

# 10537 SR 54 Medical Office Suite

10537 Florida 54, New Port Richey, Florida 34655

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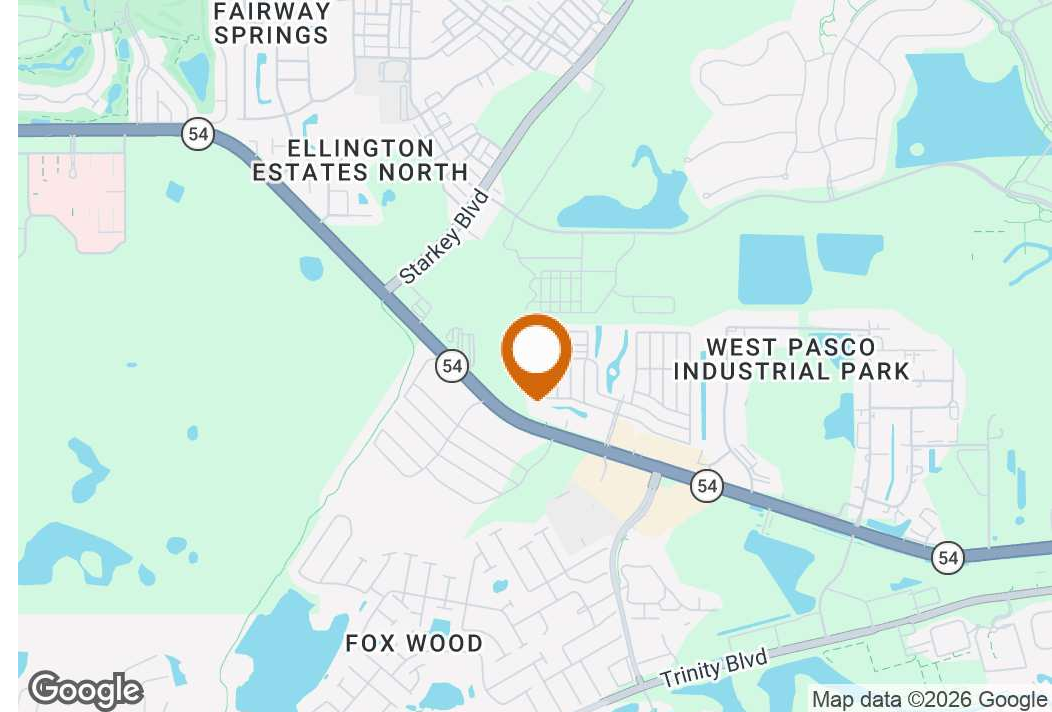


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## PROPERTY SUMMARY



## Offering Summary

|                  |                  |
|------------------|------------------|
| Lease Rate:      | \$34 SF/yr (NNN) |
| Available SF:    | 1,881 SF         |
| Lot Size:        | 1.51 Acres       |
| Number of Units: | 1                |
| Year Built:      | 2008             |
| Zoning:          | 00C2             |
| City:            | New Port Richey  |
| County:          | Pasco            |
| State:           | Florida          |

## Property Overview

10537 Florida 54 in New Port Richey offers a medical office leasing opportunity comprising 1,881 square feet, which has been a successful pediatric dental office for the past 15 years. The doctor is retiring, creating an opportunity along the high-traffic corridor of State Road 54 in Trinity, Florida. Come join other well-established tenants, including Ameriprise and Children's Medical Center, the area's largest pediatric group. This property presents a clean, adaptable layout that can support a variety of medical office users, from dental professionals to administrative operations. Its commercial configuration allows for practical day-to-day functionality.

## Property Highlights

- 1,881 SF available November 1, 2026
- Flexible 00C2 zoning designed for medical use
- Functional floorplan with multiple exam rooms, X-ray, and sterilization room
- Efficient footprint for streamlined operations
- Great location with 56,000 + cars daily (State Road 54)
- Join Children's Pediatric and Ameriprise

## LOCATION DESCRIPTION



## Location Description

Located in the heart of the Trinity area of New Port Richey, this location offers immediate access to a thriving, high-growth corridor along State Road 54. The area is anchored by major medical providers, including HCA Florida Trinity Hospital just 1.6 miles away and Gulf Coast Medical Center less than a mile from the property.

