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

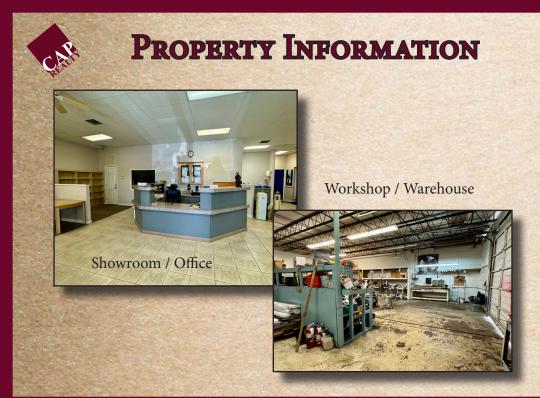
Lease Price: \$15 psf Modified Gross

Lisa IngramCommercial Associate
Cell: (727) 946-7973

Office: (727) 376-4900

Lingram@cap-realty.com www.cap-realty.com









Demographics 5 miles



Population: 147,331



Median Age: 44.4



Average HH: \$65,387

Income

