

# CENTURY 21 COMMERCIAL.

LIST with BEGGINS



## 6740 Commerce Ave

6740 Commerce Ave  
Port Richey, FL 34668

Contact:

**Joe Brown**

**Commercial Specialist**

Phone : 8135038549

License: SL 3451679

Email : JoeBrown@c21be.com

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# TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER	2
PROPERTY DESCRIPTION	3
PROPERTY PHOTOS	4
LOCATION RISK ANALYSIS	8
AERIAL & LOCATION REPORT	22
RESUME/BIO	24

**CENTURY 21  
COMMERCIAL.**  
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## PROPERTY INFO:

### ANNUAL RENT:

\$66,000.00

### PROPERTY ADDRESS:

6740 COMMERCE AVE  
PORT RICHEY, FL 34668

### RENTABLE AREA

7,200 SQ. FT.

# 6740 COMMERCE AVE

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# PROPERTY OVERVIEW

Office & Flex Space with Warehouse Access – Port Richey, FL

Discover a versatile 7,200 square foot office space designed to meet a variety of business needs. Located in Port Richey, FL, this property offers 22 private offices, a welcoming foyer, and a dedicated waiting area, providing an ideal setup for professional teams and client-facing businesses. The property also includes a convenient kitchen area for breaks and refreshments, ensuring a comfortable and efficient workspace environment.

With direct access to an adjoining warehouse, the space is adaptable as either a traditional office or a flex workspace, particularly for businesses that require office and storage solutions in one location. This flexibility makes it well-suited for in

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# PROPERTY PHOTOS

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# 6740 COMMERCE AVE

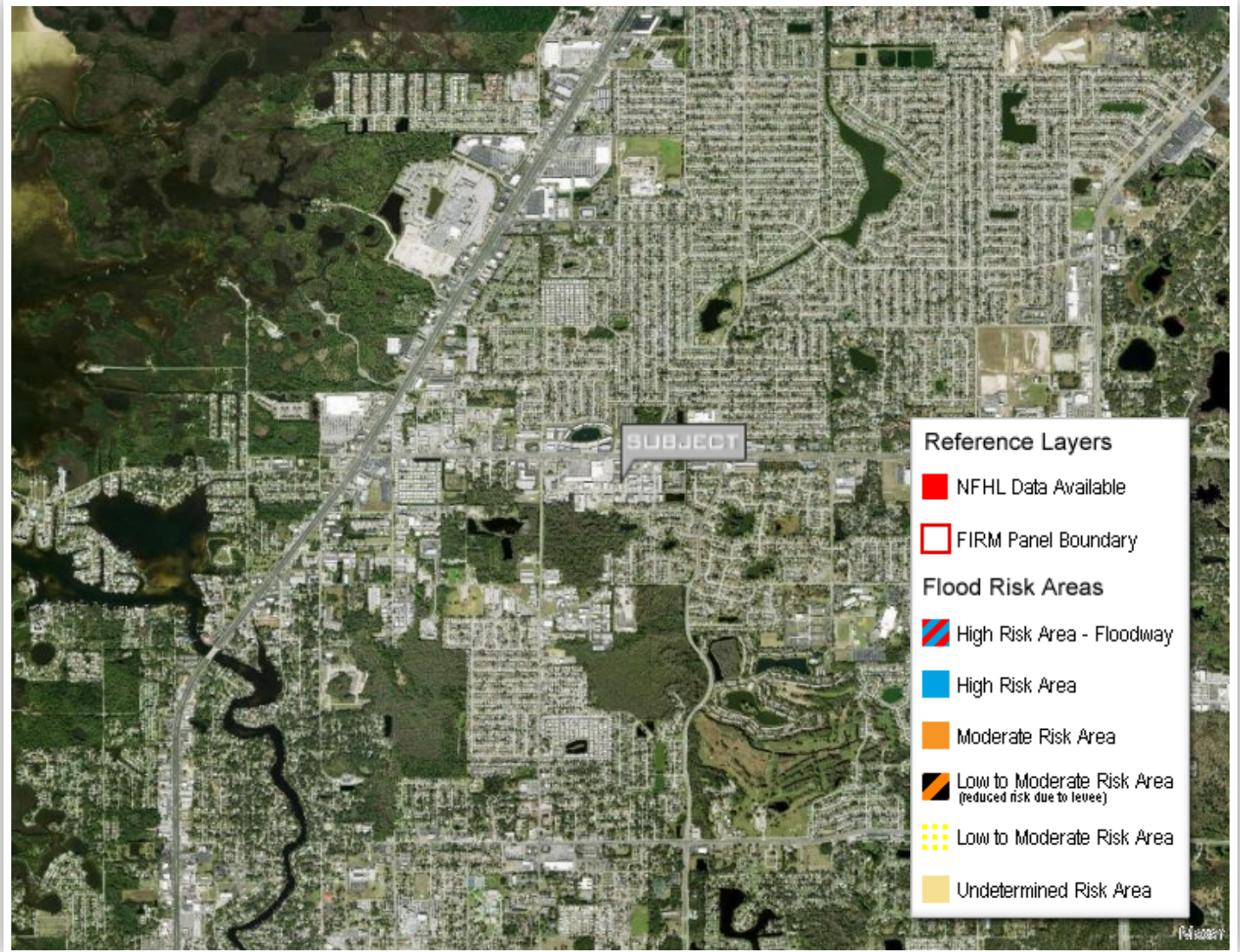
6740 Commerce Ave, Port Richey, FL, 34668

