



FOR LEASE: FORMER CVS SITE

12,888 SF BUILDING WITH GREAT VISIBILITY, DEMOGRAPHICS

CVS offers this sublease opportunity for \$25 PSF NNN at the corner of Seven Springs and Mitchell boulevards – in fast-growing Pasco County. The 1.455-acre property offers more than 50 parking spaces, drive-thru, monument signage on both roadways and the General Commercial (C2) zoning allows for a variety of uses. An 81,144 SF Publix-anchored shopping center sits across the street. Call for complete details or a private showing.



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Bridgewater Commercial Real Estate
447 3rd Ave N Suite 403
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Key Facts

7071 Mitchell Blvd, New Port Richey, Florida, 34655
Ring of 1 mile

KEY FACTS

5,737

Population

48.2

Median Age

2.5

Average Household Size

\$86,899

Median Household Income

EDUCATION

5%

No High School Diploma

24%

High School Graduate

35%

Some College

36%

Bachelor's/Grad/Pr of Degree

BUSINESS



216

Total Businesses



2,311

Total Employees

EMPLOYMENT



74.9%

White Collar



15.1%

Blue Collar



10.1%

Services

4.0%

Unemployment Rate

INCOME



\$86,899

Median Household Income



\$38,832

Per Capita Income



\$324,154

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (28.3%)

The smallest group: \$15,000 - \$24,999 (2.0%)

Indicator ▲	Value	Diff	
<\$15,000	3.5%	-4.8%	<div style="width: 3.5%;"></div>
\$15,000 - \$24,999	2.0%	-6.5%	<div style="width: 2.0%;"></div>
\$25,000 - \$34,999	6.3%	-2.3%	<div style="width: 6.3%;"></div>
\$35,000 - \$49,999	12.4%	-2.0%	<div style="width: 12.4%;"></div>
\$50,000 - \$74,999	17.0%	-1.0%	<div style="width: 17.0%;"></div>
\$75,000 - \$99,999	15.9%	+2.2%	<div style="width: 15.9%;"></div>
\$100,000 - \$149,999	28.3%	+11.9%	<div style="width: 28.3%;"></div>
\$150,000 - \$199,999	8.1%	+1.8%	<div style="width: 8.1%;"></div>
\$200,000+	6.4%	+0.7%	<div style="width: 6.4%;"></div>

Bars show deviation from Pasco County

1-Mile Demographics



10.1%
Services

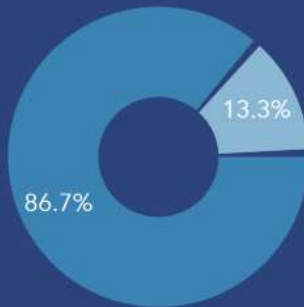


15.1%
Blue Collar



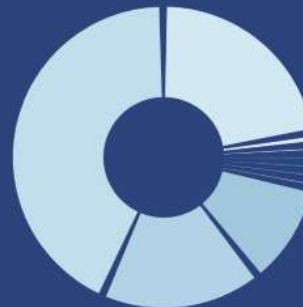
74.9%
White Collar

Home Ownership



● Own ● Rent

Housing: Year Built



● <1939 ● 1940-49 ● 1950-59
 ● 1960-69 ● 1970-79 ● 1980-89
 ● 1990-99 ● 2000-09 ● 2010-19
 ● ≥ 2020

Educational Attainment



● < 9th Grade ● No Diploma
 ● HS Diploma ● GED
 ● Some College ● Assoc Degree
 ● Bach Degree ● Grad Degree

Commute Time: Minutes



● < 5 ● 5-9 ● 10-14
 ● 15-19 ● 20-24 ● 25-29
 ● 30-34 ● 35-39 ● 40-44
 ● 45-59 ● 60-89 ● 90+