

New Office Space Just Listed For Lease

7671 Cita Lane, New Port Richey, FL 34653



JILL CARBONELLI, CCIM
• COMMERCIAL REAL ESTATE •



For Lease Nicely Maintained Office

- Short Term Lease Available
- Up to 36 Months Available
- 1,260± SF Total with 5 Offices, Reception & Storage
- Central Location Off SR 54, East of Rowan Rd, New Port Richey
- Parking: 2-3 Spaces with Overflow Parking Available
- New Planked Flooring Throughout
- For Lease: \$2,379.30/Month – No Tax or Pass-Thru Expenses

For More Information Contact:

Jill Carbonelli, CCIM

Sr. Broker Associate

727-639-5713

Jill@CarbonelliCRE.com

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

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This nicely maintained 2009 built office centrally located in Mill Pond Professional Office Park, off SR 54, east of Rowan Rd, New Port Richey. The available office space is 1,260± SF and offers 5 offices, reception area & storage. There are 2-3 spaces plus overflow parking available first come, first serve. A sublease is available with minimum 8 months and can be extended to a 36-month lease as well with present Landlord. New flooring installed in the past 2 years.

Monthly lease is \$2,379.30/month. Landlord pays all operating expenses with exception of electric, which is the Tenant's responsibility.

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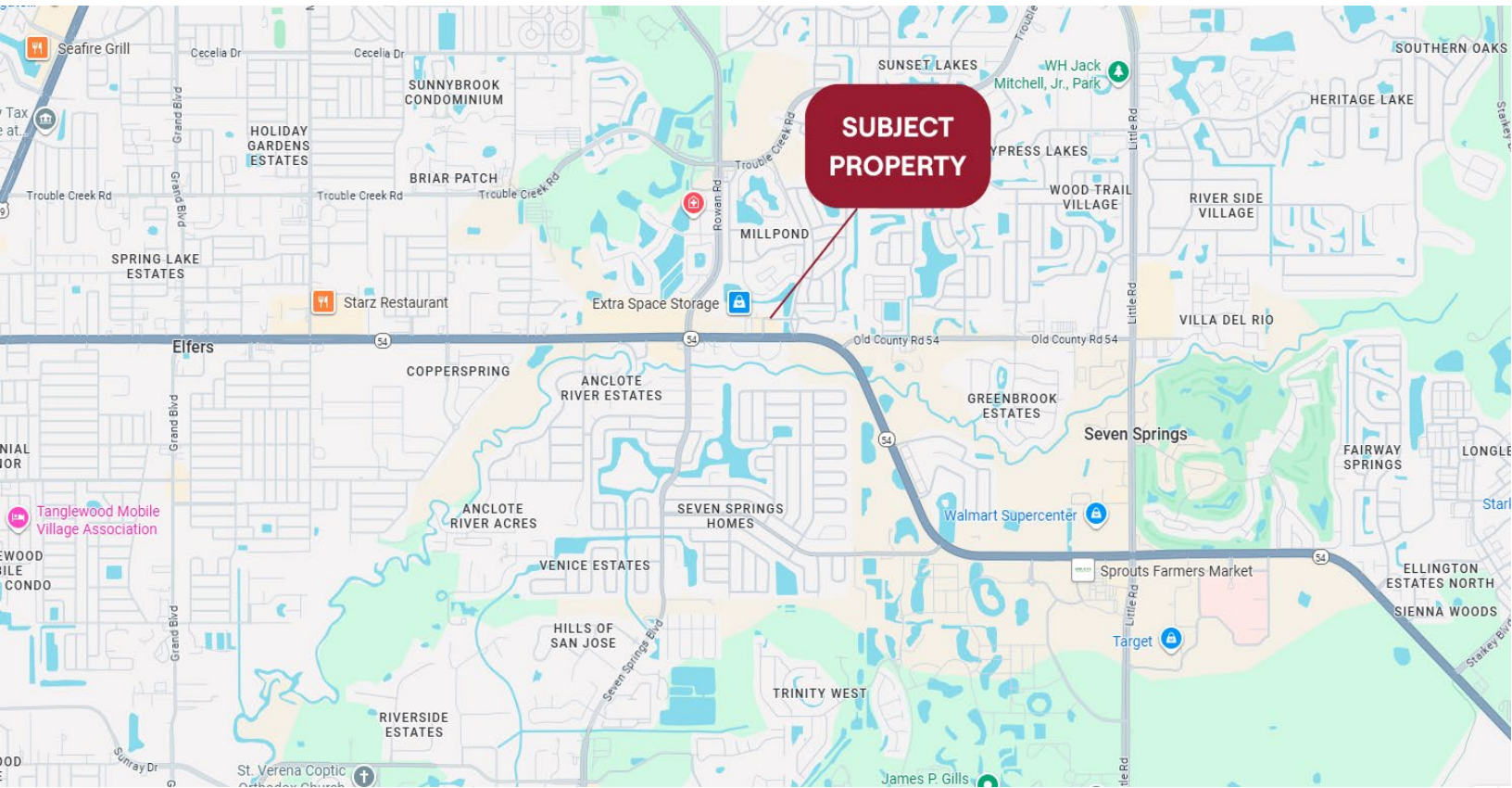
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DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	11,185	75,687	161,775
Avg. HH Income	\$79,874	\$86,639	\$89,600
Median Age	42.4	47.6	47.6
Total Households	4,463	32,884	70,947

DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	19,714	101,744	197,147
Avg. HH Income	\$81,757	\$87,770	\$89,401
Median Age	43.3	47	46.7
Total Households	8,218	41,034	79,098



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