## LOCATION RISK ANALYSIS

**CENTURY 21  
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LIST with BEGGINS

Flood Risk Analysis  
FEMA Map Last Updated:1969-12-31



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Commercial Specialist

Century 21 LIST with BEGGINS  
Phone: 8135038549  
License: SL 3451679  
Email: JoeBrown@c21be.com  
www.JoeBrown-commercial.c21.com  
3628 Henderson Blvd, TAMPA FL 33609

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## Flood Hazard Designations

FEMA Map Last Updated: 1969-12-31

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

**Zone A:** Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AE and A1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AH:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AO:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

**Zone AR:** Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone A99:** Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone V:** Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone VE and V1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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Century 21 LIST with BEGGINS  
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www.JoeBrown-commercial.c21.com  
3628 Henderson Blvd, TAMPA FL 33609

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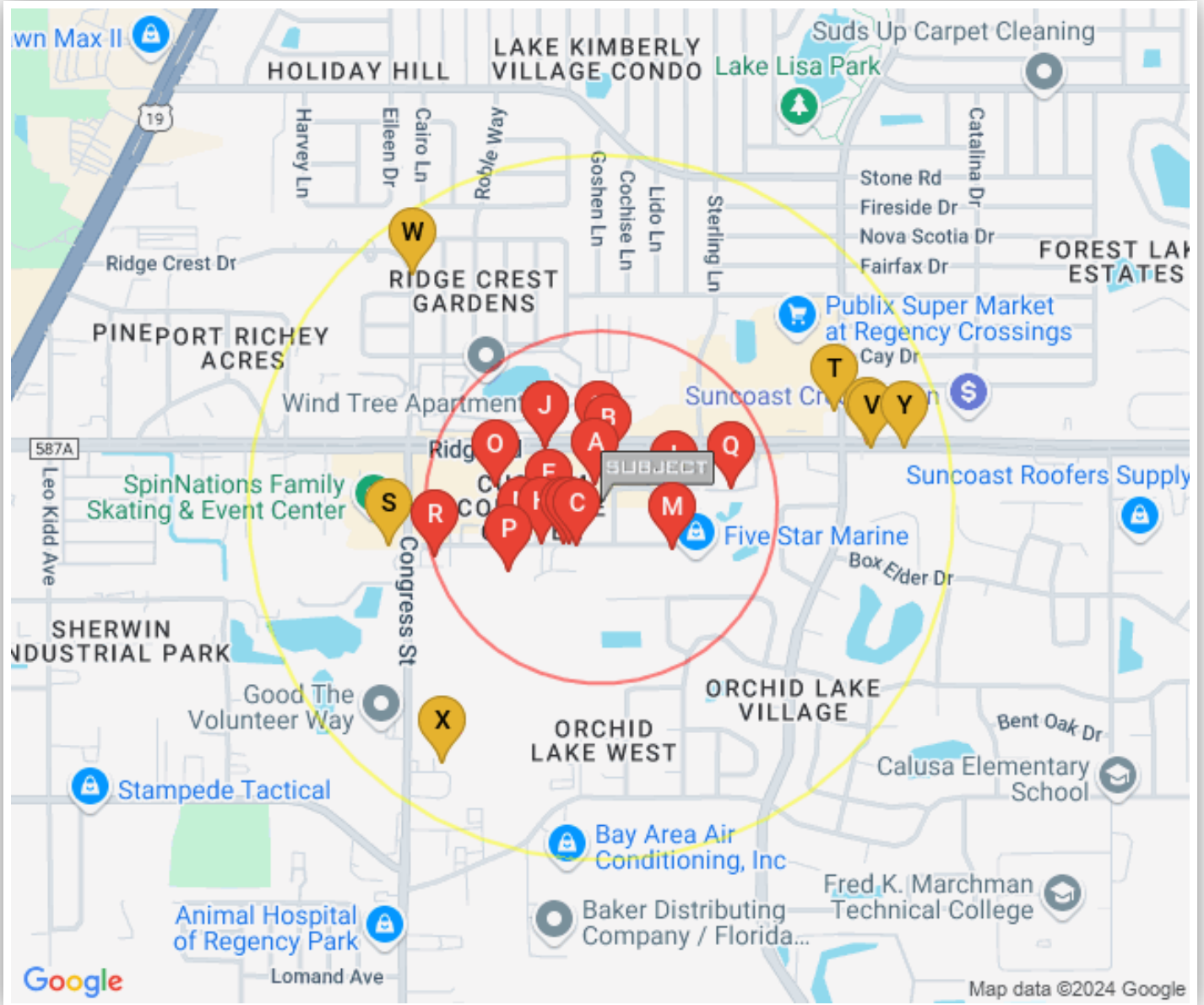
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## LOCATION RISK ANALYSIS

