

**7240, 7242, & 7338 MASSACHUSETTS AVE, NEW PORT RICHEY, FL 34652**

**\$1,400,000**



**PROFESSIONAL  
OFFICE  
For Sale**

## **DEVELOPMENT FOR MEDICAL/PROFESSIONAL OFFICES**

**LOCATION:** 3/10 miles east of Rowan Road

**DESCRIPTION:** 8.35 acres with 665 feet combined road frontage at Massachusetts Ave. Paved streets, utilities and lift station already installed. Great for possible RV/Boat/Self-Storage or development for medical/professional offices. Adjoining parcel available.

**FOR INFORMATION, CONTACT:**

**Charles R. Grey**  
Chuck@figrey.com  
(727)849-2424

**Jeff Grey**  
Jeff@figrey.com  
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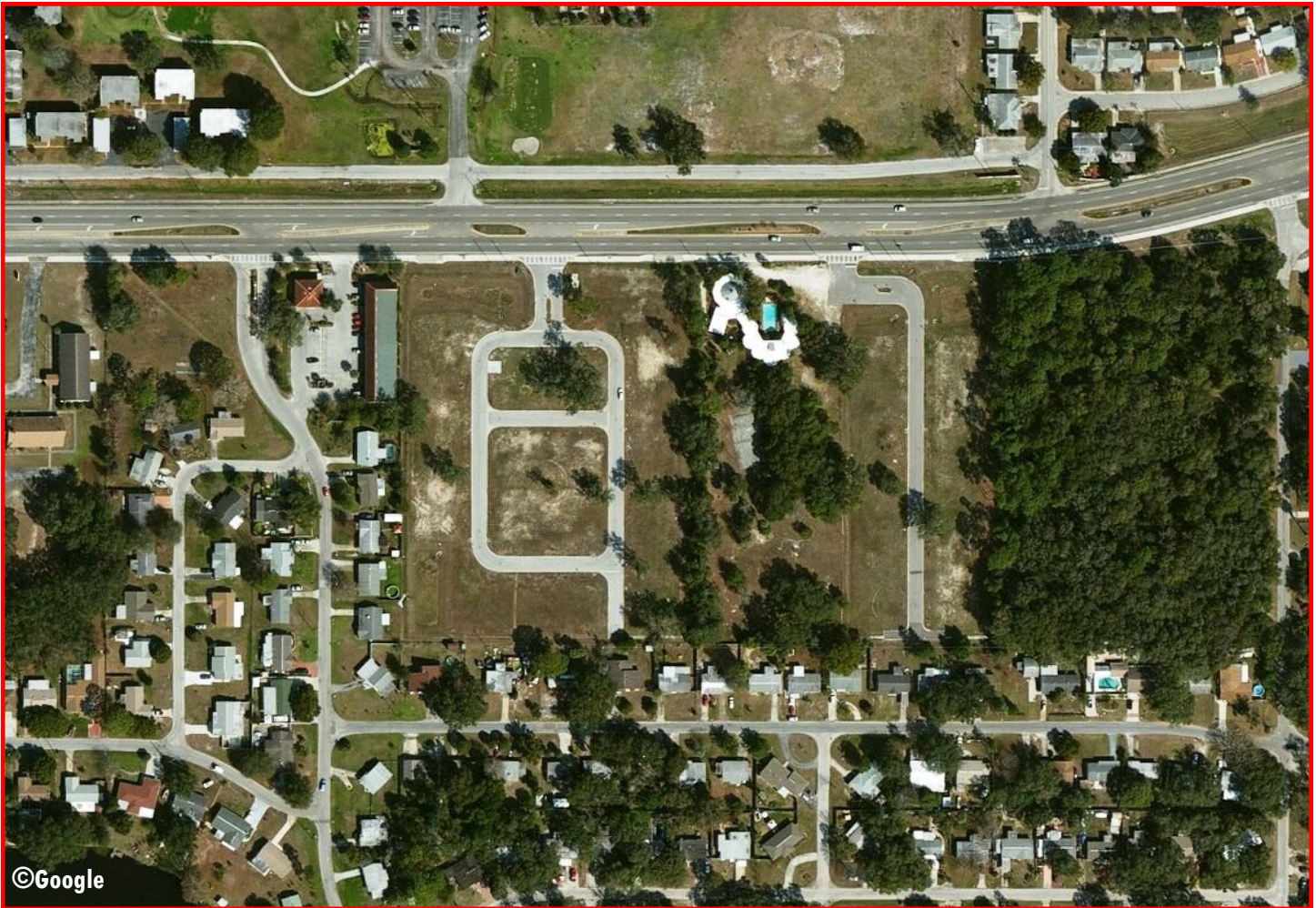
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#### DEMOGRAPHICS

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	9,204	70,737	143,818
Households:	4,380	31,104	61,885
Avg HH Inc:	\$40,757	\$44,608	\$56,500

#### PROPERTY STATISTICS

**Use: Planned Unit Development**

**Zoning: C-2**

**Traffic Counts: 11,700 ADTV (FLDOT)**

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