

Multi-Tenant Retail Building & Commercial Land Pasco County

COMMERCIAL DIVISION

Income-Producing Retail with Expansion Parcel



4206-4238 St. Lawrence Drive, New Port Richey, FL 34653
9,000± SF Retail Building | Up to 4,500 SF Available For Lease

Adjacent .87± Acre Commercial Parcel Available

This Opportunity Presented By:



RENEE  LANDES
COMMERCIAL REAL ESTATE TEAM

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Multi-Tenant Retail Building For Sale or For Lease

9,000± SF Retail Building For Sale or For Lease • 5 Units • Recently Updated

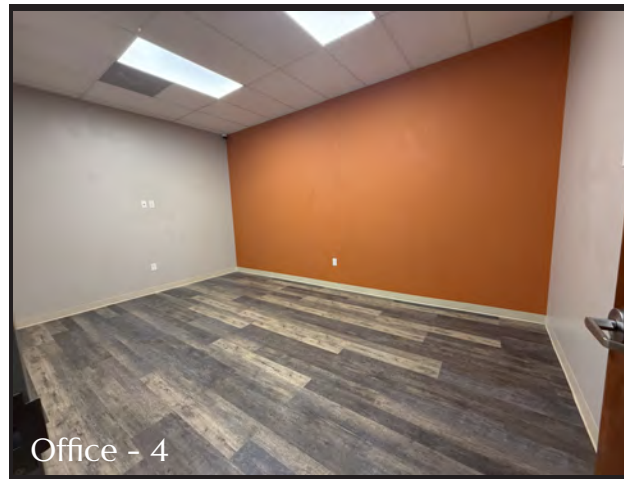
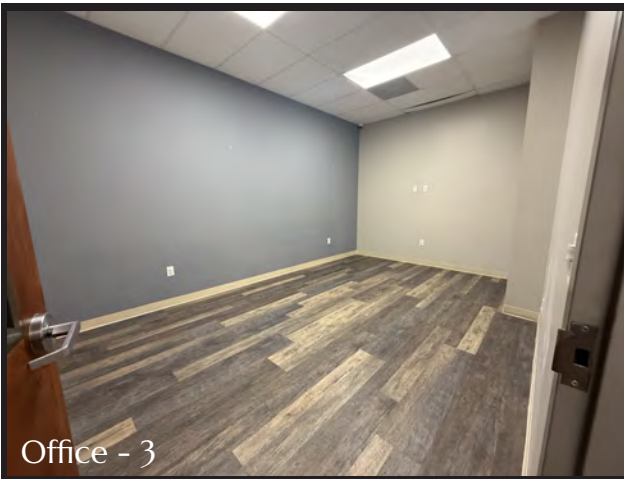
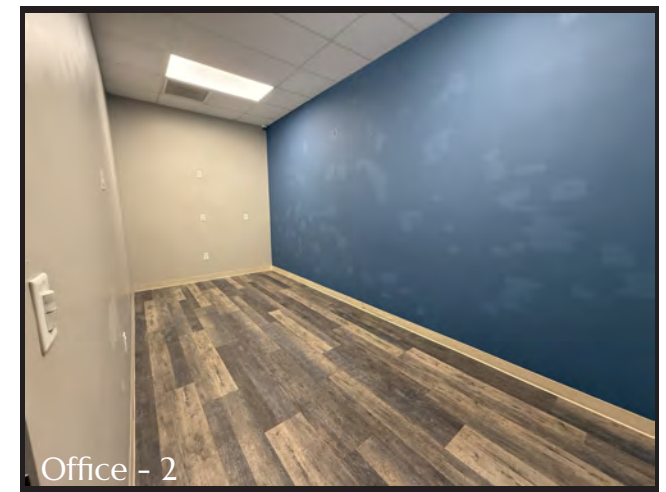


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For Lease 1,500± - 4,500± SF

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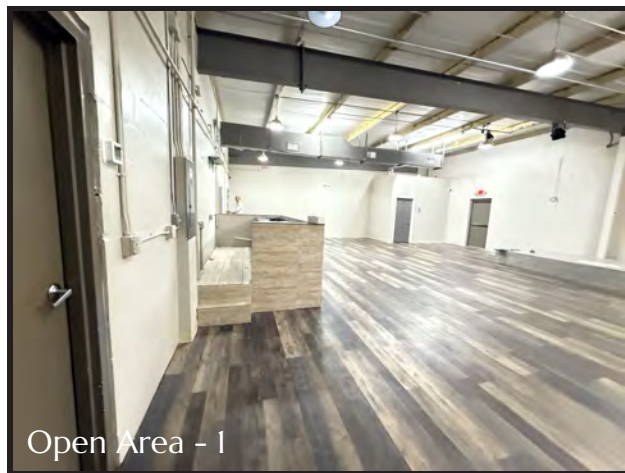
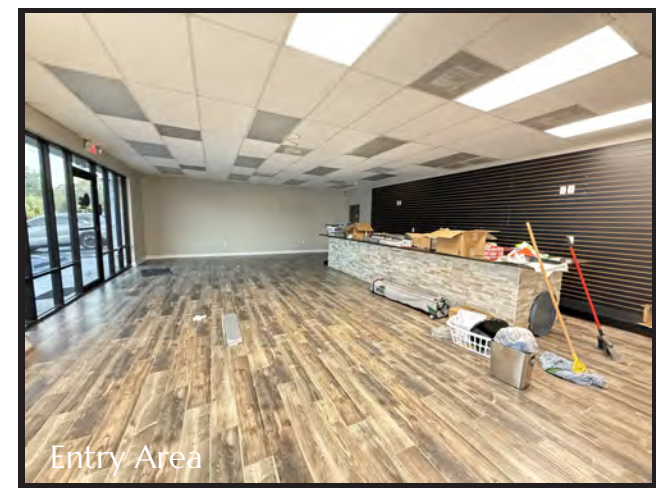
1,500± SF Available for Lease • Reception/Showroom Area • 4 Private Office



