

TURN-KEY • HIGH VISIBILITY • FULL SERVICE LEASE

 **6333 State Road 54**
New Port Richey, FL 34653



PRIME LOCATION
ON SR 54



HIGHLY VISIBLE
FRONTAGE



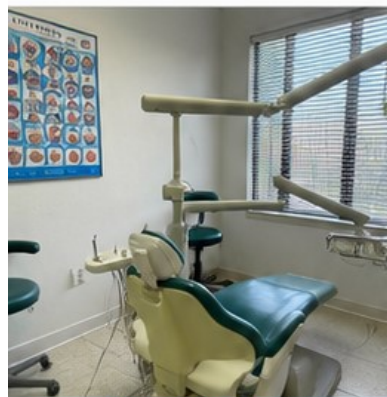
FULLY EQUIPPED
TURN-KEY SUITE



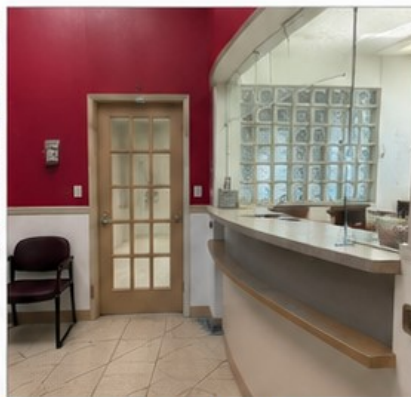
AMPLE
PARKING



FULL SERVICE
LEASE



TREATMENT ROOM



RECEPTION AREA



X-RAY ROOM



WORK ROOM

PROPERTY HIGHLIGHTS

- ✓ 1,600± SF fully built-out medical/professional office located on highly traveled SR 54 in New Port Richey
- ✓ Former dental practice for over 30 years – move-in ready
- ✓ Five (5) exam/treatment rooms with dedicated X-ray area
- ✓ Spacious doctor's/private office
- ✓ Multiple work rooms & storage areas
- ✓ Separate public & staff restrooms
- ✓ Excellent signage opportunity and high traffic counts

FULL SERVICE LEASE

LEASE RATE

\$22.50/sf

RENT INCLUDES:

- ✓ Electricity
- ✓ Water
- ✓ Sewer
- ✓ Trash Removal
- ✓ Building Insurance

TENANT RESPONSIBLE FOR:

- Interior janitorial services
- Telephone & internet
- Business liability insurance
- Insurance on furniture, equipment, inventory & other personal property

MARKET DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	11,968	98,775	175,454
2029 Projection	14,421	119,405	209,671
Growth 2024-2029	4.1%	4.2%	3.9%
Median Age	42.6	45.6	45.9

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	4,874	43,434	75,709
2029 Projection	5,873	52,528	90,536
Growth 2024-2029	4.1%	4.2%	3.9%

INCOME (2025)	1-MILE	3-MILE	5-MILE
Average HH Income	\$56,360	\$61,628	\$69,255
Median HH Income	\$47,386	\$45,269	\$49,795



IDEAL FOR: Dental | Medical | Orthodontic | Oral Surgery | Physical Therapy | Professional Office & More!

CAROL KINNARD

15500 Lightyear Dr



HIGH VISIBILITY