

FOR LEASE



4738 Grand Blvd. | New Port Richey, FL 34652

Lease Rate | \$14.50 psf Modified Gross

- Ste. A: 782 sf office available for immediate occupancy
- Floor plan provides 3 private offices, built-in reception, nurse's stations and one restroom
- Great location on Grand Blvd. - less than 3 miles to North Bay Hospital & just under 6 miles to HCA Florida Trinity Hospital
- Ample parking and great access with additional employee or patient parking in side lot adjacent to the building
- Large pylon sign visible on Grand Blvd.
- Well established medical building with long-term tenants as neighbors
- Ideal for a variety of healthcare and professional office users

Grand Boulevard Medical Center

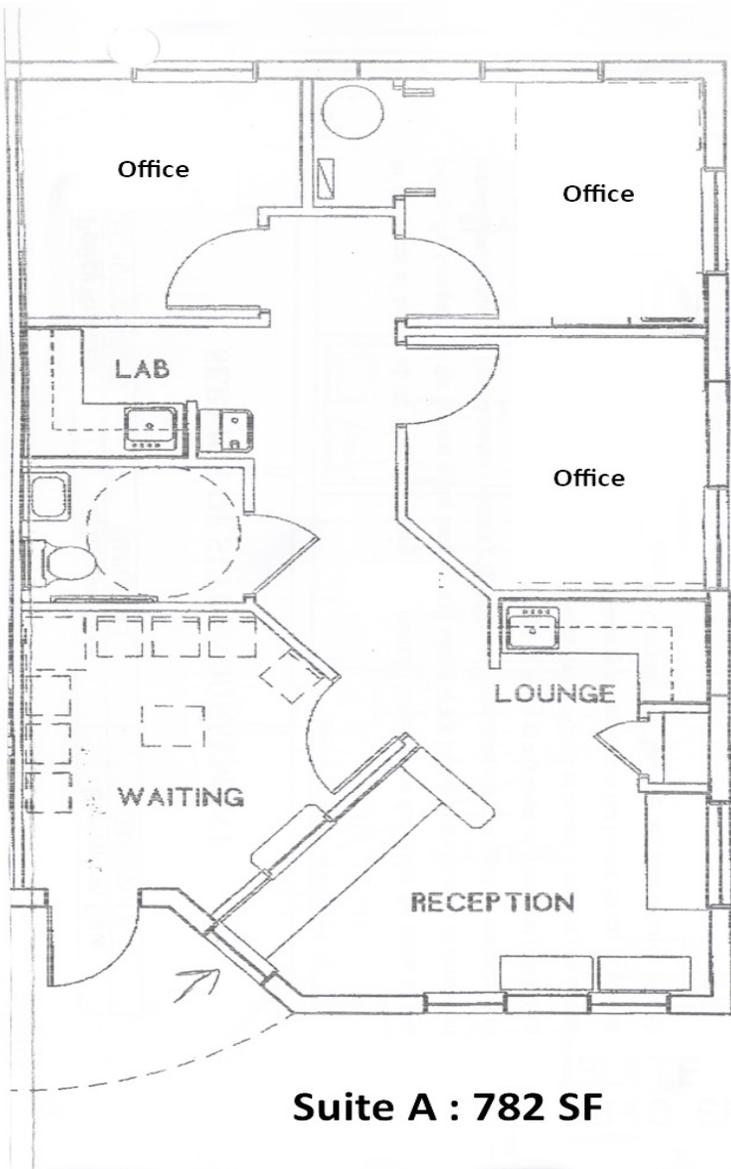
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SPACE PLAN | 782 SF



Newer flooring throughout



PROPERTY FEATURES

Demographics | 5 Miles

4738 Grand Blvd. | New Port Richey, FL 34652



171,401

Population



4%

Population Growth



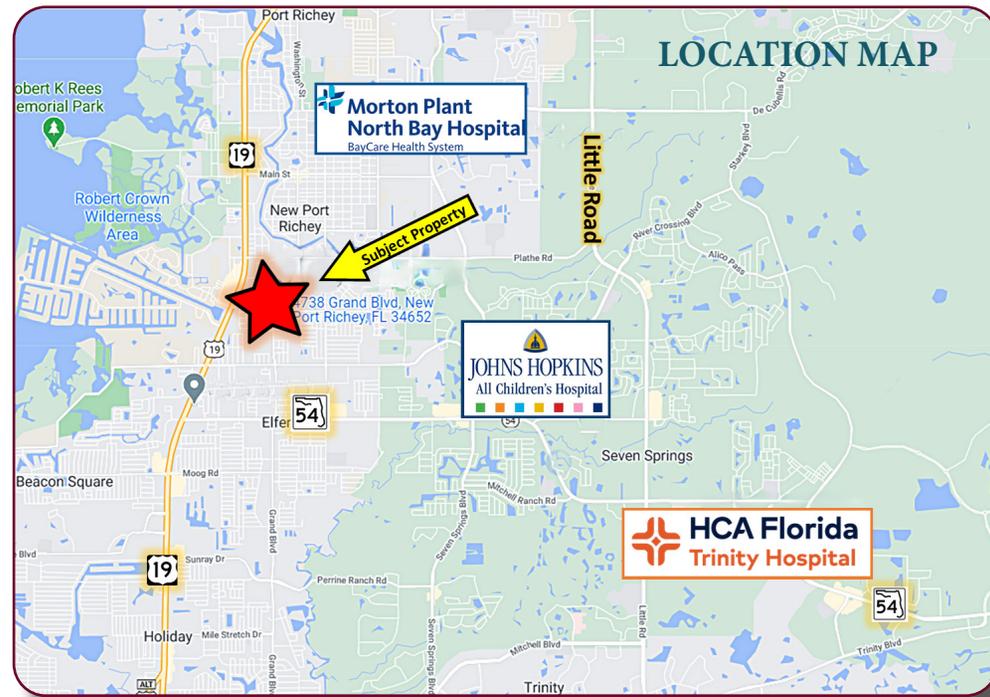
\$65,270

Average HH Income



45.7

Median Age



MEDICAL / OFFICE SPACE

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