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### ENVIRONMENTAL RISK ANALYSIS



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Locations within 0.25 mile of Subject

**A VIRGO OPTICS**

Latest Update: 08-Aug-2010

Site Type: STATIONARY  
County: PASCO  
Country: UNITED STATES

Address: 6736 COMMERCE AVE  
Facility Detail Report: [110005273293](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		FAY WILLIAM	
UNSPECIFIED UNIVERSE	RCRAINFO		FAY WILLIAM	
STATE MASTER	FDM		FAY WILLIAM	
UNSPECIFIED UNIVERSE	RCRAINFO		FAY WILLIAM	

**B TWINSTAR**

Latest Update: 08-Aug-2010

Site Type: STATIONARY  
County: PASCO  
Country: UNITED STATES

Address: 6741 COMMERCE AVE  
Facility Detail Report: [110017873470](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		PETER THOMAS	
STATE MASTER	FDM		PETER THOMAS	
UNSPECIFIED UNIVERSE	RCRAINFO		PETER THOMAS	
STATE MASTER	FDM		PETER THOMAS	

**C VLOC INC**

Latest Update: 07-Oct-2016

Site Type: STATIONARY  
County: PASCO  
Country: UNITED STATES

Address: 6716 INDUSTRIAL AVE  
Facility Detail Report: [110017874022](#)



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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	ehs ert coordin	JIM HIRCOCK	
UNSPECIFIED UNIVERSE	RCRAINFO	environmental compliance specialist	JIM HIRCOCK	
UNSPECIFIED UNIVERSE	RCRAINFO	ehs ert co	JIM HIRCOCK	
STORM WATER INDUSTRIAL	NPDES	operations support np manager	BRUCK GLICK	
ICIS-NPDES NON-MAJOR	NPDES	operations support np manager	BRUCK GLICK	

**D II-VI AEROSPACE & DEFENCE**

Latest Update:

**Site Type:** STATIONARY  
**County:** PASCO  
**Country:**

**Address:** 6716 INDUSTRIAL AVE  
**Facility Detail Report:** 110070545988

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	facilities engineer	JUSTIN TEEPLE	
STORM WATER INDUSTRIAL	NPDES	facilities engineer	JUSTIN TEEPLE	

**E AMERICAN FIBERGLASS POOLS INC**

Latest Update: 29-Jul-2013

**Site Type:** STATIONARY  
**County:** PASCO  
**Country:** UNITED STATES

**Address:** 6651 INDUSTRIAL AVE SUITE B  
**Facility Detail Report:** 110012581697



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**LOCATION RISK ANALYSIS**

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	plant ma	ROBERT MATTHIES	
STATE MASTER	FDM		ROBERT DONALDSON	
STATE MASTER	FDM		ROBERT DONALDSON	
UNSPECIFIED UNIVERSE	RCRAINFO	plant manager	ROBERT MATTHIES	
STATE MASTER	FDM	plant manager	ROBERT MATTHIES	

