

PRIME COMMERCIAL OPPORTUNITY

WITH EXISTING DRIVE-THRU

 **9037 US HIGHWAY 19**
PORT RICHEY, FLORIDA



1,730± SF
AVAILABLE
(RENTABLE UNIT)



\$18.00 PSF
NNN + CAM



EXISTING
DRIVE-THRU



HIGH VISIBILITY
ON US HIGHWAY 19

Rare opportunity to lease one of the few commercial spaces on US Highway 19 featuring an existing four-lane drive-thru. Situated on a 1.59-acre corner parcel with approximately 151 feet of frontage and traffic counts of approximately 58,500 vehicles per day. Originally occupied by a financial institution, the space retains an existing drive-thru, bank vault, and teller area while remaining adaptable for a wide variety of commercial users.

PROPERTY HIGHLIGHTS

-  Outstanding visibility and easy access on US Highway 19
-  Approximately 58,500 vehicles per day
-  Existing four-lane drive-thru in place
-  Former bank with vault and teller area
-  Ample parking with approximately 39 spaces
-  Monument signage on US Highway 19
-  Ideal for retail, financial services, medical, professional office and more

PROPERTY SUMMARY

 AVAILABLE SPACE	1,730± SF (RENTABLE UNIT)
 LEASE RATE	\$18.00 PSF NNN + CAM
 ZONING	C-2 Commercial
 PARKING	Approx. 39 Spaces
 FRONTAGE	Approx. 151 FT on US 19
 TRAFFIC COUNT	Approx. 58,500 AADT
 BUILDING SIZE	10,780± SF (TOTAL BUILDING)
 PARCEL SIZE	1.59 Acres (68,800± SF)
 YEAR BUILT	1990
 FEATURES	Drive-Thru, Vault, Teller Area, Monument Sign

MAIN LOBBY



TELLER AREA



DRIVE-THRU



BREAK ROOM



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