

**8900 US HIGHWAY 19, PORT RICHEY, FL 34668**



**200'+  
Highway  
Frontage**

**PRIME LOCATION - DEVELOPMENT OPPORTUNITY**

**Offered at: \$850,000**

**Location:** On US Hwy 19 between Ridge Rd. & Stone Rd. in Port Richey

**Property Highlights:**

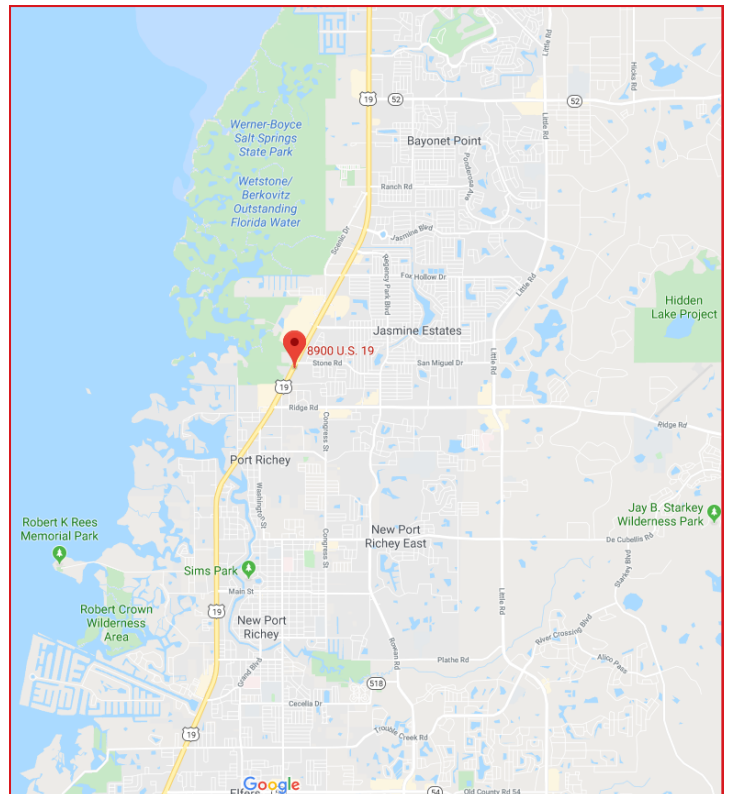
- Great Frontage and Visibility along Primary N/S Arterial through West Pasco County
- Surrounded by Nat'l Credit Tenants with more redevelopment activity in the immediate area along this corridor
- 205'± frontage on US Highway 19
- 0.70 acres

**FOR MORE INFORMATION**

**Charles "Chuck" Grey**

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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.



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Demographics			
<i>Radius</i> ➔	<i>1-Mile</i>	<i>3-Miles</i>	<i>5-Miles</i>
<b>Population:</b>	8,051	60,079	122,760
<b>Households:</b>	3,436	25,715	54,141
<b>Average HH Income:</b>	\$50,412	\$49,437	\$53,608
<b>Traffic Counts: (FDOT)</b>	55,000 AADT		

Property Statistics	
<b>Zoning:</b>	C3
<b>Use:</b>	Retail-Commercial, Office
<b>Size:</b>	0.70 acres
<b>Taxes (2018)</b>	\$4,208

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