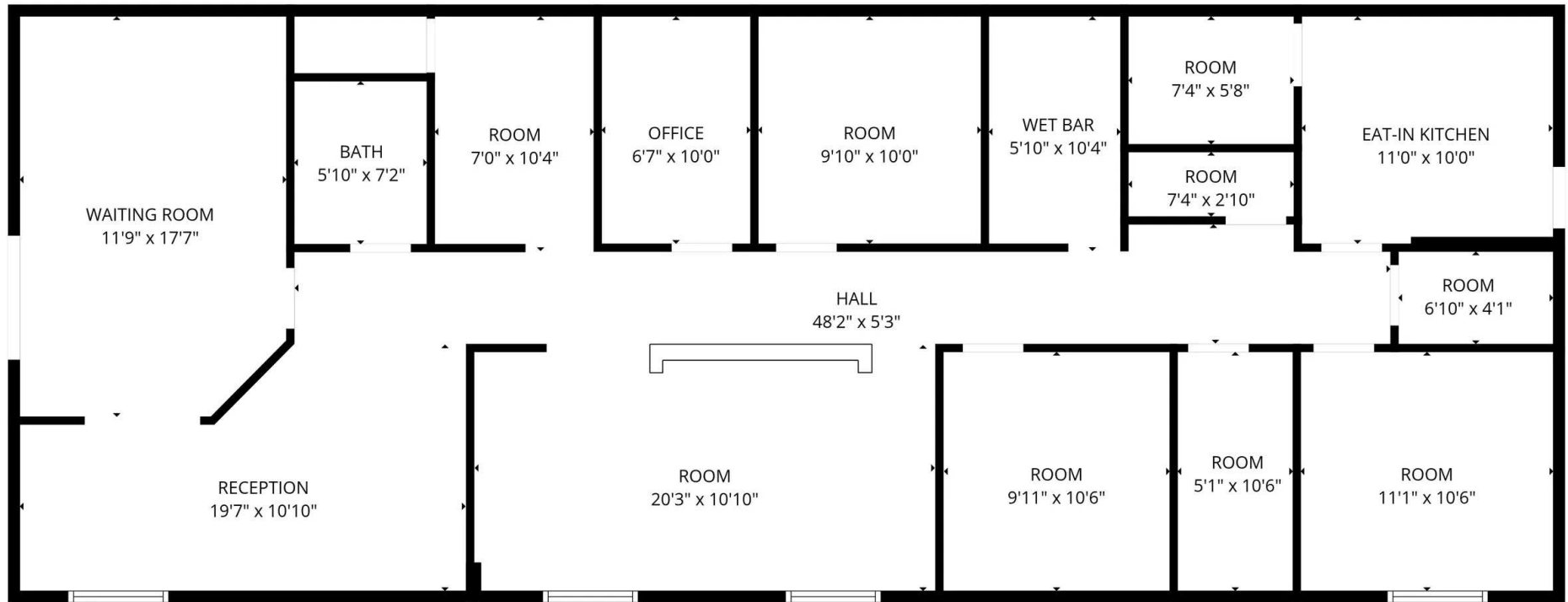
Surrounded by professional office parks, national retailers, and affluent residential communities, the location benefits from strong demographics and consistent traffic. Nearby amenities include Publix, Target, restaurants, fitness centers, and banking institutions, making it highly convenient for both tenants and visitors. This dynamic, well-established submarket is a magnet for healthcare, professional services, and long term stability.



