



# OFFERING MEMORANDUM

## AAA BUILDING - PORT RICHEY

10532 Devco Drive, Port Richey, FL 34668

PRESENTED BY

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# AAA

10532 Devco Drive, Port Richey, FL 34668

Sale Price: \$1,650,000

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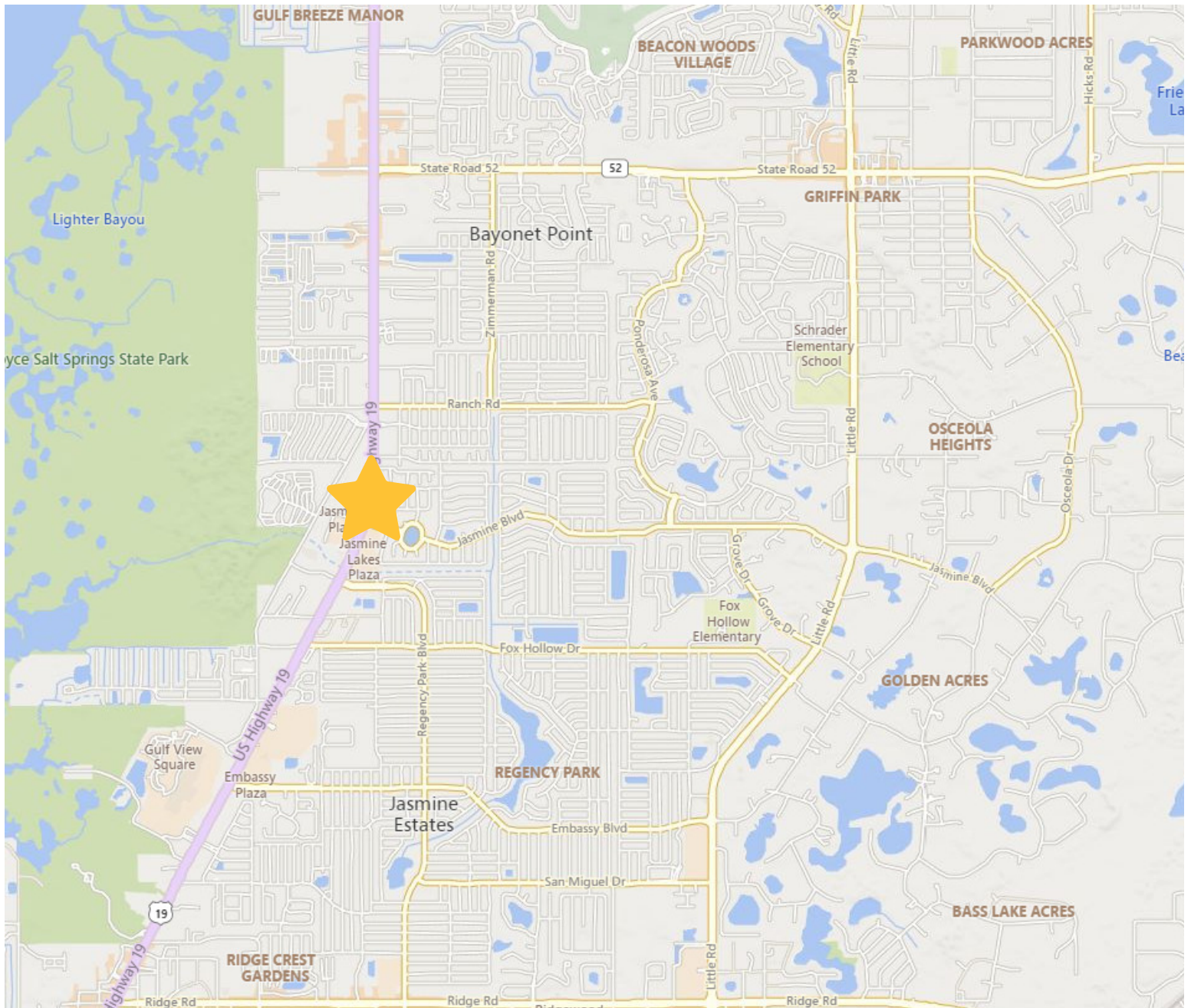
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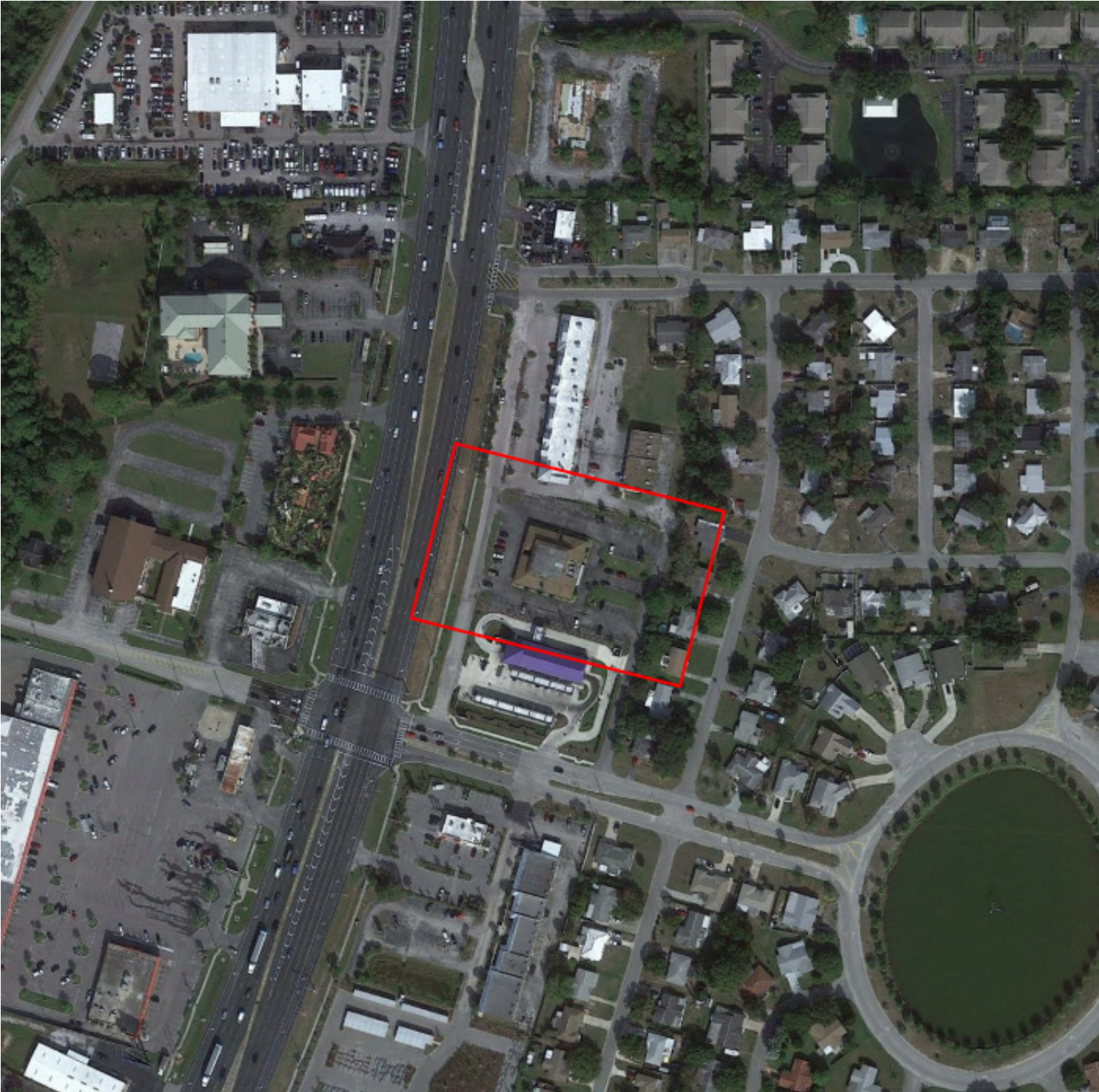
# EXECUTIVE SUMMARY

