

FOR LEASE

- ◆ 3,321 sf free-standing flex building available for immediate occupancy
- ◆ Located off US Hwy 19 in the city of New Port Richey
- ◆ Approx. 1,600 sf is retail/office space and the remaining 1,721 sf is warehouse
- ◆ 55' x 85' fenced lot for work vehicles, equipment, additional storage and more!
- ◆ Warehouse/workshop comes equipped w/ overhead door, 3-compartment sink with grease trap, industrial wall-mount exhaust fan, built-in work benches and tons of storage shelves - move your business right in!
- ◆ Accessible from both the north and south via a left-hand median turn bay with convenient ingress / egress
- ◆ Positioned just north of the recently revitalized Downtown New Port Richey with the Cotee River to the east and the Gulf of Mexico to the west
- ◆ Traffic counts in excess of 60,000 vehicles per day with US Hwy 19 frontage and a pylon sign with great visibility



Free-Standing Flex / Retail Building

5250 Avery Road

City of New Port Richey, FL 34652

Lease Price: \$15 psf Modified Gross

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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection



PROPERTY INFORMATION



Showroom / Office

Workshop / Warehouse



3,321 sf
Available

FENCED LOT



Demographics 5 miles



Population: 147,331



Median Age: 44.4



Average HH:
Income \$65,387

Pylon Sign - Visible from US 19!

