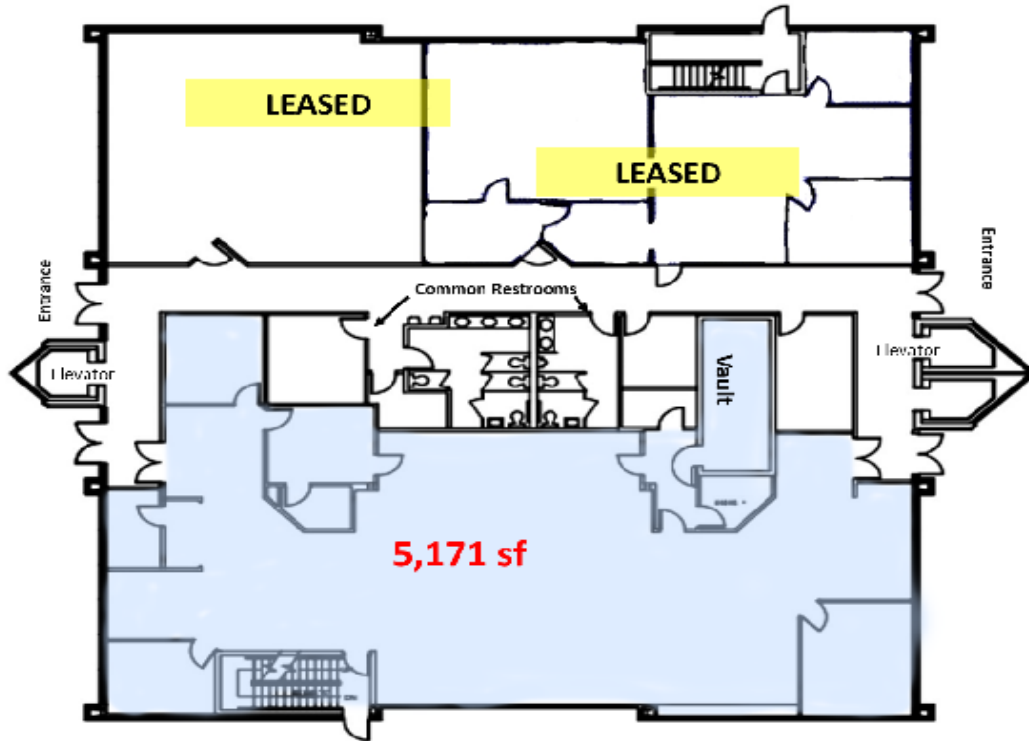
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FIRST FLOOR FORMER BANK SPACE

5,171 sf Available

First Floor - Availability





PROPERTY INFORMATION

5,171 sf Available



Former Bank Vault

DEMOGRAPHICS

Population 2 Miles 5 Miles

2021 Total: 41,640 122,944

2026
Projection: 46,034 136,028

Average Age: 42.6 47.5



Executive Office