

*Shovel Ready Site!*

*Trinity Area*

3047 Alachua Place, New Port Richey, FL 34655



**CREBossLadies**  
DYER-CARBONELLI TEAM  
Commercial Real Estate Defined



## ***For Sale***

- Shovel Ready Site Permitted for 3,000+/- SF Office
- Plus 900+/- SF of Bonus Mezzanine Space
- Permits In Hand...Turn Dirt Tomorrow!!!
- Located Between:
  - Starkey Ranch w/ 5,000+ SF Homes in Development
  - Longleaf Community w/ 500+ SF Homes in Development
- Extraordinary Demographics
- Perfect for Professional Office Users
- Sale Price: \$300,000

**For More Information  
Contact:**

**RENEE' DYER, CCIM, ALC**

Executive Associate

(727) 460-4901

Renee@CREBossLadies.com

**JILL CARBONELLI, CCIM**

Sr. Broker Associate

(727) 639-5713

Jill@CREBossLadies.com

Ranked Top 5 Teams Globally - Berkshire Hathaway Commercial Division 2018-2023

**Teamwork | Integrity | Passion | Excellence**

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

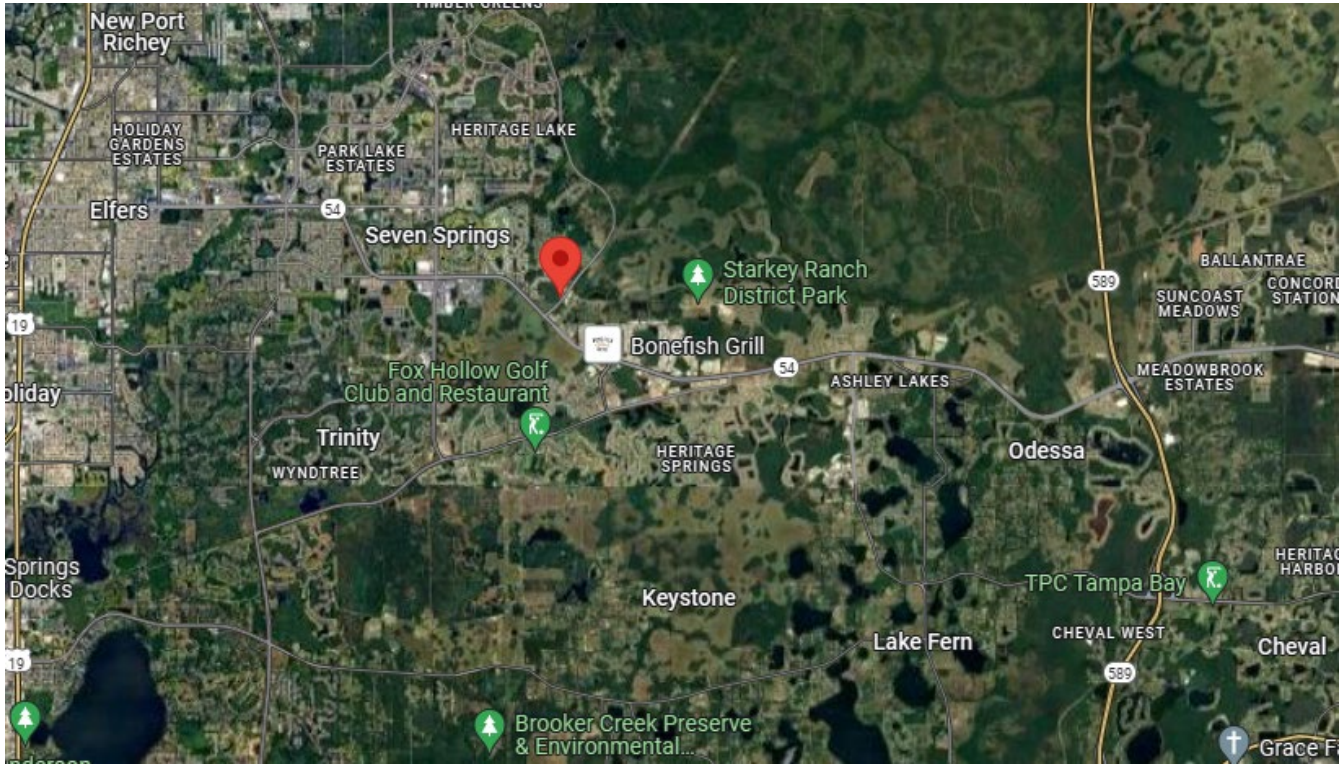
2300 4<sup>th</sup> Street N., St. Petersburg, FL 33704

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DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	4,983	48,168	99,028
Avg. HH Income	\$126,519	\$107,796	\$98,005
Median Age	43.1	50.1	49.6
Total Households	2,007	19,599	40,727

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	5,563	57,209	139,899
Avg. HH Income	\$119,613	\$104,143	\$88,544
Median Age	49.1	48.1	47.7
Total Households	2,397	23,186	57,905



**Renee' D. Dyer, CCIM, ALC**  
**Executive Associate**  
 (727) 460-4901  
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@Dyer\_Carbonelli\_BossLadies

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