

C-2 Land FOR SALE



2.82 ACRES ON RIDGE ROAD

PROPERTY HIGHLIGHTS

- 2.82 acres of developable commercial land;
- Located 1.5 miles east of US Hwy 19;
- Situated on prime, east/west, 4-lane divided commercial corridor;
- Excellent visibility - 682' of road frontage;
- Median breaks allow for easy access to site;
- Zoning: C-2 General Commercial District;
- Ideal location for a variety of possible uses;
- AADT: 33,000 on Ridge Rd.

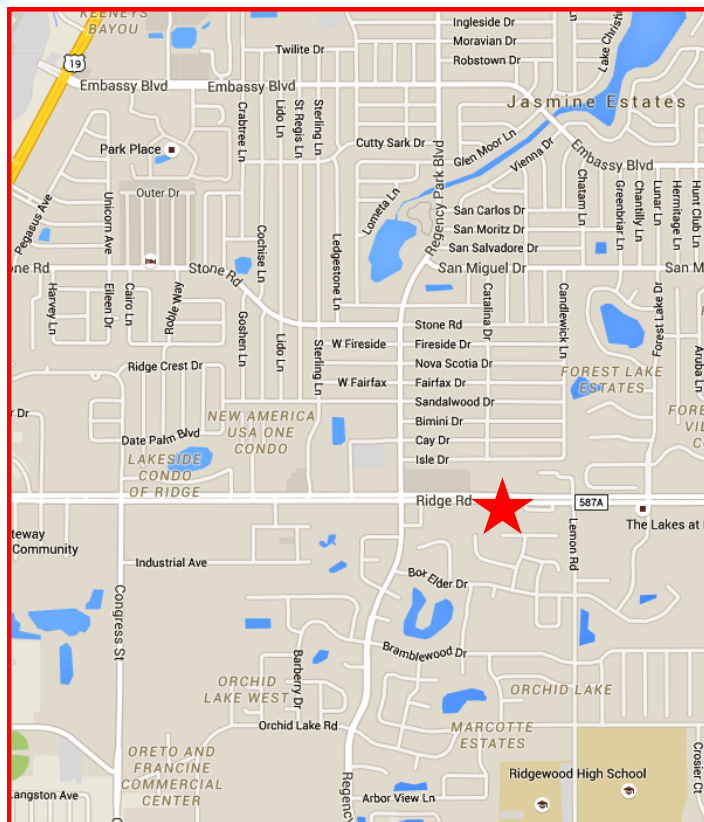
Offered at: \$329,000

FOR INFORMATION, CONTACT:

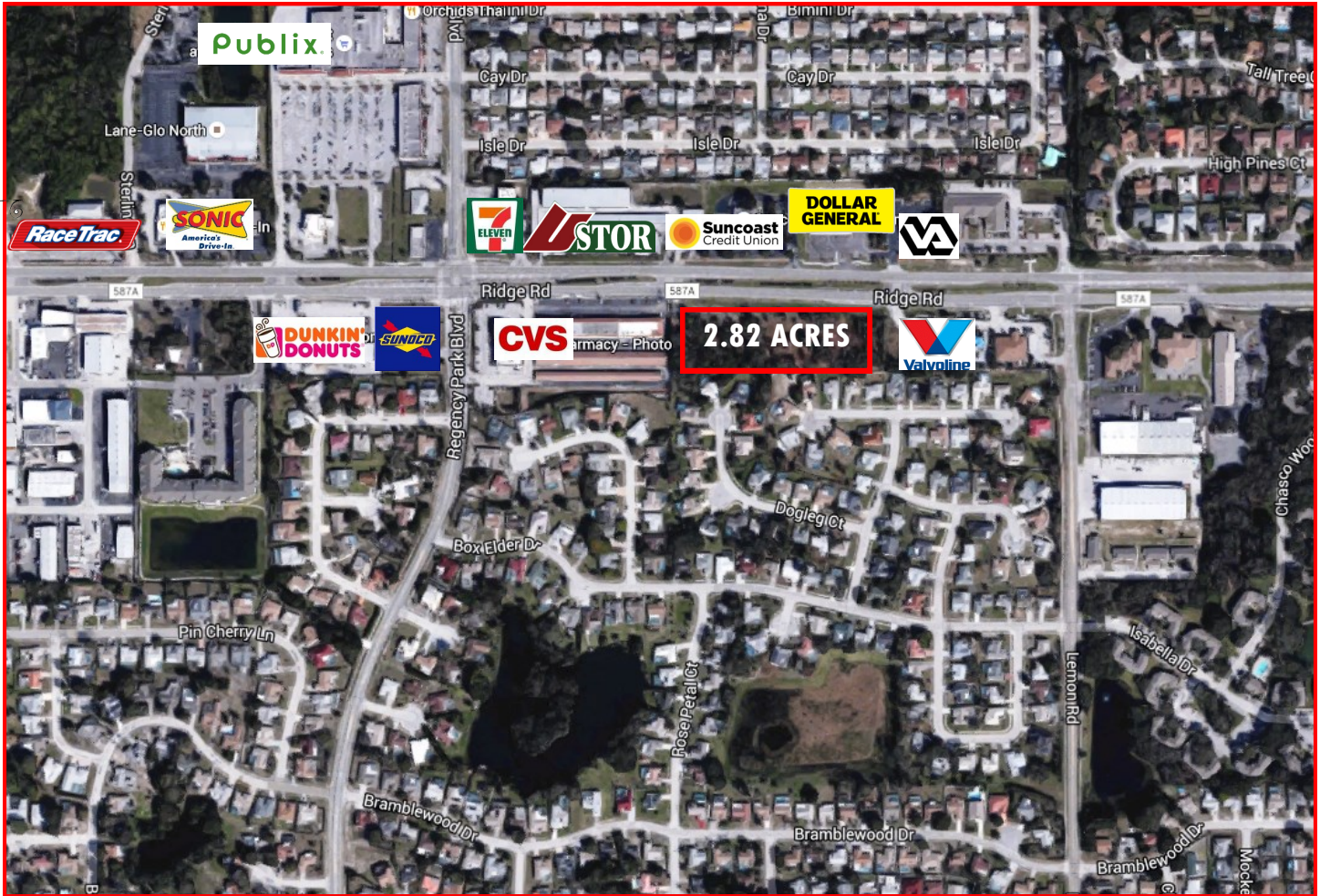
Charles R. Grey
Chuck@figrey.com

John R. Grey
info@figrey.com

Office: (727) 849-2424



RIDGE ROAD, PORT RICHEY, FL 34668



DEMOGRAPHICS (2016)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	14,083	66,568	139,739
Households:	5,758	28,430	60,852
Average HH Income:	\$47,119	\$50,922	\$53,987
Traffic Counts:	33,000 ADTV (FDOT)		

PROPERTY STATISTICS

Proposed Uses:	Industrial/Business Park/ Commercial/Retail		
Size:	2.82 Acres	Dimensions:	682'X180'
City:	Port Richey	Zoning:	C-2
County:	Pasco	Taxes (2017):	\$3,868.51

FOR INFORMATION, CONTACT:

Charles R. Grey
Chuck@figrey.com

John R. Grey
info@figrey.com

Office: (727) 849-2424



Serving Florida for over 97 years!



COMMERCIAL REALTOR®
Established 1924



5636 GRAND BLVD., SUITE A, 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.