**F RC RENTAL LLC**

Latest Update: 05-Mar-2013

Site Type: STATIONARY  
 County: PASCO  
 Country: UNITED STATES

Address: 6702 INDUSTRIAL AVE  
 Facility Detail Report: [110025348229](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		RICK PERRY	
STATE MASTER	FDM		RICK PERRY	

**G PINCH A PENNY #13**

Latest Update:

Site Type: STATIONARY  
 County: PASCO  
 Country: UNITED STATES

Address: 6726 RIDGE RD  
 Facility Detail Report: [110038257338](#)

Interest Type	Source	Contact Role	Contact Name	Phone
PESTICIDE PRODUCER	SSTS	director of legal affairs	<a href="#">KAREN S. MCLEAD</a>	
PESTICIDE PRODUCER	SSTS	director of legal affairs	<a href="#">KAREN S. MCLEAD</a>	



Joe Brown  
Commercial Specialist

Century 21 LIST with BEGGINS  
 Phone: 8135038549  
 License: SL 3451679  
 Email: [JoeBrown@c21be.com](mailto:JoeBrown@c21be.com)  
[www.JoeBrown-commercial.c21.com](http://www.JoeBrown-commercial.c21.com)  
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**H** GLOBAL GLASS POOLS, INC.

Latest Update: 01-Jun-2017

Site Type: STATIONARY  
County: PASCO  
Country: UNITED STATES

Address: 6651 INDUSTRIAL AVE  
Facility Detail Report: 110028258089

Interest Type	Source	Contact Role	Contact Name	Phone
AIR SYNTHETIC MINOR	AIRSAFS			
AIR SYNTHETIC MINOR	AIR			
AIR SYNTHETIC MINOR	EIS			

**I** BAY PLATING

Latest Update: 08-Aug-2010

Site Type: STATIONARY  
County: PASCO  
Country: UNITED STATES

Address: 8403 REDMAC  
Facility Detail Report: 110008313823

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	non notifier	NON NOTIFIER	
STATE MASTER	FDM		NON NOTIFIER	
STATE MASTER	FDM		NON NOTIFIER	

**J** RIDGE ROAD LAUNDRY & DRYCLEANERS

Latest Update: 28-Mar-2014

Site Type: STATIONARY  
County: PASCO  
Country: UNITED STATES

Address: 6642 RIDGE RD  
Facility Detail Report: 110035752664



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## LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		GERALD M CURLEY	
OTHER HAZARDOUS WASTE ACTIVITIES	RCRAINFO	owner	GERALD M CURLEY	
OTHER HAZARDOUS WASTE ACTIVITIES	RCRAINFO		GERALD M CURLEY	
STATE MASTER	FDM		GERALD M CURLEY	

### CUSTOM COMMERCE

Latest Update: 09-Jan-2015

**Site Type:** STATIONARY  
**County:** PASCO  
**Country:** UNITED STATES

**Address:** 6642 RIDGE ROAD  
**Facility Detail Report:** [110038657502](#)

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIRSAFS			
AIR MINOR	AIR			

### FLORIDA DSCP SITE ID #519500743

Latest Update: 17-Oct-2017

**Site Type:** STATIONARY  
**County:** PASCO  
**Country:** UNITED STATES

**Address:** 6642 RIDGE RD  
**Facility Detail Report:** [110069281128](#)



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LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	proj mgr	BRANDIE STRINGER	
UNSPECIFIED UNIVERSE	RCRAINFO	proj mgr	BRANDIE STRINGER	


**UNITED PARCEL SERVICE INC**

Latest Update: 07-Oct-2016

Site Type: STATIONARY  
 County: PASCO  
 Country: UNITED STATES

Address: 6834 INDUSTRIAL AVE  
 Facility Detail Report: [110006779405](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	district manager	BILL SMITH	
STATE MASTER	FDM		DON GATELY	
STORM WATER INDUSTRIAL	NPDES	facility contact	NATALIE LEWIS	
UNSPECIFIED UNIVERSE	RCRAINFO	pe	RODNEY STOELING	
STATE MASTER	FDM	pe supv	RODNEY STOELING	
STATE MASTER	FDM	district manager	BILL SMITH	
ICIS-NPDES NON-MAJOR	NPDES	facility contact	NATALIE LEWIS	
STATE MASTER	FDM	pe supv	RODNEY STOELING	
UNSPECIFIED UNIVERSE	RCRAINFO	pe supv	RODNEY STOELING	
STATE MASTER	FDM		DON GATELY	


