



COMMERCIAL ASSET PARTNERS

Center Plaza



For Sale

4106-4158 US Hwy 19
New Port Richey, FL 34652



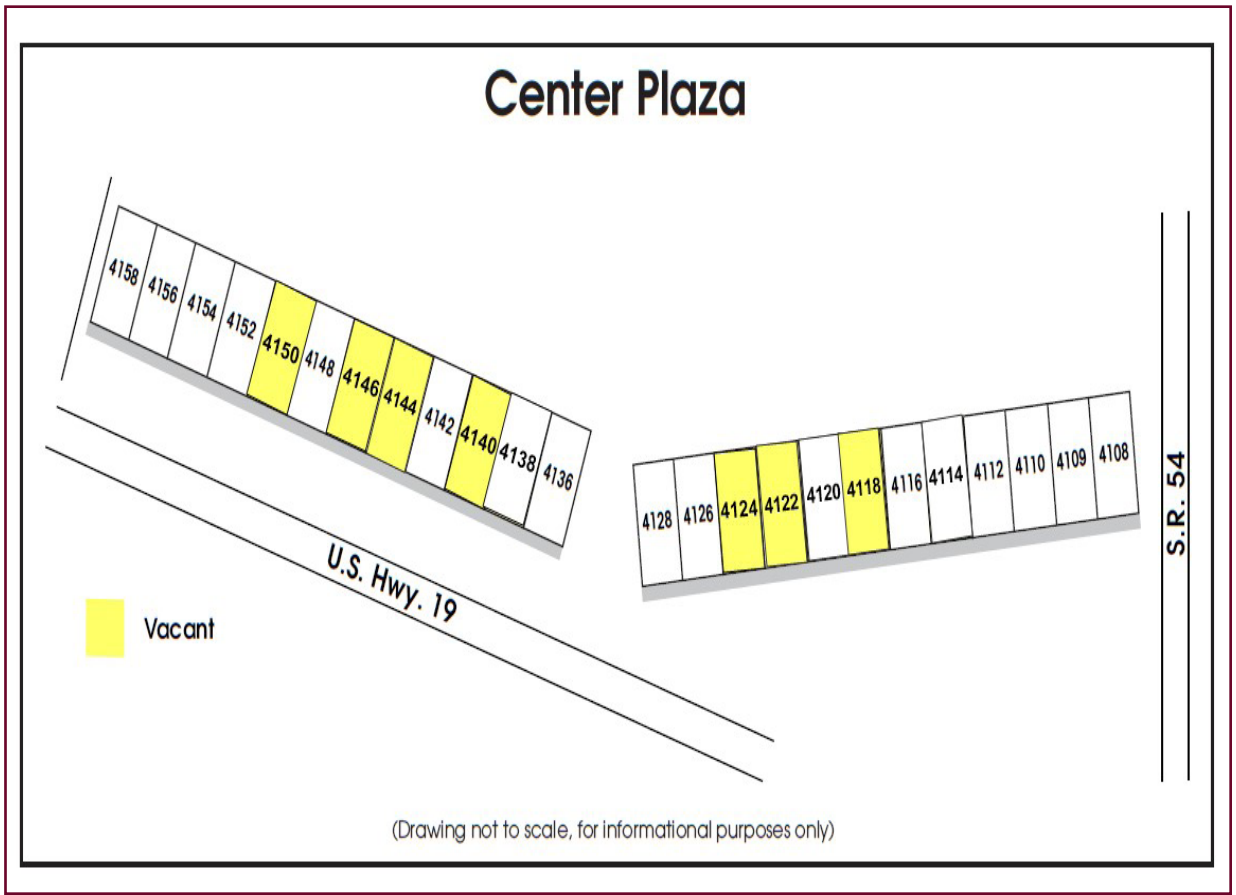
- 19,200 sf neighborhood center situated on 2.54 acres on US Hwy 19, just north of SR 54 in New Port Richey
- Center has been extensively renovated in the last year (including roof, facade, and parking lot)
- Currently 70% occupied with value add opportunity to lease 7 remaining vacant units
- Existing NOI of \$100,000 with potential for an additional \$60,000+ (9% CAP rate)
- Units are 800 sf each with dimensions of 20' x 40'
- Most of the existing tenants have a long occupancy history with the property
- Center has 180 ft of frontage on US Hwy 19 with traffic counts in excess of 65,000 cars per day
- Unique opportunity to buy a quality local center with strong upside potential

Sale Price:
\$1,600,000



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Site Plan



Monument Sign



Demographics

2016 DEMOGRAPHICS		
	3-MILE	5-MILE
POPULATION	72,848	131,496
HOUSEHOLDS	32,010	57,110
AVG. HH INCOME	\$48,376	\$52,735
MEDIAN AGE	46.7	47.2

Aerial Map



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