

# AVAILABLE FOR LEASE

## HIGHLY VISIBLE MEDICAL OFFICE

6331 State Road 54 | New Port Richey, FL 34653

<b>PROPERTY</b>	Medical Office
<b>SUITE SIZE</b>	1,400 SF
<b>LEASING RATE</b>	\$15.00/SF (Includes CAM)



### PROPERTY HIGHLIGHTS

- 1,400 SF Located on SR 54 in New Port Richey
- \$15/SF (includes CAM)
- Fully Equipped with:
  - Reception and Waiting Area
  - Four Exam Rooms with Sinks
  - Three Client Conference/Offices
  - Two Bathrooms
  - Laboratory Area

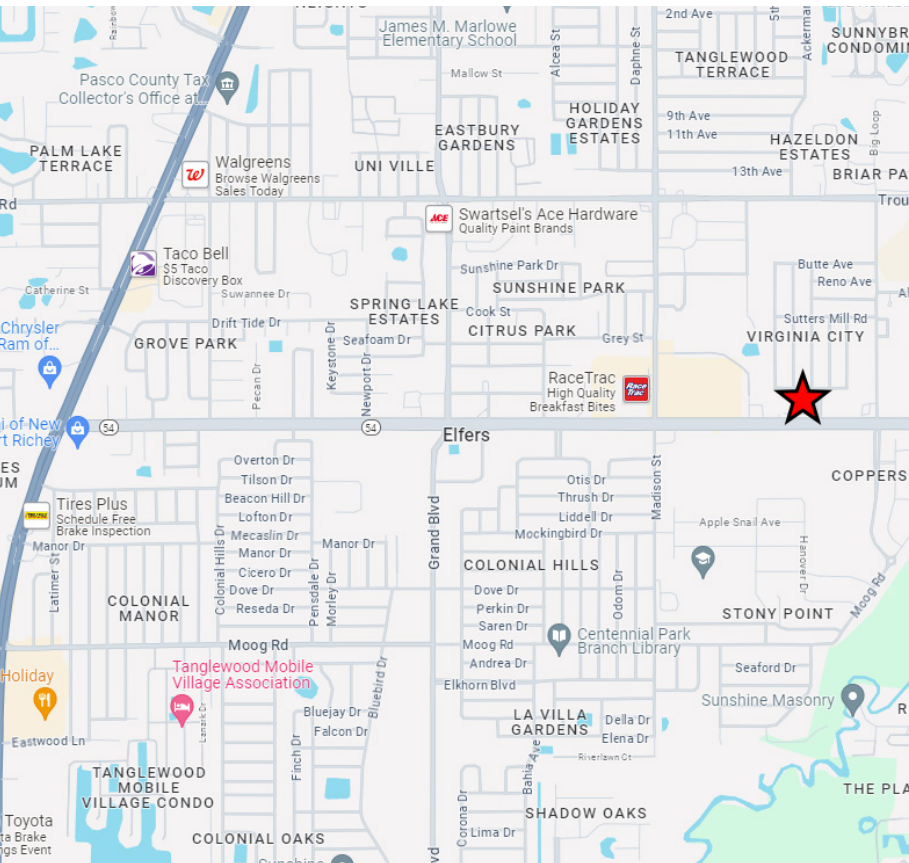


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## MARKET DEMOGRAPHICS



### POPULATION

	1-MILE	3-MILE	5-MILE
2028 Projection	12,018	100,184	178,355
2023 Estimate	11,340	93,953	168,154
Growth 2010-2023	1.0%	1.5%	1.3%
Growth 2023-2028	1.2%	1.3%	1.2%
Median Age	42.3	44.6	45.2



### HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2028 Projection	4,973	44,646	77,810
2023 Estimate	4,697	41,873	73,359
Growth 2010-2023	0.3%	0.7%	0.6%
Growth 2023-2028	1.2%	1.3%	1.2%



### INCOME

	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$52,901	\$60,226	\$67,322
2024 Median Household Income	\$42,629	\$44,180	\$47,530



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