AVAILABLE

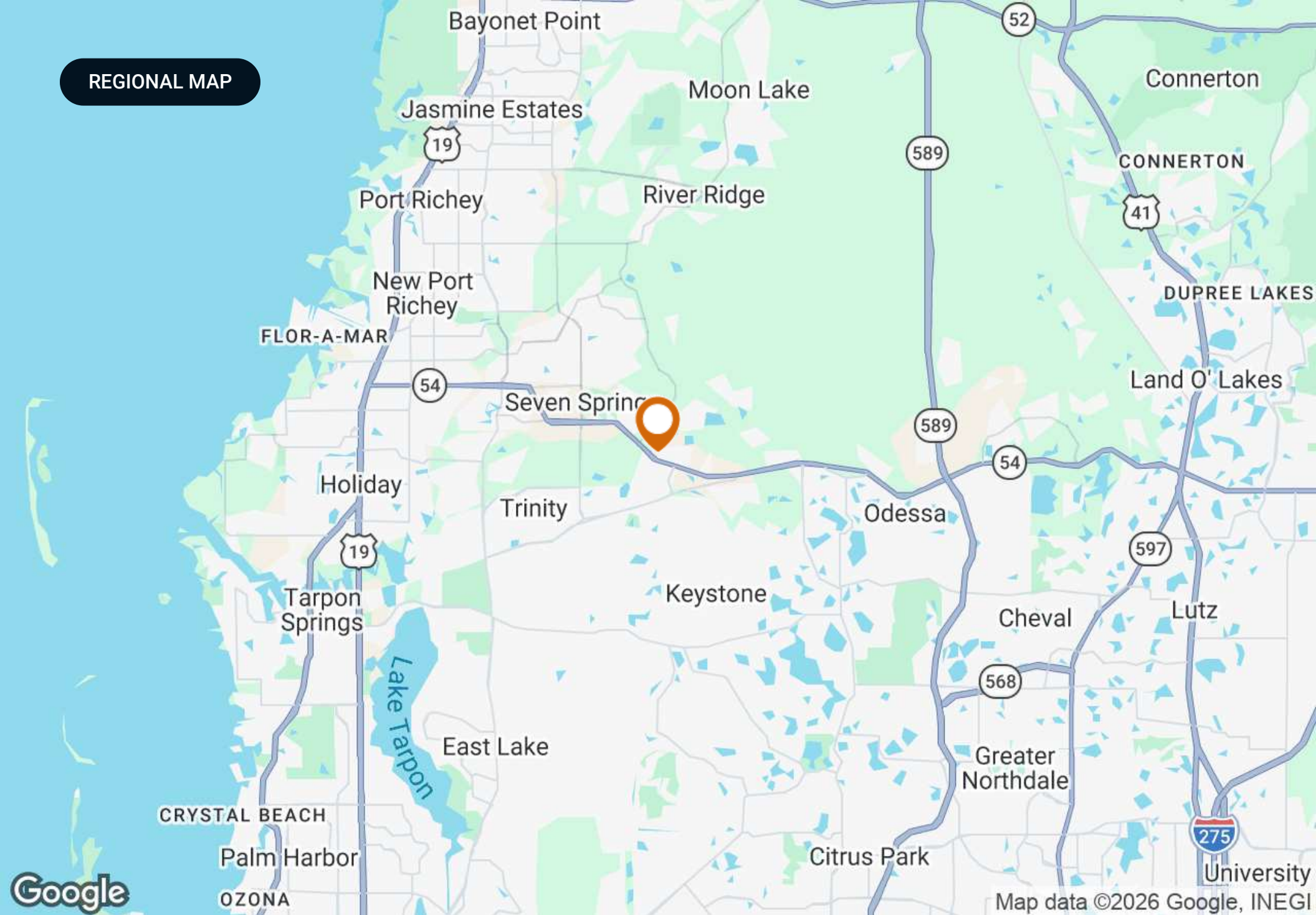


## FLOOR PLAN



