

# JUST LISTED

5425 Grand Blvd  
New Port Richey, FL 34652



OFFERED FOR

**\$159,000**

**0.44± ACRES**  
LOT SIZE

**18,913± SQ FT**  
SQUARE FOOTAGE

**Office**  
ZONING

**4,500± AADT**  
TRAFFIC COUNT

**200± FT**  
FRONTAGE ON  
GRAND BLVD

## PROPERTY DETAILS

- Land Use: Office
- Proposed Usage:  
Professional Office/Medical
- Flood Zone X
- Proposed Site Plan for  
3,600± SF of Office Space  
with 5:1k Parking Ratio

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## OFFICE DEVELOPMENT SITE

Positioned within the city limits of New Port Richey, this 0.44± acre corner parcel presents a compelling opportunity for office or medical development in one of Pasco County's steadily revitalizing corridors. The site is fully entitled with Office zoning and corresponding Future Land Use designation, offering a streamlined path toward permitting and near-term development.

Located at the intersection of Grand Boulevard and Crest Street, the property features approximately 200± feet of frontage along Grand Boulevard, delivering strong visibility and accessibility. With an average daily traffic count of approximately 4,500 vehicles, the site benefits from consistent exposure to local commuter traffic and surrounding neighborhood activity. City water and sewer/utilities are readily available along Grand Boulevard, further enhancing development efficiency.

Surrounded by a blend of established professional users and ongoing redevelopment initiatives, the property is well-positioned to support a range of office or medical applications. Its central location provides convenient connectivity to nearby retail, dining, and municipal services, offering an attractive environment for businesses seeking both accessibility and a strong presence within the local community.

## PRESENTED BY:

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