**AAA ELECTRICAL CONTRACTORS INC**

Latest Update: 28-Oct-2014

Site Type: STATIONARY  
 County: PASCO  
 Country: UNITED STATES

Address: 6636 INDUSTRIAL AVE  
 Facility Detail Report: [110037323606](#)



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STATE MASTER	FDM		JOSHUA CROY	
STATE MASTER	FDM	president	DENNIS BROWN	
STATE MASTER	FDM		DENNIS BROWN	
STATE MASTER	FDM		JOSHUA CROY	
STATE MASTER	FDM	president	DENNIS BROWN	
STATE MASTER	FDM		DENNIS BROWN	

 **LONGLEAF CLEANERS II LLC**

Latest Update: 09-Jan-2015

**Site Type:** STATIONARY  
**County:** PASCO  
**Country:** UNITED STATES

**Address:** 6608 RIDGE ROAD  
**Facility Detail Report:** [110001750169](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	pres	MARIO OLMINO	
UNSPECIFIED UNIVERSE	RCRAINFO	pres	MARIO OLMINO	
UNSPECIFIED UNIVERSE	RCRAINFO		MARIO OLMINO	

 **WIDELL INDUSTRIES INC**

Latest Update: 28-Oct-2014

**Site Type:** STATIONARY  
**County:** PASCO  
**Country:** UNITED STATES

**Address:** 6622 INDUSTRIAL AVE  
**Facility Detail Report:** [110002557983](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		FRANK JASSMANN	
UNSPECIFIED UNIVERSE	RCRAINFO		FRANK JASSMANN	
STATE MASTER	FDM		FRANK JASSMANN	
STATE MASTER	FDM		FRANK JASSMANN	



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**Q JOURNET PLACE SENIOR APARTMENTS**

Latest Update:

Site Type: STATIONARY Address: 8356 JOURNET BLVD  
 County: PASCO COUNTY Facility Detail Report: 110070011920  
 Country:

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	facility contact	BRIAN PARENT	

**R ECONOMY AUTO SERVICE**

Latest Update: 08-Aug-2010

Site Type: STATIONARY Address: 8310 CONGRESS ST  
 County: PASCO Facility Detail Report: 110002546898  
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
SQG	RCRAINFO		CALVIN A CROSBY	
STATE MASTER	FDM		CALVIN A CROSBY	
STATE MASTER	FDM		CALVIN A CROSBY	
SQG	RCRAINFO		CALVIN A CROSBY	

Locations within 0.50 mile of Subject

**S CAR WORLD & TRUCK CENTER INC**

Latest Update: 08-Aug-2010

Site Type: STATIONARY Address: 8315 CONGRESS ST  
 County: PASCO Facility Detail Report: 110013370672  
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		MICHAEL SERRA	
STATE MASTER	FDM		MICHAEL SERRA	
UNSPECIFIED UNIVERSE	RCRAINFO		MICHAEL SERRA	
UNSPECIFIED UNIVERSE	RCRAINFO		MICHAEL SERRA	



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**T THE PANTRY INC #117**

Latest Update: 28-Jan-2011

Site Type: STATIONARY  
County: PASCO  
Country: UNITED STATES

Address: 8507 REGENCY PK  
Facility Detail Report: [110007444319](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	env spec	ROBERT ARENBURGH	
UNSPECIFIED UNIVERSE	RCRAINFO	environmental director	BRENT PUZAK	
STATE MASTER	FDM	env spec	ROBERT ARENBURGH	
UNSPECIFIED UNIVERSE	RCRAINFO	environmental director	BRENT PUZAK	

**U CVS PHARMACY #5660**

Latest Update: 17-Oct-2017

Site Type: STATIONARY  
County: PASCO  
Country: UNITED STATES

Address: 7120 RIDGE RD  
Facility Detail Report: [110046230985](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	cvs corporate env mgr	WENDY L BRANT	

**V STAR ENTERPRISE**

Latest Update: 08-Aug-2010

Site Type: STATIONARY  
County: PASCO  
Country: UNITED STATES

Address: 7120 RIDGE RD  
Facility Detail Report: [110007436701](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		DUYET HOANG	
STATE MASTER	FDM	owner	ANTHONY DILISIO	



Joe Brown  
Commercial Specialist

Century 21 LIST with BEGGINS  
Phone: 8135038549  
License: SL 3451679  
Email: JoeBrown@c21be.com  
www.JoeBrown-commercial.c21.com  
3628 Henderson Blvd, TAMPA FL 33609



