

# New Port Richey Financial Center

## *Professional Office Suites for Lease*

4795 US Highway 19, New Port Richey, FL 34652

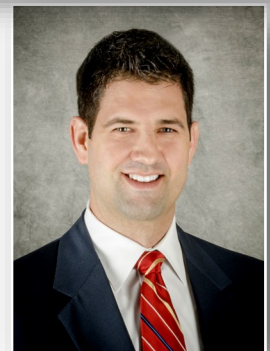
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### *For Lease*

- 1,468± SF & 3,612± SF office suites available
- Professional office & medical tenants
- Join tenants - BayCare, BB&T, McKesson and Ayo & Iken
- Lighted intersection, Highly visible pylon signage
- Parking ratio over 5 spaces per 1,000 SF
- Suite available for immediate occupancy
- Lease Rate: \$16.50 PSF Full Service



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Available for immediate occupancy, professional office suites in New Port Richey Financial Center. This first-floor office suites feature private offices, reception areas and nice finishes for a very accommodating and professional image. Good access to the property, a 5:1,000 parking ratio, a central courtyard, and curb appeal highlights this professionally managed office complex. Located at a lighted intersection with prominent pylon signage on a major roadway generate great exposure to over 60,000 cars per day.

### AREA DEMOGRAPHICS (5 MILE RADIUS)

#### KEY FACTS

142,976

Population



Average Household Size

47.9

Median Age

134,585

2020 Total Daytime  
Population

#### ANNUAL HOUSEHOLD SPENDING



\$1,408  
Apparel &  
Services



\$105  
Computers



\$2,498  
Eating Out



\$3,692  
Groceries



\$4,171  
Health Care

#### INCOME



\$43,364  
Median Household  
Income



\$25,843  
Per Capita Income



\$54,669  
Median Net Worth

#### EMPLOYMENT



63%  
White Collar



20%  
Blue Collar



17%  
Services

8.6%

Unemployment Rate

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