

**Flex/Warehouse
FOR SALE**



5332 ACORN STREET, NEW PORT RICHEY, FL

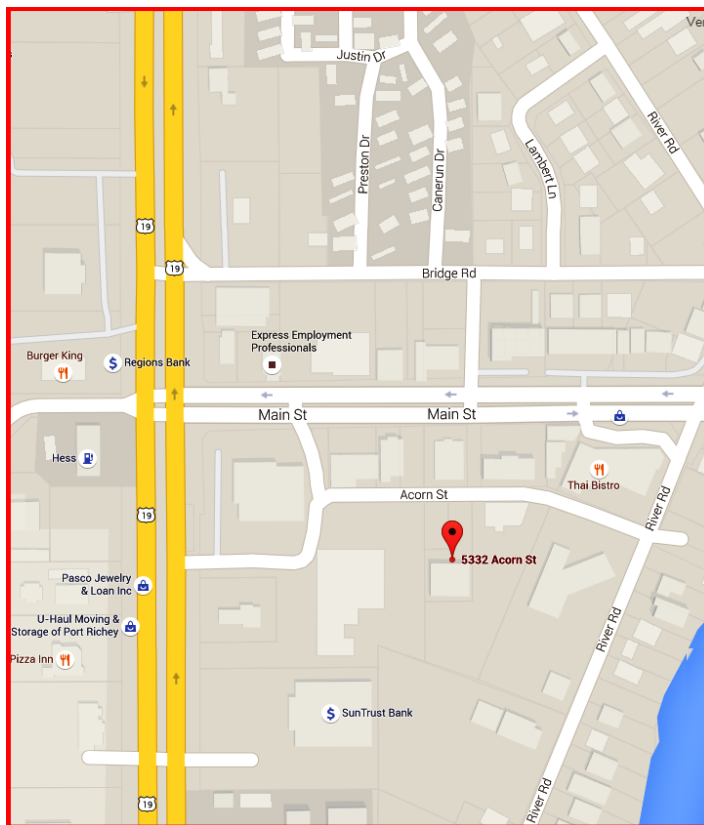
PROPERTY HIGHLIGHTS

- 8,080 SF rentable space - 4,361 SF office and 3,719 SF warehouse;
- Located 1 block off Main Street - US Hwy 19 lighted intersection in New Port Richey;
- Fenced, gated site with ample pave parking;
- 3 overhead doors, 1 w/dock high loading, all have radio-controlled, power openers;
- 20' clear height warehouse
- Zoning: Commercial/Warehouse
- Approx. 3,000 SF rented (mostly whs) rented until April 2016 for \$2,500 per month.

Offered at: \$495,000

FOR INFORMATION, CONTACT:

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



6328 US HWY 19, NEW PORT RICHEY, FL 34652 (727) 849-2424 WWW.FIGREY.COM

5332 ACORN STREET NEW PORT RICHEY FL 34652



DEMOGRAPHICS

<i>Radius</i>	<i>1-Mile</i>	<i>3-Mile</i>	<i>5-Mile</i>
Population:	8,643	58,852	137,857
Households:	4,036	26,520	59,839
Average HH Income:	\$41,199	\$43,373	\$47,252

PROPERTY STATISTICS

<i>Building</i>	<i>Site</i>
Size: 8,080 SF	Size: .37 acres
YOC: 1983	Zoning: C/Whs
Materials: Metal/Steel	2015 \$3597

