

FOR LEASE

- ◆ Two (2) 2,000 sf suites or 4,000 sf of contiguous retail space available October 1st
- ◆ Suites provide expansive floor plans with 10 ft ceilings, fresh paint, and one ADA compliant restroom each
- ◆ Site offers great fundamentals with over 200 ft of visible frontage, multiple points of ingress & egress, and fenced lot for employee vehicle parking and product delivery
- ◆ Property has experienced major exterior renovations including restriping & resealing of parking lot and new landscaping maintenance plan
- ◆ Prominent signage opportunities including stand alone pylon, light box building signage and large window signage
- ◆ Strategically located on the arterial US Highway 19 with traffic counts in excess of 65,000 vehicles per day and southbound access from Green Key road
- ◆ In close proximity to the Downtown New Port Richey District, Trouble Creek Road and Ridge Road - Major Retailers like Walmart, Sam's Club and Publix within 2.5 miles
- ◆ Schedule your tour today!



US Highway 19 Retail

6716 US Highway 19

New Port Richey, FL 34652

Lease Price: \$12.00 psf NNN

Eugene Ruiz
Commercial Associate

Cell: (813) 765-4274
Office: (727) 376-4900

Eruiz@cap-realty.com
www.cap-realty.com

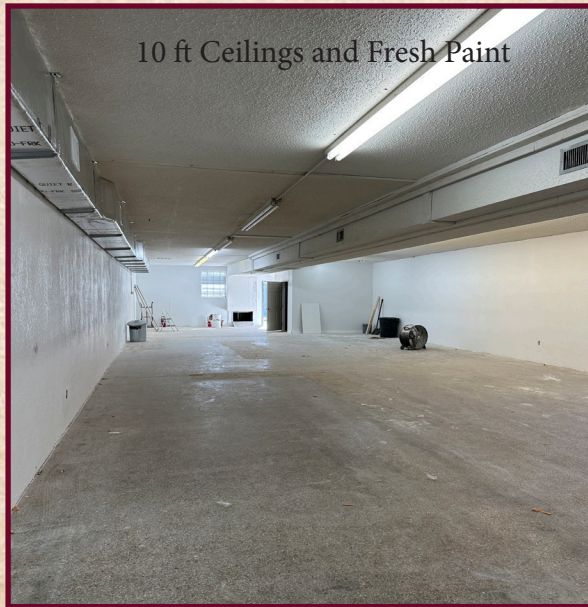


COMMERCIAL ASSET PARTNERS

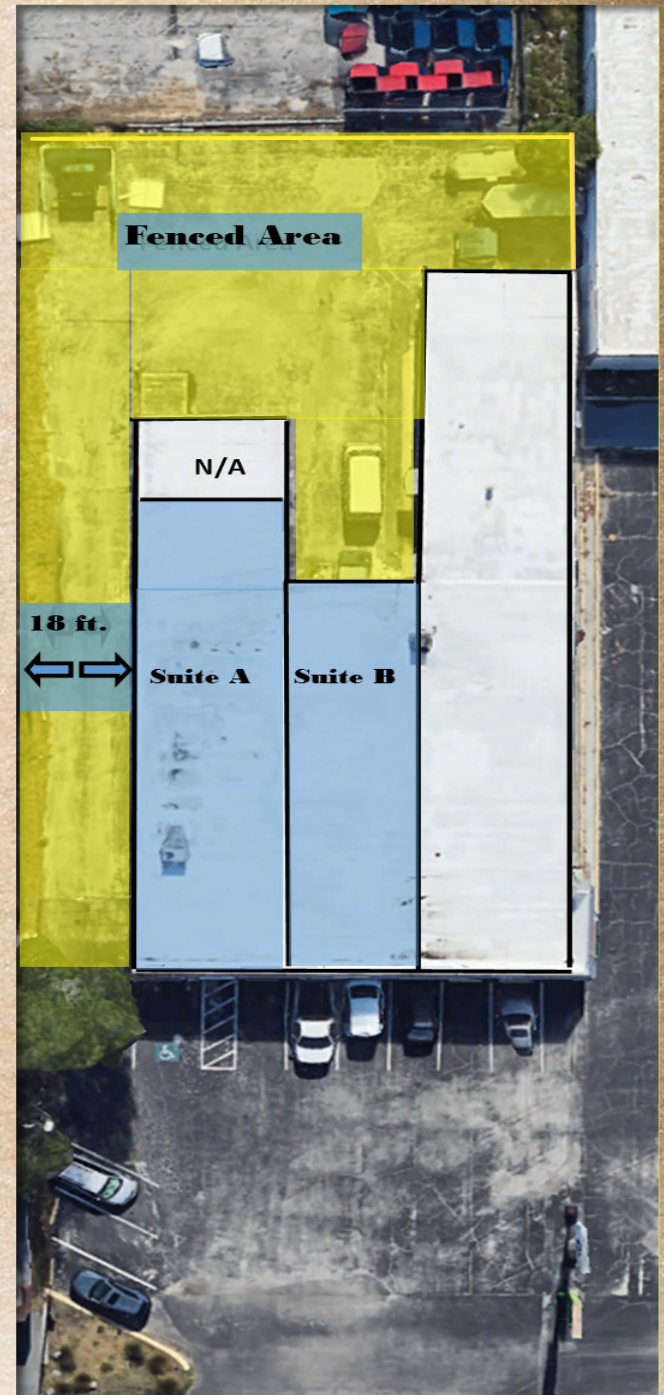
Sales & Leasing • Investment • Property Management • Site Selection



PROPERTY INFORMATION

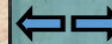


10 ft Ceilings and Fresh Paint



Fenced Area

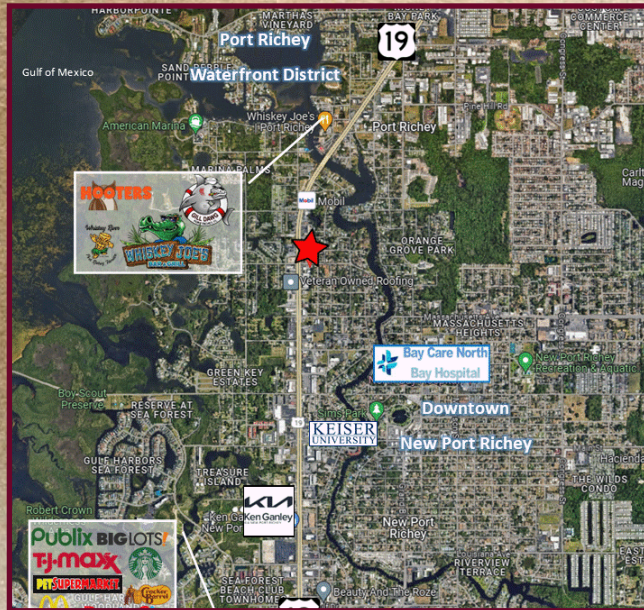
18 ft.



N/A

Suite A

Suite B



Demographics 5 miles



Population: 147,331



Median Age: 44.4



Average HH: Income \$65,387