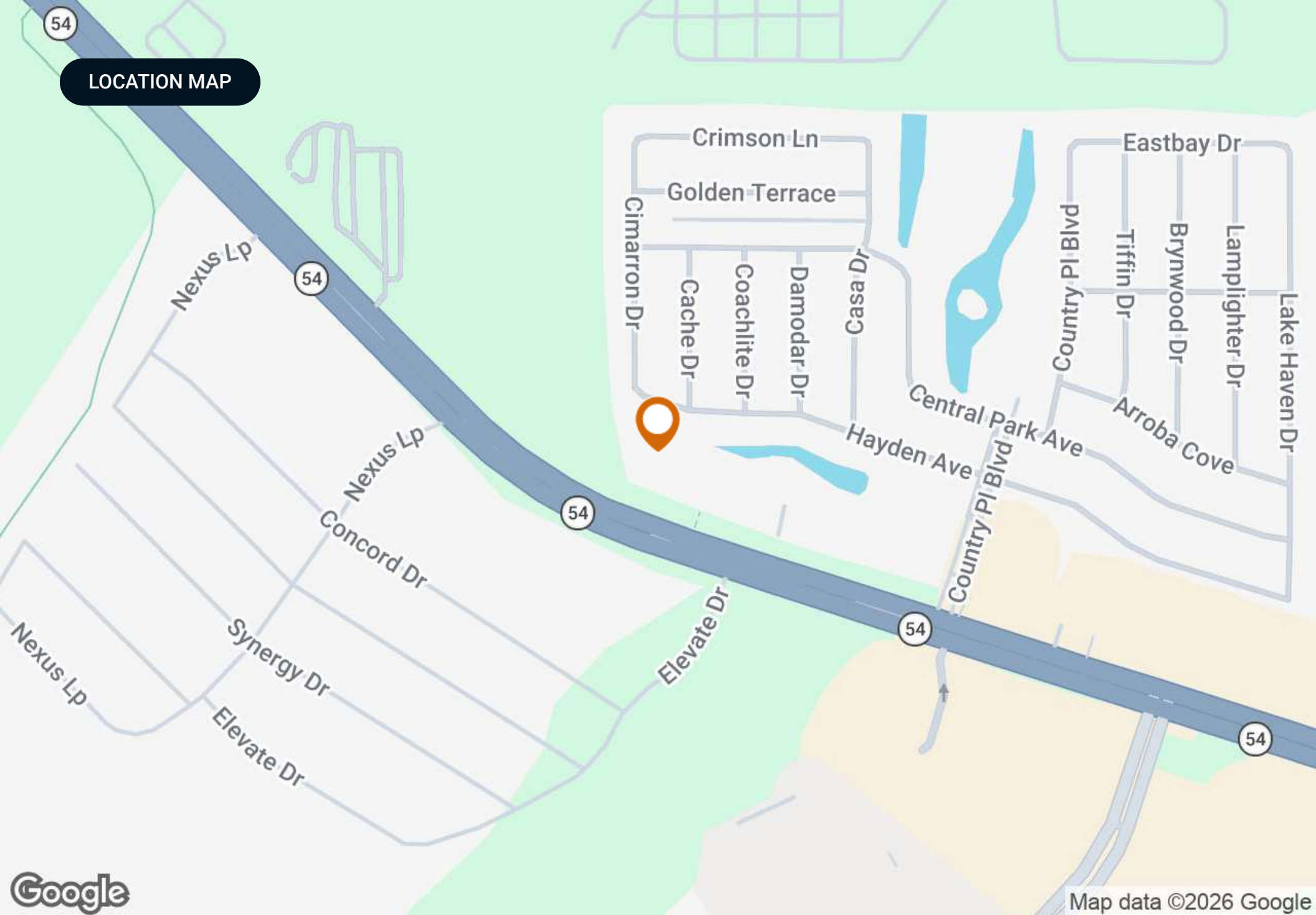
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