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Serving Flori-

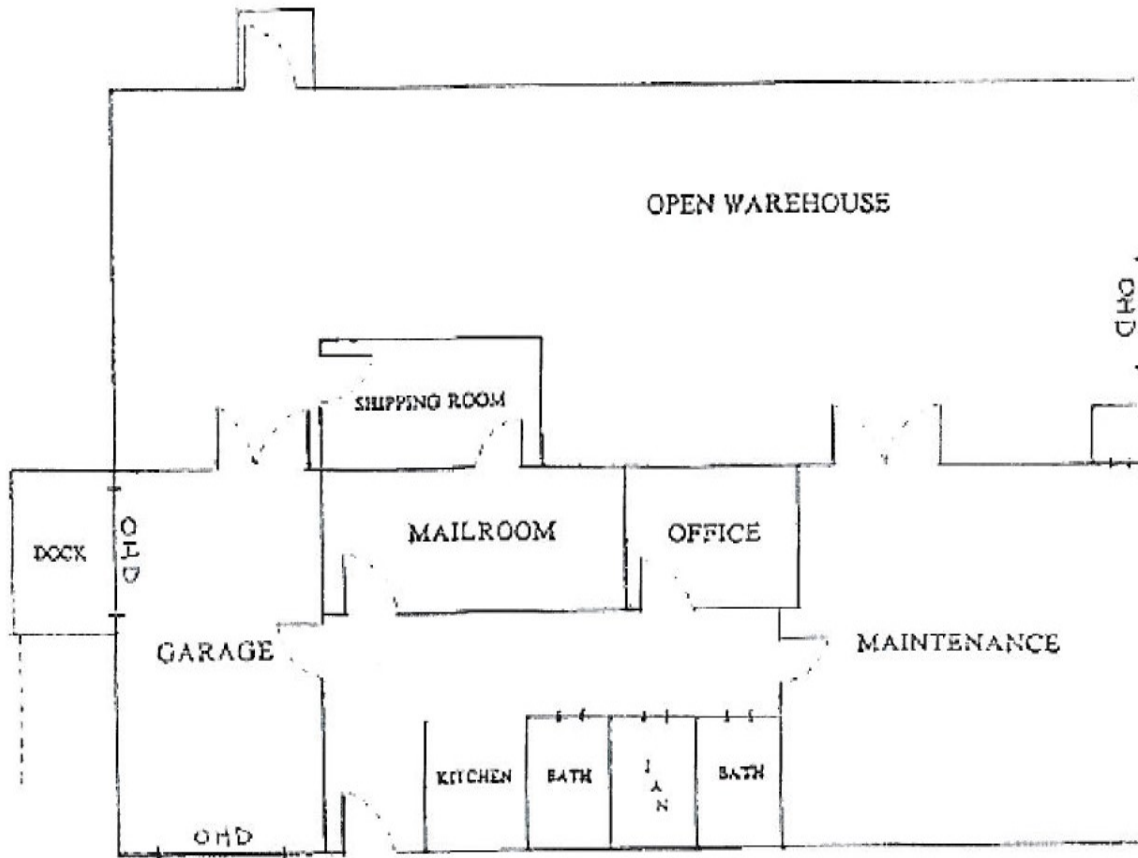


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**8,080 Total
Sq. Ft.**

**BUILDING SKETCH
FIRST FLOOR**



**FIRST FLOOR TOTAL SQ FT: 5,600
3,719 SQ FT - WAREHOUSE
1,881 - OFFICE**

NOT TO SCALE



COMMERCIAL REALTOR

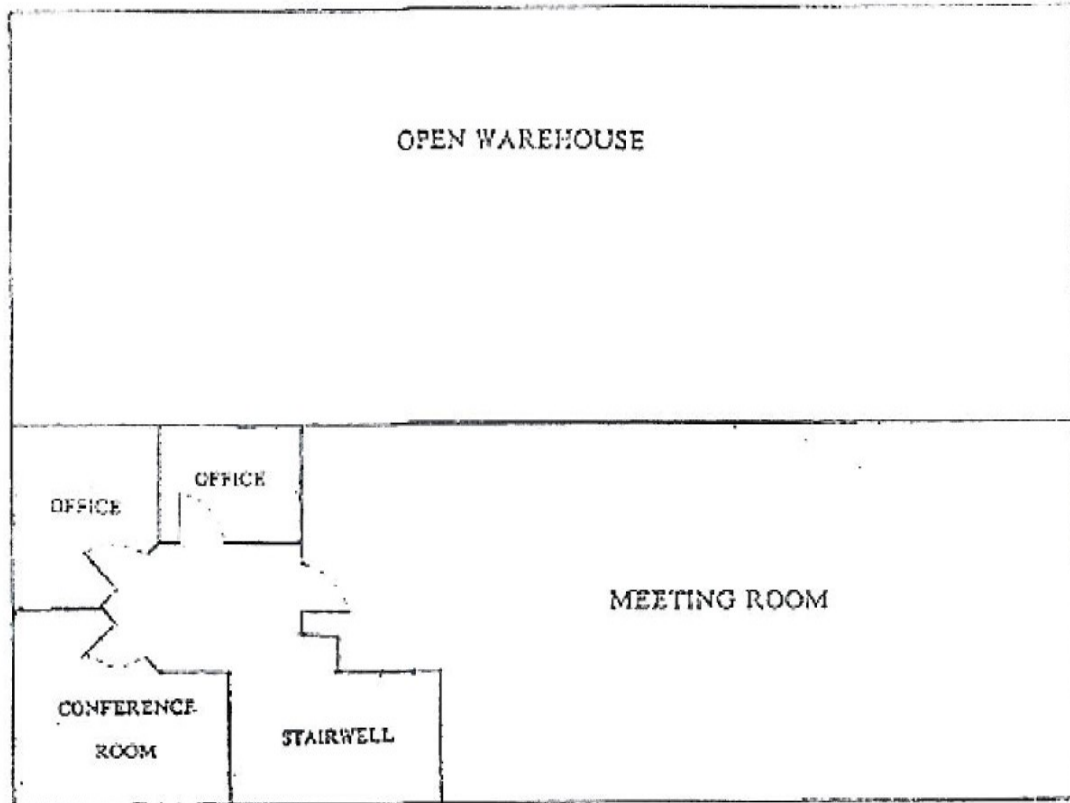
Established 1924

F.I. GREY & SON, INC
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727-849-2424
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BUILDING SKETCH
SECOND FLOOR



SECOND FLOOR TOTAL SQ FT: 2,480
ALL OFFICE

NOT TO SCALE



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