

MULTI-TENANT RETAIL BUILDING FOR SALE OR LEASE

4206-4238 St. Lawrence Drive, New Port Richey, FL 34653

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



Property Information

- 9,000 SF Retail Building | Up to 4,500 SF Available For Lease
- 45+ Parking Spaces; 5/1,000
- 200+ Feet of Frontage on St. Lawrence Drive
- Zoning: Commercial | Future Land Use: ROR
- Concrete Block Construction, Recent Interior/Exterior Upgrades
- 2022 New TPO Roof
- Two New A/C Units
- Ability to Place Signage on Little Road
- For Sale: \$1,995,000 | For Lease: \$21.00 NNN

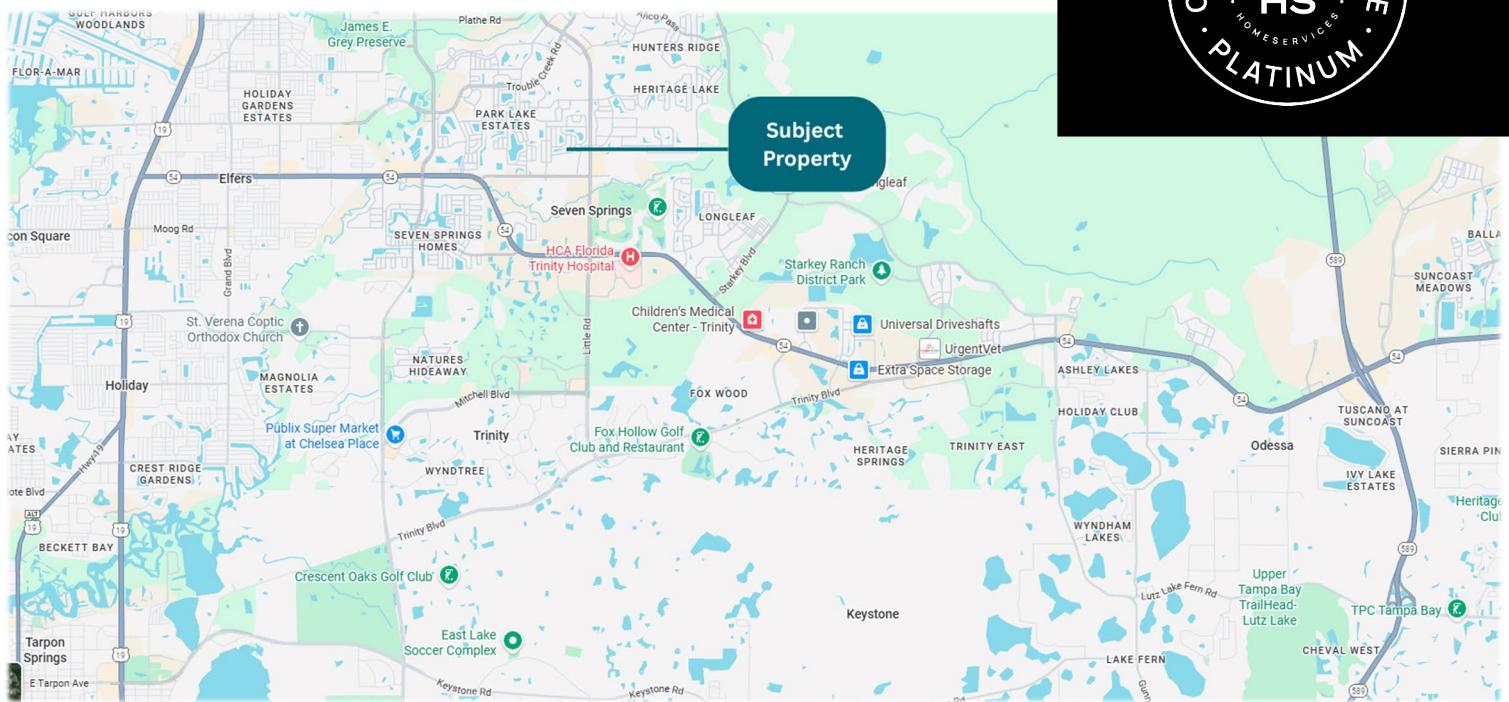


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RENEE  **LANDES**

COMMERCIAL REAL ESTATE TEAM



DEMOCRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	9,509	59,226	149,296
Avg. HH Income	\$85,609	\$99,212	\$94,241
Median Age	53.9	47.3	47.1
Total Households	4,588	25,441	64,565

DEMOCRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	12,119	73,959	167,895
Avg. HH Income	\$84,590	\$92,742	\$89,001
Median Age	52.3	46.5	46.5
Total Households	5,649	31,517	72,208

Multi-Tenant Retail Building

For Sale | Up to 4,500± SF Available For Lease

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9,000+ SF multi-tenant retail building for sale or lease in New Port Richey, located just off Little Road with access via a dedicated access road along with 2 additional access points. Recently updated with stone exterior accents, new paint, two new A/C units, and a 2022 TPO roof. Ideal owner/user opportunity with 1,500+ – 4,500+ SF available while generating income from three established long-term tenants. Ample parking over 5/1,000 PSF and the ability to add directional signage on Little Road. Zoning: Commercial, Future Land Use: ROR. Adjacent .87± acre commercial parcel also available with dual frontage on Little Road and St. Lawrence. Ideal for additional retail, office or expansive parking field.

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