REGIONAL MAP



54

LOCATION MAP



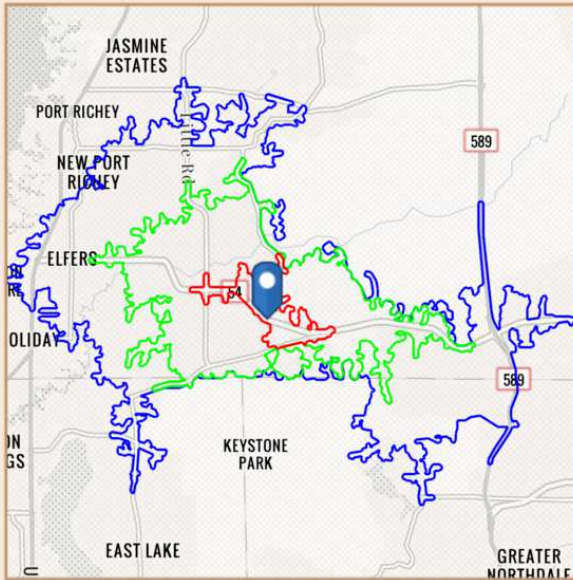
Google

Map data ©2026 Google

## BENCHMARK DEMOGRAPHICS

10537 State Road 54, New Port Richey, Florida, 34655

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

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### AGE SEGMENTS

|         | DRIVE TIME |         |         | GEOGRAPHY                |                                              |                   |        |
|---------|------------|---------|---------|--------------------------|----------------------------------------------|-------------------|--------|
|         | 5 mins     | 10 mins | 15 mins | Counties<br>Pasco County | CBSAs<br>Tampa-St. Petersburg-Clearwater, FL | States<br>Florida | USA    |
| 0 - 4   | 5.02%      | 4.83%   | 4.66%   | 4.81%                    | 4.70%                                        | 4.68%             | 5.39%  |
| 5 - 9   | 5.65%      | 5.29%   | 5.02%   | 5.23%                    | 5.03%                                        | 4.97%             | 5.68%  |
| 10 - 14 | 6.14%      | 5.99%   | 5.59%   | 5.76%                    | 5.36%                                        | 5.32%             | 5.93%  |
| 15 - 19 | 6.93%      | 6.07%   | 5.67%   | 5.86%                    | 5.83%                                        | 5.81%             | 6.43%  |
| 20 - 34 | 14.12%     | 16.53%  | 16.18%  | 16.42%                   | 18.55%                                       | 18.48%            | 20.35% |
| 35 - 54 | 25.97%     | 25.42%  | 24.60%  | 24.75%                   | 24.99%                                       | 24.37%            | 25.21% |
| 55 - 74 | 22.74%     | 24.32%  | 26.30%  | 26.11%                   | 25.29%                                       | 25.43%            | 22.77% |
| 75+     | 13.36%     | 11.53%  | 11.92%  | 11.08%                   | 10.25%                                       | 10.91%            | 8.23%  |

### HOUSEHOLD INCOME

|                     |       |       |       |       |       |       |       |
|---------------------|-------|-------|-------|-------|-------|-------|-------|
| <\$15,000           | 4.0%  | 5.1%  | 7.0%  | 8.4%  | 7.6%  | 7.7%  | 8.0%  |
| \$15,000-\$24,999   | 3.2%  | 4.5%  | 5.2%  | 5.2%  | 5.3%  | 5.6%  | 5.5%  |
| \$25,000-\$34,999   | 3.6%  | 6.1%  | 7.0%  | 7.2%  | 6.2%  | 6.1%  | 5.8%  |
| \$35,000-\$49,999   | 4.0%  | 9.4%  | 11.6% | 9.9%  | 10.2% | 9.9%  | 9.3%  |
| \$50,000-\$74,999   | 12.0% | 14.9% | 16.6% | 16.8% | 15.8% | 16.0% | 15.1% |
| \$75,000-\$99,999   | 11.1% | 11.5% | 12.4% | 12.5% | 12.1% | 12.8% | 12.4% |
| \$100,000-\$149,999 | 19.3% | 20.3% | 18.0% | 17.9% | 18.7% | 18.8% | 18.0% |
| \$150,000-\$199,999 | 21.5% | 14.0% | 11.2% | 10.7% | 10.3% | 9.6%  | 10.4% |
| \$200,000+          | 21.2% | 14.2% | 10.8% | 11.5% | 13.8% | 13.5% | 15.4% |

### KEY FACTS

|                    |       |        |         |         |           |            |             |
|--------------------|-------|--------|---------|---------|-----------|------------|-------------|
| Population         | 4,320 | 49,976 | 117,505 | 672,499 | 3,461,785 | 23,597,813 | 343,528,394 |
| Daytime Population | 5,983 | 49,352 | 111,621 | 595,178 | 3,443,807 | 23,413,280 | 341,846,552 |
| Employees          | 1,922 | 22,675 | 52,509  | 292,746 | 1,670,789 | 11,049,242 | 168,700,572 |
| Households         | 1,855 | 20,068 | 49,134  | 271,834 | 1,441,344 | 9,529,651  | 134,397,562 |
| Average HH Size    | 2.32  | 2.47   | 2.37    | 2.44    | 2.36      | 2.43       | 2.49        |
| Median Age         | 44.9  | 44.0   | 45.5    | 44.7    | 43.2      | 43.6       | 39.6        |

### HOUSING FACTS

|                     |         |         |         |         |           |            |             |
|---------------------|---------|---------|---------|---------|-----------|------------|-------------|
| Median Home Value   | 505,415 | 430,068 | 385,622 | 377,748 | 408,966   | 421,319    | 376,272     |
| Owner Occupied %    | 84.8%   | 80.0%   | 73.9%   | 75.0%   | 66.4%     | 66.6%      | 64.0%       |
| Renter Occupied %   | 15.2%   | 20.0%   | 26.1%   | 25.0%   | 33.6%     | 33.4%      | 36.0%       |
| Total Housing Units | 1,977   | 21,423  | 53,263  | 306,560 | 1,602,695 | 10,955,223 | 149,274,959 |