SITE ADDRESS	10532 Devco Drive, Port Richey, FL 34668
PARCEL NO. (APN)	15-25-16-0000-00300-0070
PROPERTY USE	COMMERCIALOFFICE BUILDING
LAND SIZE	1.56 ACRES
SUBDIVISION	U.S. 19
PARCEL DIMENSIONS	99± X 348± X 199± X 336±
#BUILDINGS/# STORIES	1 / 1
BUILDING SIZE	9,360 SF
CONSTRUCTION/ROOF	DRYWALL / ASPHALT OR COMPOSITION SHINGLE
PARKING	30±
YEAR BUILT	1974
TRAFFIC COUNT	55,000 AADT ON US HWY 19
FRONTAGE	207 FT ON US HWY 19
OPPORTUNITY ZONE	NO
ZONING	00C2
ASSESSED VALUE	\$1,161,366
TAXES & ASSESSMENTS	\$19,574
FEMA ZONE	X
LEGAL DESCRIPTION (FIRST 200 CHARACTERS)	COM SW COR OF NW1/4 TH N 20DG E 105FT TO NY BDY JSMN BLVD TH S 73DG E ALG BLVD 134FT TO MOST WY COR LOT 220 JSMN LK UNIT 1A TH N 16DG E ALG W BDY UNIT 1A 199FT FOR POB TH N73DG W335FT TO E R/W US 19 T[...]

