

C3 Lot with Highway Frontage

.74+ Acre Parcel on High Traffic Roadway

8532 US-19, Port Richey, FL 34668



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- .74+ acres Zoned C3 on US-19
- 191+ feet of highway frontage
- Access via US-19 and Leo Kidd Ave.
- Just north of Ridge Rd. & US-19 intersection
- Dense commercial area near Walmart Supercenter
- Excellent exposure to 51,500 vehicles per day
- Sale Price: \$800,000



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Sales Associate

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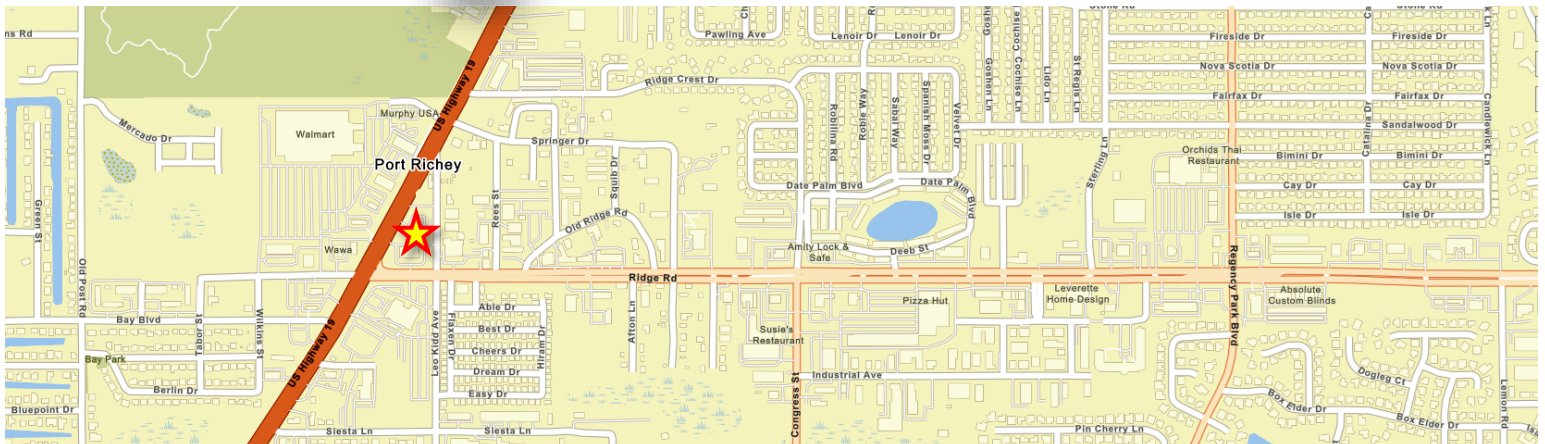
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DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS


128,316
Population



2.2
Average Household Size


50.2

Median Age

122,177
Daytime Population

ANNUAL HOUSEHOLD SPENDING


\$1,321
Apparel & Services



\$2,372
Eating Out



\$104
Computers


\$3,606
Groceries


\$4,374
Health Care


INCOME


\$42,282
Median Household Income


\$25,538
Per Capita Income



\$92,164
Median Net Worth

EMPLOYMENT


63%
White Collar


22%
Blue Collar


15%
Services


4.9%
Unemployment Rate

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