**W AFF HOUSING - CONGRESS STREET**

Latest Update:

Site Type: BROWNFIELDS SITE      Address: 8720 CONGRESS STREET  
 County: PASCO      Facility Detail Report: 110059657713  
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
BROWNFIELDS PROPERTY	ACRES			

**X GULF COAST UNIVERSAL COATING & FINISHING COMANY**

Latest Update: 28-Mar-2014

Site Type: STATIONARY      Address: 8022 CONGRESS ST # 2  
 County: PASCO      Facility Detail Report: 110005650768  
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		DALE RAFORTH	
UNSPECIFIED UNIVERSE	RCRAINFO		DALE RAFORTH	
STATE MASTER	FDM		DALE RAFORTH	
UNSPECIFIED UNIVERSE	RCRAINFO		DALE RAFORTH	

**Y STORE N SAVE MINI STORAGE**

Latest Update: 28-Mar-2014

Site Type: STATIONARY      Address: 7140 RIDGE RD  
 County: PASCO      Facility Detail Report: 110035756875  
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
OTHER HAZARDOUS WASTE ACTIVITIES	RCRAINFO		DANIEL H FOREIT	
STATE MASTER	FDM		DANIEL H FOREIT	
OTHER HAZARDOUS WASTE ACTIVITIES	RCRAINFO		DANIEL H FOREIT	



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Commercial Specialist

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## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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**Joe Brown**  
Commercial Specialist

Century 21 LIST with BEGGINS  
Phone: 8135038549  
License: SL 3451679  
Email: JoeBrown@c21be.com  
www.JoeBrown-commercial.c21.com  
3628 Henderson Blvd, TAMPA FL 33609

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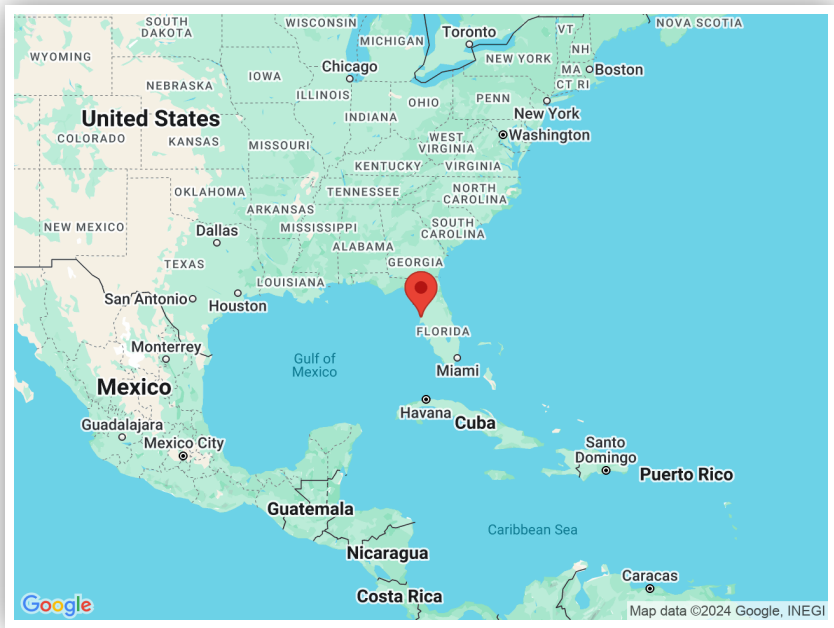
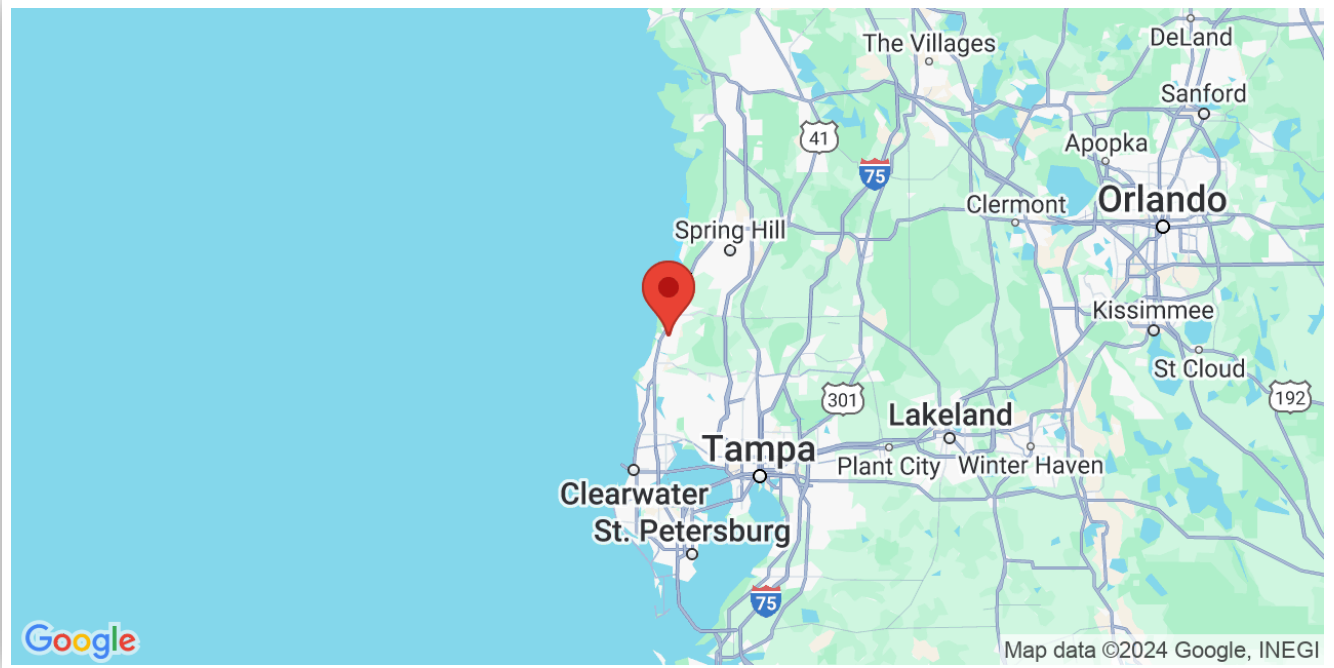
# 6740 COMMERCE AVE