# LOCATION OVERVIEW



# PARCEL OVERVIEW





# DEMOGRAPHICS

## KEY FACTS\*

115,704	52.1	2.2	\$45,954
Population	Median Age	Average Household Size	Median Household Income

## ANNUAL HOUSEHOLD SPENDING

	\$1,286 Apparel & Services
	\$4,301 Groceries
	\$2,220 Dining Out
	\$149 Entertainment
	\$5,003 Health Care

## BUSINESS & INCOME

4,247 Total Businesses	37,850 Total Employees
\$28,772 Per Capita Income	\$102,119 Median Net Worth

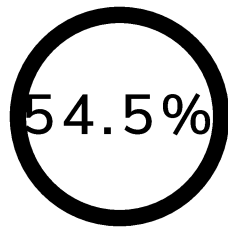
\*Demographics are based on a 10 mile radius from subject property.



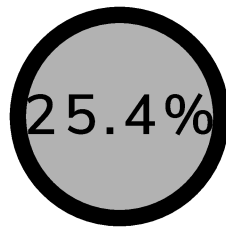
# DEMOGRAPHICS

## EMPLOYMENT

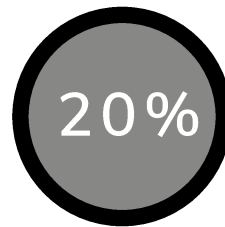
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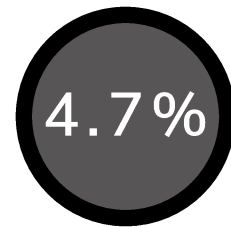
White Collar



Blue Collar



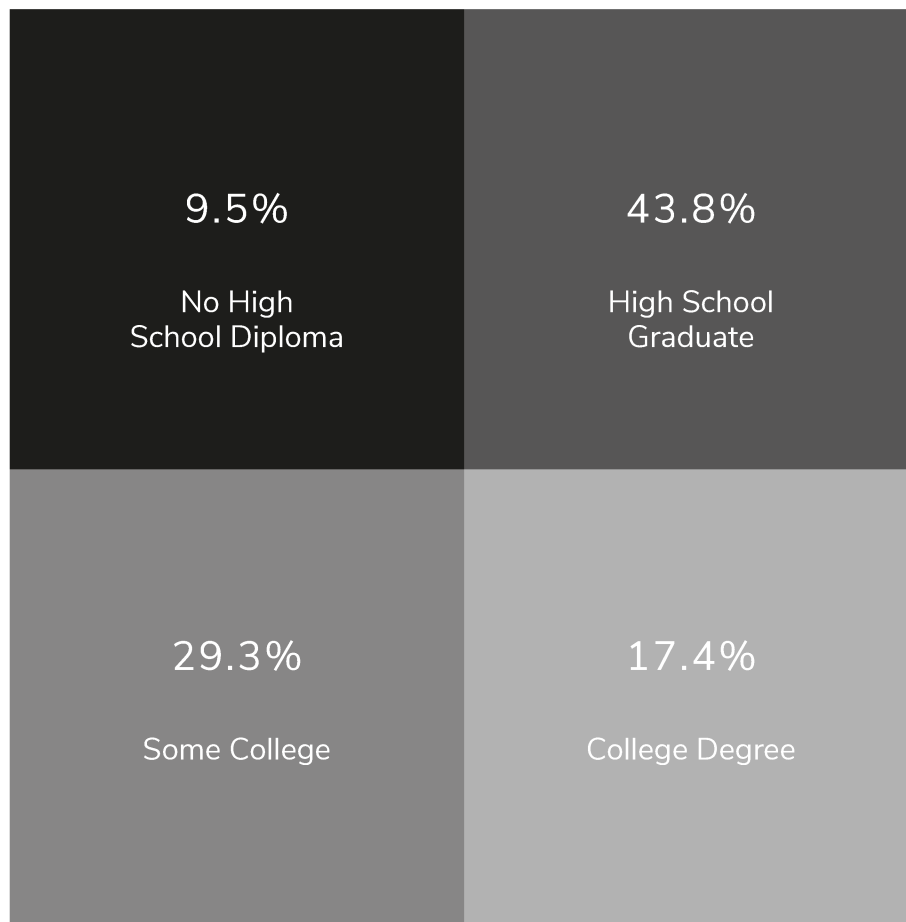
Services



Unemployment  
Rate

## EDUCATION

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## HOUSING

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\$190,877  
Median Home  
Value



59.1%  
Owner Occupied



28%  
Renter Occupied



1.9%  
Owner Occupied  
Growth Rate



99  
Affordability Index

# PROPERTY PHOTOS



# INTERIOR PHOTOS



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