

# FOR LEASE



6610 Embassy Blvd. | Port Richey, FL 34668

Lease Rate | \$6,500/month Modified Gross

- 3,956 sf free-standing building available for immediate occupancy
- Four (4) restrooms, private office, storage room and wide open space provides the ability to customize your own layout
- Multiple entrances in both the front and rear of building
- Flexible C-1 zoning allows for a variety of uses to include professional office, retail, medical, educational, or civic / community type businesses
- Property is completely fenced in and surrounded by beautiful & mature trees with additional vacant lot
- Located on Embassy Blvd., just east of the US Hwy 19 intersection
- Excellent visibility, monument signage and ample parking - 25 spaces

## Free-Standing Building

**Lisa Ingram**  
Commercial Associate  
Cell: (727) 946-7973  
lingram@cap-realty.com

Office: (727) 376-4900  
cap-realty.com



**COMMERCIAL ASSET  
PARTNERS**



# Demographics | 5 Miles



166,340

Population



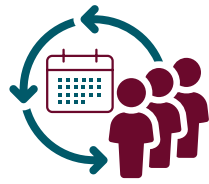
4%

Population Growth



\$61,427

Average HH Income



48.6

Median Age

6610 Embassy Blvd. | Port Richey, FL 34668



Signalized intersection  
with prominent  
Monument Sign

YOUR  
NAME  
HERE



Building Exterior -  
Nice brick facade



Entry to property is located  
at a signalized intersection  
allowing for easy ingress &  
egress

PROFESSIONAL OFFICE SPACE

CAP-Realty.com  
(727) 376-4900

Visit us @ [www.cap-realty.com](http://www.cap-realty.com)  
LinkedIn | Facebook | Instagram  
Follow CAPRealty @ /commercialassetpartnersrealty/



COMMERCIAL ASSET  
PARTNERS