

**FOR LEASE**

# ONE-OF-A-KIND OFFICE

7845 Grand Boulevard | Port Richey, FL 34668

<b>PROPERTY</b>	Office
<b>BUILDING SIZE</b>	+/- 1,000 SF
<b>LEASING RATE</b>	\$20/PSF



## PROPERTY HIGHLIGHTS

- > Second Floor Office Above Busy Restaurant
- > Highly Visible - NW Corner of Grand Boulevard and River Gulf Road
- > Close to US Highway 19
- > Large Entry Way and Open Office Area
- > Numerous Windows for Natural Lighting
- > Three Private Offices
- > Ample Parking

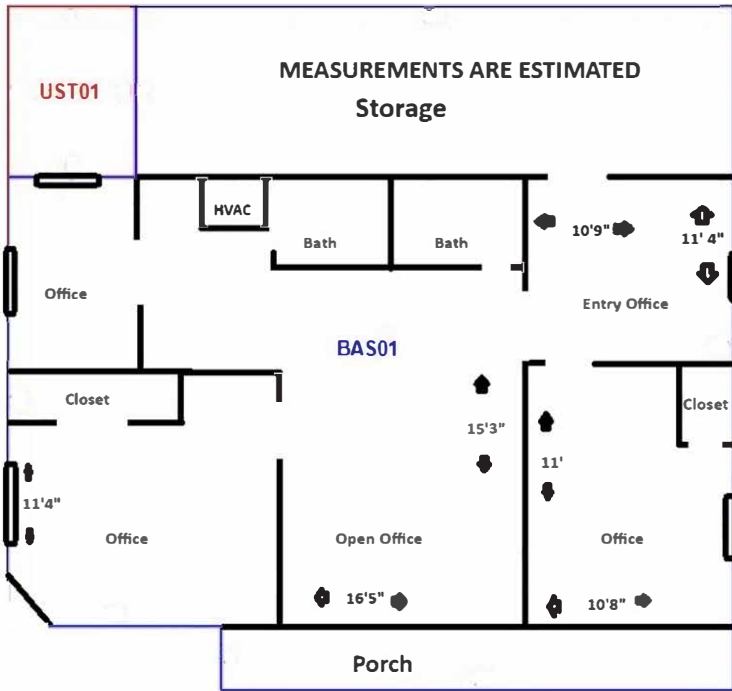


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## MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	8,667	78,775	176,608
2024 Estimate	7,203	65,558	147,129
Growth 2020-2024	2.4%	2.1%	1.9%
Growth 2024-2029	4.1%	4.0%	4.0%
Median Age	47.6	46.2	46.4



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,940	35,216	77,284
2024 Estimate	3,274	29,301	64,371
Growth 2020-2024	0.2%	0.6%	0.6%
Growth 2024-2029	4.1%	4.0%	4.0%



INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$68,250	\$58,553	\$60,104
2024 Median Household Income	\$44,394	\$43,427	\$45,656



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