6740 Commerce Ave, Port richey, FL, 34668

## AREA LOCATION MAP

# 6740 Commerce Ave

## 6740 Commerce Ave, Port richey, FL, 34668



**Joe Brown**  
Commercial Specialist

Century 21 LIST with BEGGINS  
Phone: 8135038549  
License: SL 3451679  
Email: JoeBrown@c21be.com  
www.JoeBrown-commercial.c21.com  
3628 Henderson Blvd, TAMPA FL 33609

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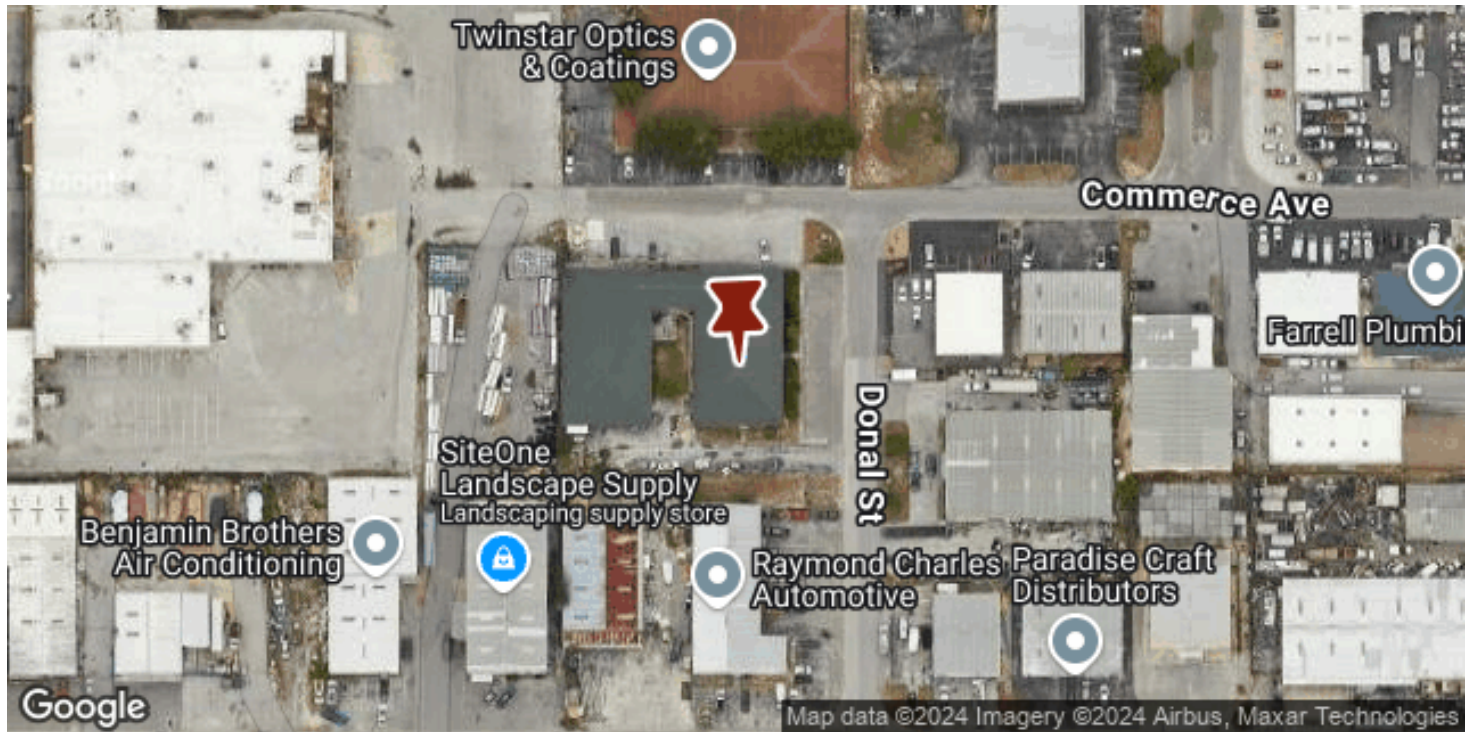


