

**INCOME
PROPERTY
FOR SALE**

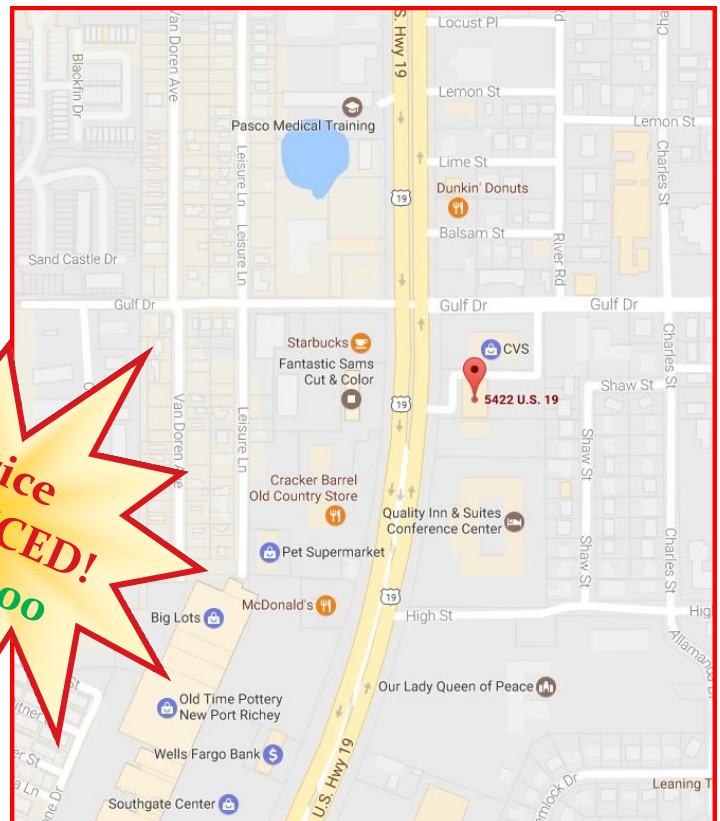


US 19 RETAIL/MEDICAL OFFICE

PROPERTY HIGHLIGHTS

- Professional appearance and function;
- Appealing store front and medical office on US Hwy 19;
- 2 Suites for a total 9000 SF;
- Approx. 160' of frontage on US Hwy 19;
- Ample parking front and rear of building;
- 2 Entry points - US Hwy 19 & Gulf Drive;
- Zoning: General Commercial District;
- ADTV - 57,500 on US Hwy 19 & 7,000 on Gulf Dr.

5416-5422 US Hwy 19, New Port Richey, FL 34652



**Price
REDUCED!
\$935,000**

Offered at: ~~\$1,095,000~~

FOR INFORMATION, CONTACT:

Office: (727) 849-2424

Leander Koutsos

Mobile: (727) 858-6892

Leander@figrey.com

John R. Grey

info@figrey.com



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

5422 US HWY 19, NEW PORT RICHEY, FL 34652



DEMOGRAPHICS

| <u>Radius</u> | <u>1-Mile</u> | <u>3-Mile</u> | <u>5-Mile</u> |
|----------------|---------------|---------------|---------------|
| Population: | 9,542 | 66,467 | 146,340 |
| Households: | 4,541 | 29,747 | 63,363 |
| Avg. HH Income | \$46,362 | \$49,535 | \$52,798 |

PROPERTY STATISTICS

Proposed Use: Commercial/Retail

Size: 1.24 Acres

Zoning: Commercial

Traffic Counts: US 19 - 57,500 & Gulf Dr. - 7,000

Dimensions: 160.31' x 332.84' x 160.06' x 341.3'

FOR INFORMATION, CONTACT:

Office: (727) 849-2424

Leander Koutsos
Mobile: (727) 858-6892
Leander@figrey.com

John R. Grey
info@figrey.com



Serving Florida for over 90 years!



COMMERCIAL REALTOR®
Established 1924



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

The information given herewith is obtained from sources we consider reliable. We are not responsible for misstatements of facts, errors, omissions, changes in terms or conditions, or withdrawal from the market without prior notice.