

FOR SALE

- 2.5 Acres Fully Improved Pad Site Zoned C-1 (Neighborhood Commercial District) Includes Office/Medical and Retail
- Excellent visibility and access - located at a signalized intersection
- Less than 1/2 mile south to SR 54
- Adjacent to John Hopkins All Children's Outpatient Care Clinic
- Traffic Counts in Excess of 25,000 vehicles per day
- Ideally Situated Between 2 major hospitals:*2.9 miles to Medical Center of Trinity*3.7 miles to Bay Care North Bay Hospital
- Beautiful setting and surrounded by an established residential community
- Parcel could potentially be divided

4441 Rowan Road | New Port Richey, FL 34653

Sale Price | \$1,500,000.00 | Available Immediately

Summer Lakes Land

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Summer Lakes Land

PROPERTY SPECIFICATIONS

Land Size: 2.5 Acres
Dimensions: 360' frontage on Rowan Road
Parcel ID#: 15-26-16-0000-00100-0070
Zoning: C-1 Neighborhood Commercial District
Utilities: Water and Sewer/ Pasco County,
Suitable Uses: Retail or Office/Medical
Access: Right in-right out access from N &
traffic light provides access from N & S



DEMOGRAPHICS

5 mile radius

Population 165,448

% Growth 2.1

Average HH Income \$65,387.00

Median Age 45.7



LOCATION FEATURES

www.cap-realty.com

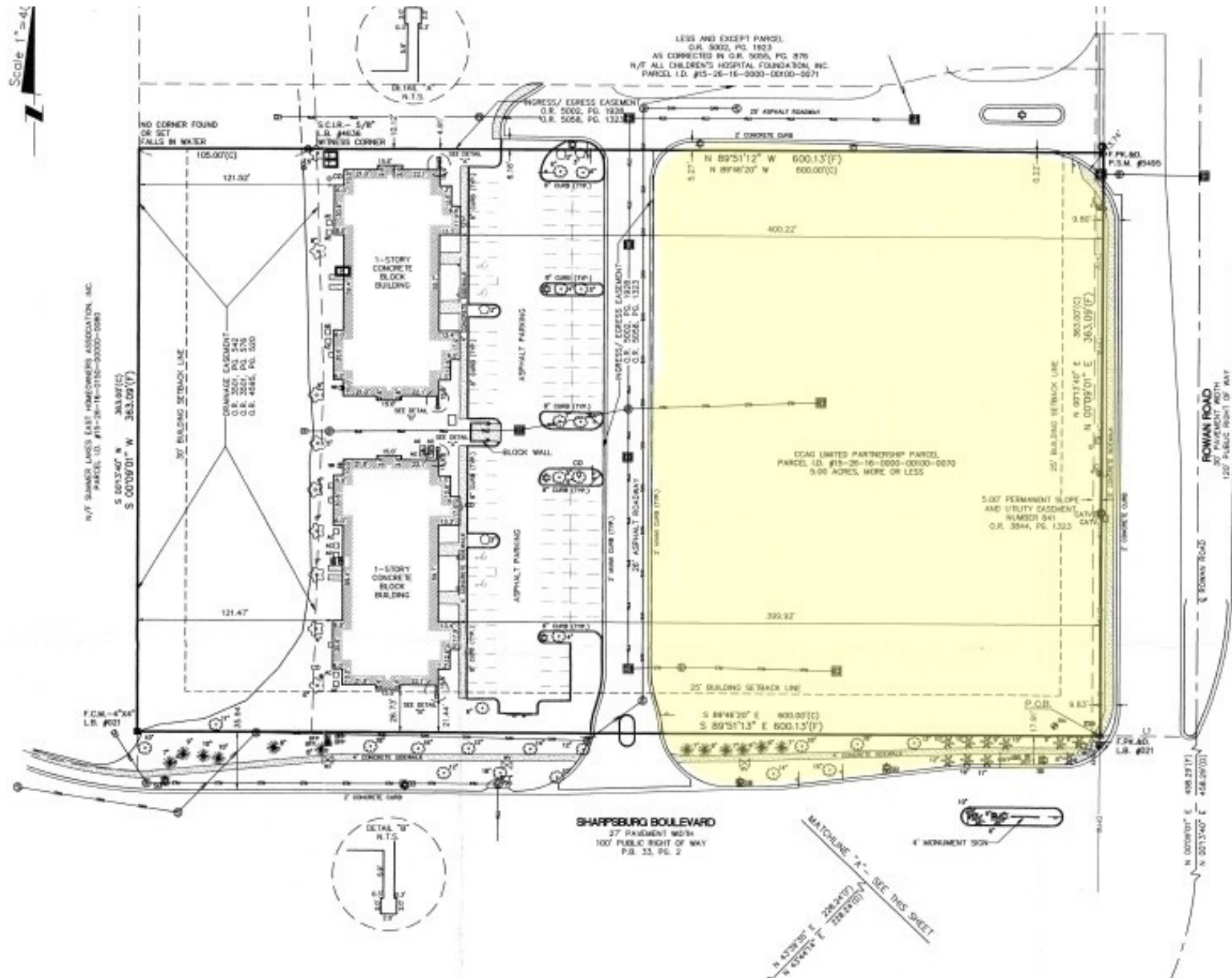
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This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



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SITE PLAN

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