**6740 COMMERCE AVE**

6740 Commerce Ave, Port richey, FL, 34668

AERIAL ANNOTATION MAP

**6740 Commerce Ave**  
6740 Commerce Ave, Port richey, FL, 34668



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Century 21 LIST with BEGGINS  
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3628 Henderson Blvd, TAMPA FL 33609

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# Joe Brown

3628 Henderson Blvd. 813-503-8549  
Tampa 33609 [joebrown@c21be.com](mailto:joebrown@c21be.com)  
JoeBrown-Commercial.c21.com

## Memberships

Agent with  
Century 21 LIST  
with BEGGINS

Member of NAR

Commercial  
Specialist with  
Century 21

Candidate  
pursuing the  
CCIM  
Designation

Member ICSC

Member South  
Tampa Chamber  
of Commerce

Director of Adult  
Faith Formation  
at St. Patrick  
Catholic Church

## Education

Ed.D. (Dec. 2006) Educational Leadership USF, Tampa  
M.Ed. (1992) Educational Leadership USF, Tampa  
M.A. (1986) Counselor Education, USF Tampa  
B.A. (1982) Philosophy St. John Vianney College, Miami

I'm a seasoned commercial real estate agent with 35+ years of experience in education and real estate. I thrive on assisting businesses discover their ideal commercial spaces. My strengths lie in market expertise, relationship-building, and top-notch customer service. I bring immense value to any team and consistently go above and beyond to deliver exceptional results.

I spent 19 years as a successful middle school principal, driving academic excellence. After retiring from education in 2019, I swiftly excelled in real estate. My reputation stems from honesty, hard work, skilled negotiation, and unwavering dedication to securing optimal deals.

A member of the National Association of Realtors and designated as a Commercial Specialist by Century 21. I am also a candidate pursuing the CCIM Designation.

As a passionate advocate for business success, I firmly believe that the right commercial space can be a catalyst for growth and productivity. My unwavering commitment is to assist businesses in finding their ideal space tailored to their unique requirements, and I continuously stay up-to-date with the latest news and trends in order to better serve my clients.

If you're a business owner seeking a dedicated commercial real estate agent, it would be my privilege to assist you. With my extensive experience, in-depth knowledge, and steadfast dedication, I am equipped to help you discover the perfect space that aligns with your business goals.

# CENTURY 21 LIST WITH BEGGINS

*JOE BROWN, COMMERCIAL SPECIALIST*



## **Joe Brown, Commercial Specialist**

*Phone: 8135038549*

*Email: JoeBrown@c21be.com*

*License: SL 3451679*



8135038549



JoeBrown@c21be.com



3628 Henderson Blvd  
TAMPA, FL, 33609, United States

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