

FOR SALE

PRIME COMMERCIAL DEVELOPMENT SITE

8807-8817 US HIGHWAY 19
PORT RICHEY, FL 34668

\$475,000

ASKING PRICE

0.91 ACRES | C-2 ZONING | 180' FRONTAGE | 58,500 AADT



0.91 ACRES
(39,640 SF)



C-2
ZONING



180'
US-19 FRONTAGE



58,500
AADT TRAFFIC COUNT



EXISTING
INGRESS/EGRESS



WELL WATER
ON SITE



ADJACENT TO
STATE PARK



STRONG GROWTH
AREA IN PASCO
COUNTY

PROPERTY HIGHLIGHTS

- ✓ Highly visible site on US Highway 19
- ✓ Excellent signage and exposure
- ✓ Utilities available – well water on site
- ✓ Cleared and ready for development
- ✓ Adjacent to Werner-Boyce Salt Springs State Park
- ✓ Surrounded by national retailers and strong residential growth
- ✓ Ideal for retail, restaurant, medical, office, service commercial and more

SURROUNDED BY MAJOR RETAILERS



DEMOGRAPHICS

(2024 ESTIMATES)

	1 MILE	3 MILES	5 MILES
Population	7,574	65,930	135,942
Avg. Household Income	\$47,433	\$52,622	\$57,235
Total Households	3,320	28,655	60,558

Source: Esri

IDEAL FOR A VARIETY OF USES



ACE REALTY GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

GUS JADOUN, CCIM, ALC

Broker / Owner

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Prime location in the heart of Port Richey's commercial corridor with exceptional access and visibility.

All information is believed to be accurate but is not warranted. Buyer to verify all information and perform due diligence.