For Lease 1,500± - 4,500± SF

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3,000± SF Available for Lease • Showroom Area • Expansive Climate Controlled Storage Area

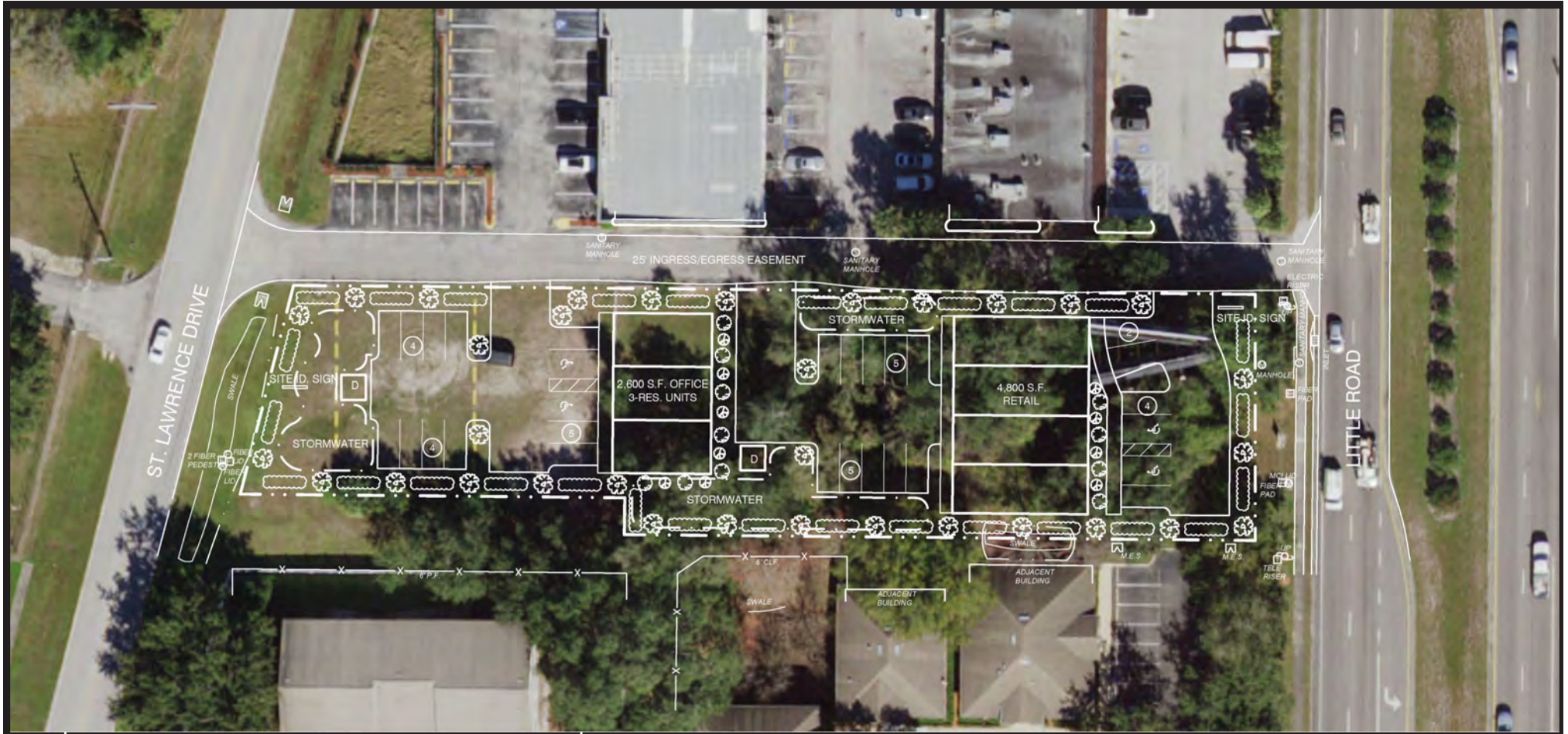


Vacant Commercial Land

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Commercial Development Site | Excess Parking

Concept Plan for Adjacent .87± Acre Commercial Parcel



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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
- Possible Owner Financing
- For Sale: \$1,995,000 | For Lease: \$21.00 NNN
- Adjacent .87± Acre Commercial Parcel For Sale \$795,000

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.

