

FOR LEASE

2,980 sf

- Office suite available for immediate occupancy
- Ste. 104: 2,980 sf medical office
- 5 exam rooms, private offices, reception / lobby, nurse's station and 3 restrooms
- Excellent roadway visibility with signage directly on US Highway 19
- Phenomenal access at lighted traffic intersection
- Well-maintained building with ample on-site parking and easy ingress/egress from both directions



11031 US Highway 19 | Port Richey, FL 34668
Lease Rate | \$16 psf Modified Gross

Prime US 19 Office & Medical Space

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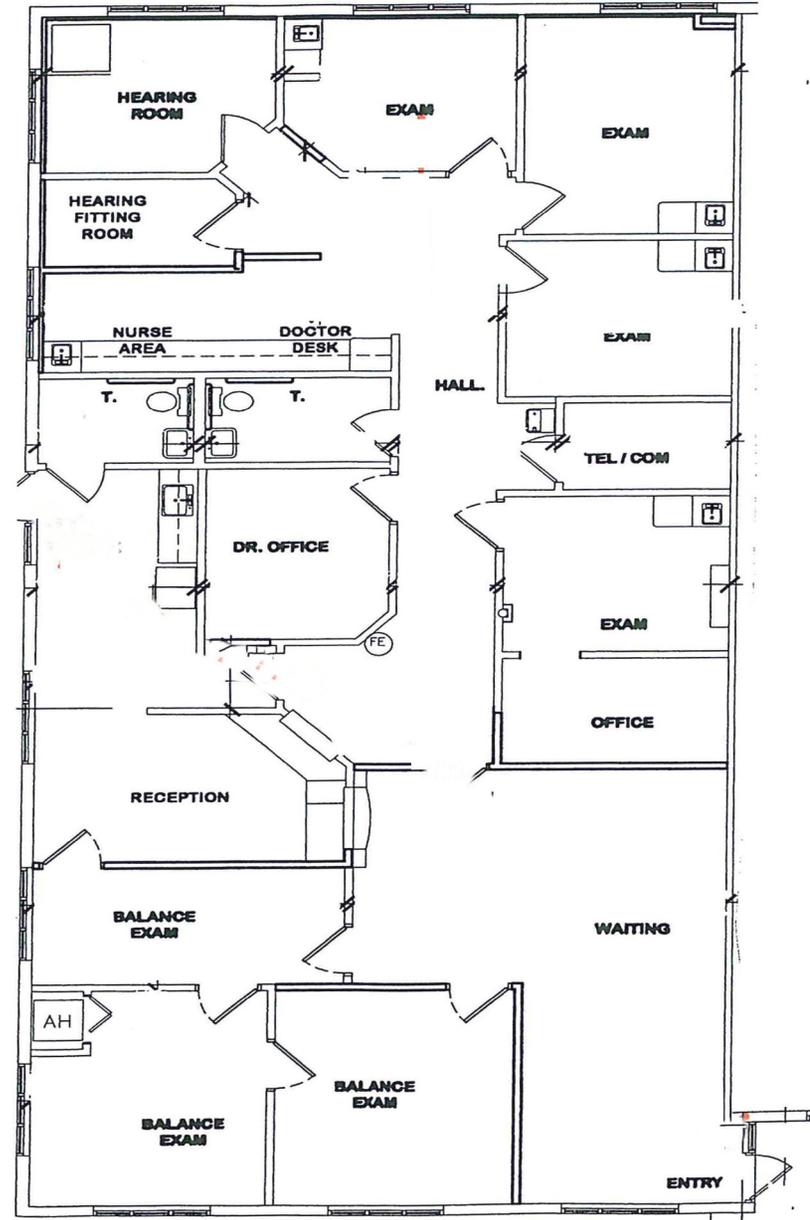


**COMMERCIAL ASSET
PARTNERS**

PROPERTY SPECIFICATIONS

- 2,980 sf medical office available for immediate occupancy
- Floor plan provides 5 exam rooms w/ sinks, 5 private offices, nurse's station, 3 restrooms and private entry
- Recently remodeled and newer plank floors throughout

Ste. 104: 2,980 sf Available - \$16 psf



11031 US HIGHWAY 19 | PORT RICHEY, FL 34668



Lobby / Reception



Nurse's Station



Exam Room



Hallway

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(727)376-4900

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.



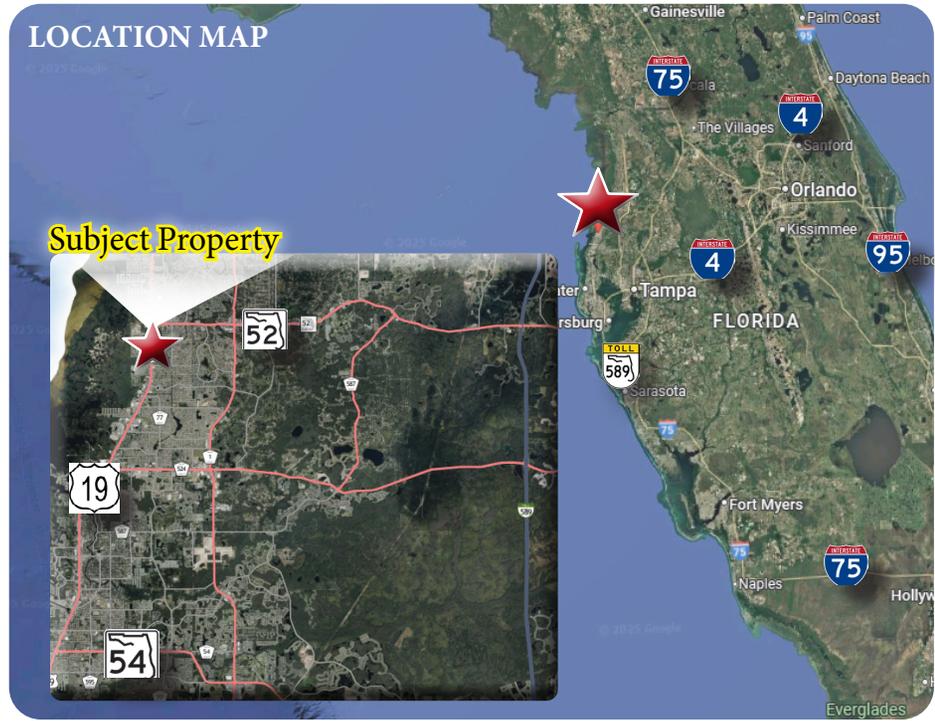
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LOCATION SUMMARY



Highly Visible Signage

- Situated on US Highway 19, one of Florida's highest volume roads
- Less than 1 mile from State Road 52
- Consistent daily traffic with a daily traffic count of 52,000 vehicles per day



Subject Property



Ample Parking

Demographics | 5 Miles



118,478
Population



4%
Population Growth



\$58,068
Average HH Income



48.6
Average Age