### INCOME FACTS

|                   |           |           |           |           |           |           |           |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median HH Income  | \$127,013 | \$96,179  | \$78,923  | \$79,107  | \$83,517  | \$82,707  | \$85,893  |
| Per Capita Income | \$59,048  | \$48,906  | \$44,596  | \$42,886  | \$49,147  | \$47,873  | \$48,241  |
| Median Net Worth  | \$679,643 | \$420,710 | \$316,353 | \$316,029 | \$291,476 | \$292,996 | \$276,821 |



## RETAILER MAP

Walmart

Chick-fil-A



Publix



ROSS  
DRESS FOR LESS

RACK  
ROOM  
SHOES

Marshalls

CIRCLE K

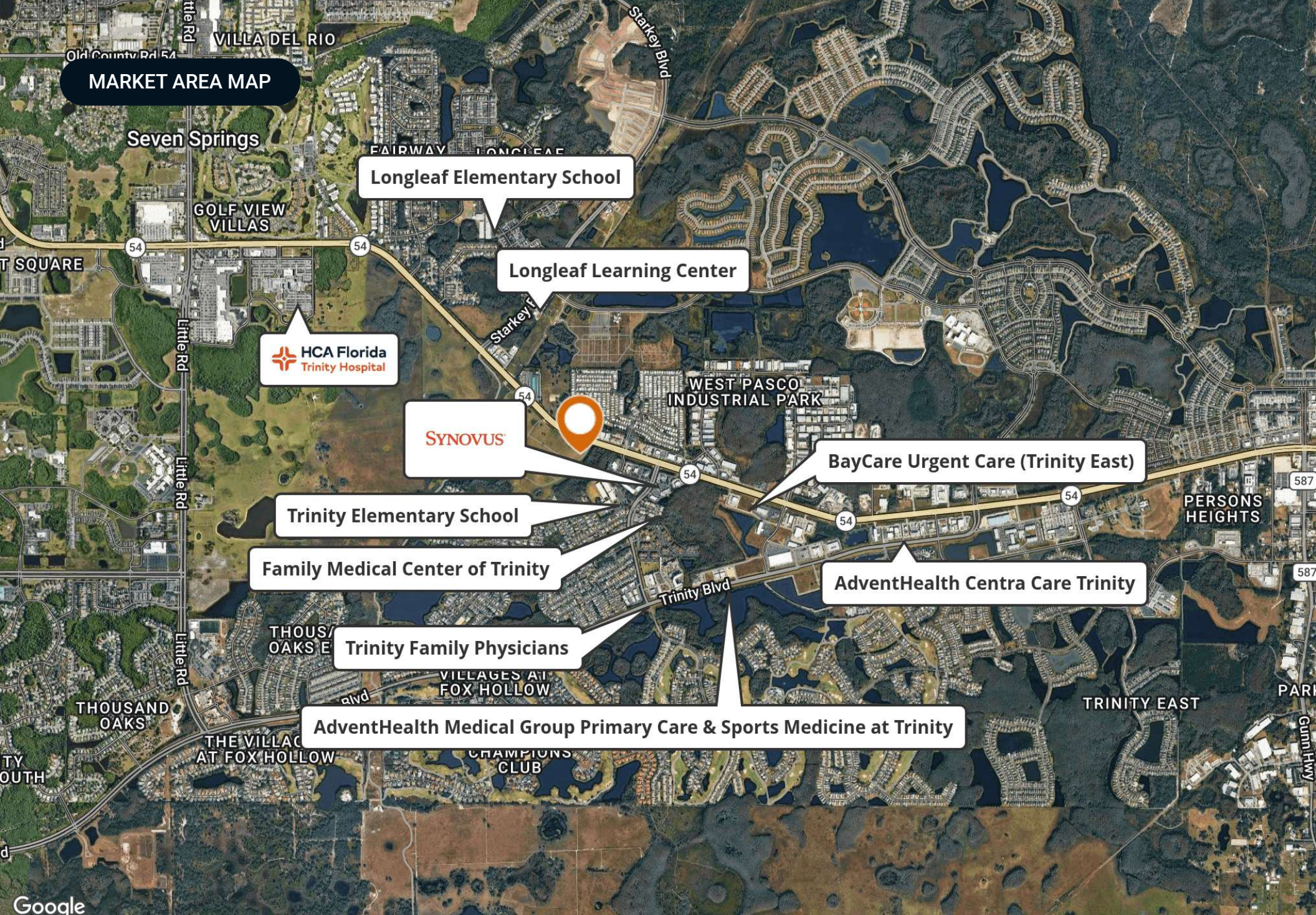


CVS

Advance  
Auto Parts



## MARKET AREA MAP



Longleaf Elementary School

Longleaf Learning Center

HCA Florida  
Trinity Hospital

SYNOVUS

BayCare Urgent Care (Trinity East)

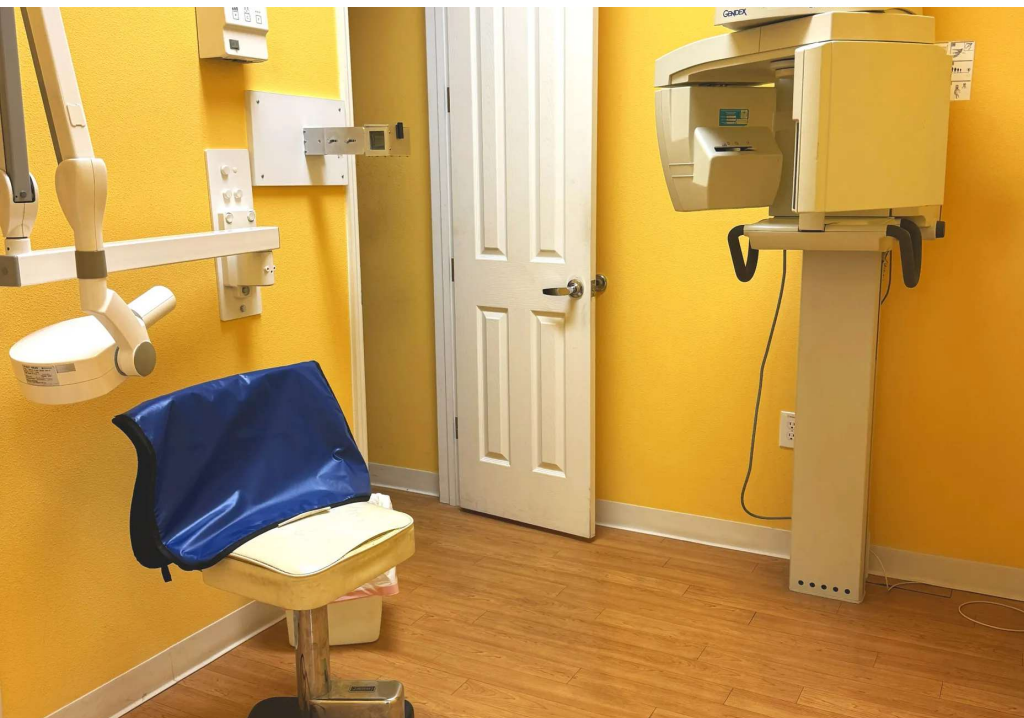
Trinity Elementary School

Family Medical Center of Trinity

AdventHealth Centra Care Trinity

Trinity Family Physicians

AdventHealth Medical Group Primary Care & Sports Medicine at Trinity



## ADVISOR BIOGRAPHY



### Kim Lohry

Senior Advisor

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## Professional Background

Kim Lohry is a licensed sales professional with over 35 years of industry experience. She has a long record of successfully guiding private clients, public corporations, and international investors through commercial real estate acquisitions, dispositions, and lease negotiations.

Before joining Saunders Real Estate, Kim worked as a senior director at Berkshire Hathaway's commercial division, specializing in hospitality, multi-family, assisted living facilities, and mixed-use sales and leasing while consistently ranking in the top 5% of agents nationwide. In addition, she was responsible for the representation and disposition of bank-owned assets, as well as performing and non-performing notes.