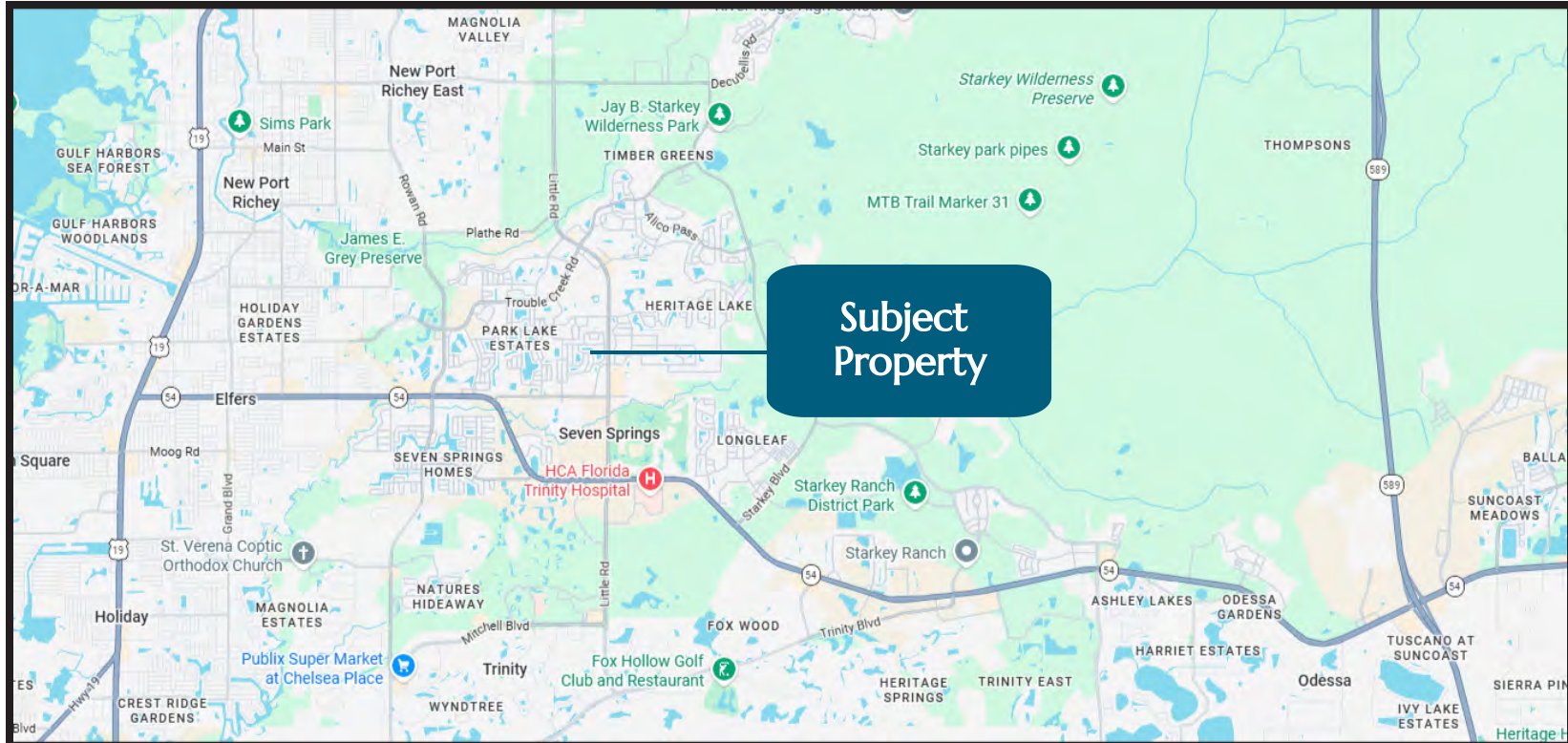


Potential for
Directional Signage
on Little Road for
Commercial
Building!

Demographics

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DEMOGRAPHICS 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

DEMOGRAPHICS 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

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RENEE'  LANDES

COMMERCIAL REAL ESTATE TEAM

**BERKSHIRE
HATHAWAY**
HOMESERVICES | FLORIDA
PROPERTIES
GROUP

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Confidence You Can Count On!

"Renee is an expert with commercial properties - office, retail, and industrial. Highly recommend after working with her for many years!! She has a strong network and brings top tier tenant partners to properties." ~ Morgan C.

"Renee' went over & beyond our expectations. She is the most detailed & hardest working realtor I've ever worked with. Would recommend her to anyone." ~ Mary G.

"Renee was outstanding to work with. Despite a few challenges during inspections, she guided the process smoothly and kept everything on track. She was easy to reach, highly responsive, and always punctual, which made the experience seamless and stress-free. I highly recommend Renee' for her professionalism and dedication." ~ Stephanie W.

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