

# MIXED USE C2 ON 2.16± AC | 3,960± SF

Owner/User or Income Producing Investment

*9747 US Hwy 19, Port Richey, FL 34668*

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



## FOR SALE

- 2.16± Acres Total
- 3,960± SF Service Shop w/ 6 Drive-in Bays
- 1.8± Acres Vacant C2 Land
- Access From US 19 & Scenic Drive
- Signage
- Great location with 235± ft Frontage on US Highway 19
- Sale Price: \$1,249,900



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Awarded #2 Producing Berkshire Hathaway Commercial Real Estate Company 2019

**Teamwork | Integrity | Passion | Excellence**

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Welcome to the ultimate commercial property! This 2.16± acres of mixed-use commercial property includes a 3,960± square foot service shop with 6 drive-in bays on a 0.36± acre parcel, and an additional 1.8± acres MOL of C2 vacant land.

The property includes deeded entrances from US Hwy 19 and Scenic Drive, providing excellent visibility on a major commuter highway.

With flexible tenancy and development options, this property is perfect for any business or investor looking to establish a presence in a high-traffic area. The location is truly unbeatable, with a traffic count of 55,000 AADT on US Hwy 19.

## AREA DEMOGRAPHICS (3 MILE RADIUS)

### KEY FACTS

62,511

Population

47.5

Median Age

27,104

Households

\$34,704

Median Disposable Income

2,125

Total Businesses

17,707

Total Employees

### ANNUAL HOUSEHOLD SPENDING



\$1,204

Apparel & Services



\$94

Computers & Hardware



\$2,155

Eating Out



\$3,302

Groceries



\$4,015

Health Care

### INCOME



\$39,905

Median Household Income



\$22,716

Per Capita Income



\$74,952

Median Net Worth

### EMPLOYMENT



60%

White Collar



24%

Blue Collar



16%

Services

5.4%

Unemployment Rate

\*Officer of Seller is related to Real Estate Listing Agent

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