Kim is embracing the rising prevalence of technology in this industry and recognizes how artificial intelligence helps her access the market in real time. This, along with her deep knowledge of area growth and a blend of practical experience, gives her a competitive edge and a strategic approach that is targeted and accurate to meet and exceed her clients' needs and expectations. Kim will continue to focus on site selection for mixed-use development, hospitality, retail, and office sales and leasing, primarily on the West Coast of Florida.

Kim serves as the Pasco County chairperson for CCIM (Certified Commercial Investment Member) for the West Coast District of Florida. She is an active member of professional real estate groups, including ICSC (International Council of Shopping Centers) and TBRA (Tampa Bay Retail Alliance), where she currently serves on the executive board as Secretary.

Kim specializes in:

- Mixed-Use Development
- Multifamily
- Hospitality
- Retail
- Office

## ADVISOR BIOGRAPHY



### Liz Menéndez, CCIM

Senior Advisor

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## Professional Background

Liz Menéndez, CCIM is a Senior Advisor at Saunders Real Estate.

Operating out of Tampa, Florida, Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member (CCIM) in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

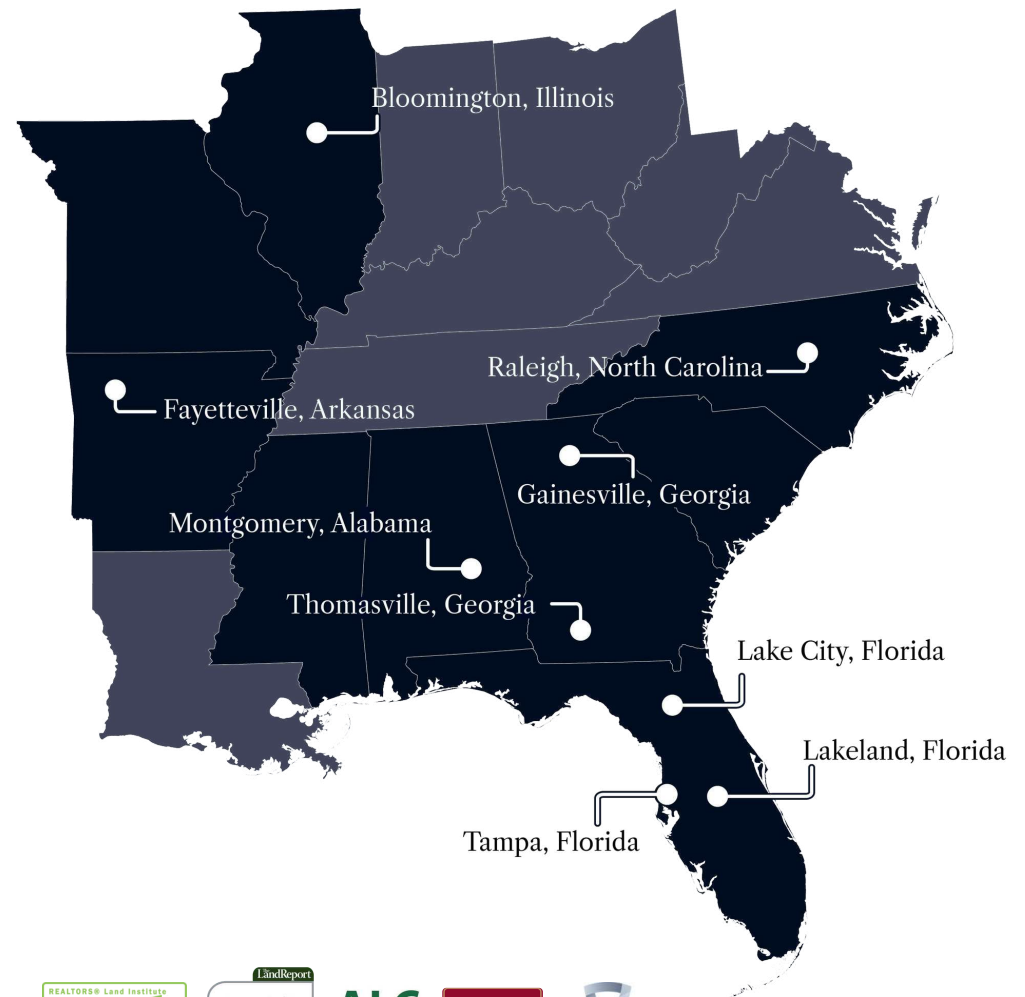
- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office



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