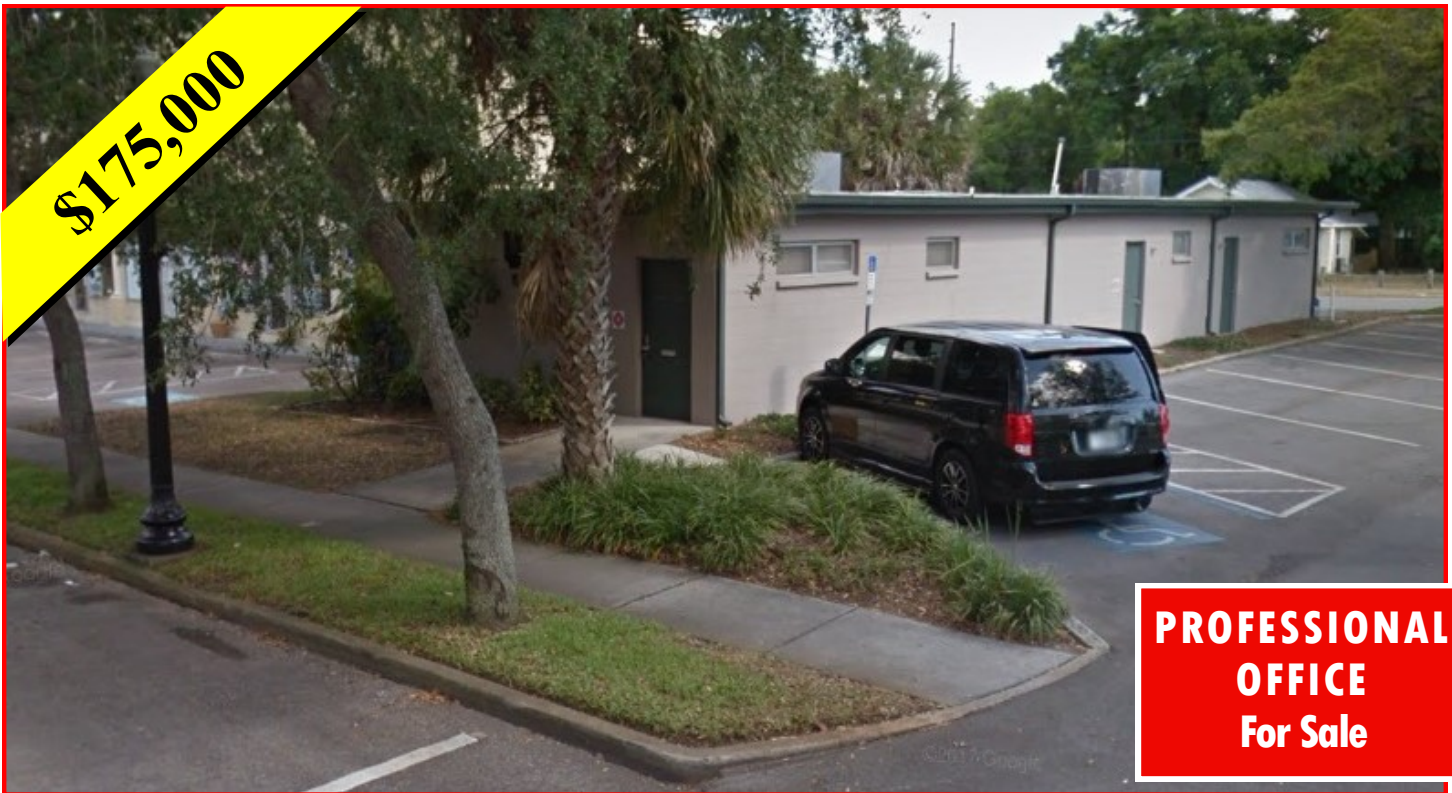


5838 MAIN STREET, NEW PORT RICHEY, FL 34652

\$175,000



**PROFESSIONAL
OFFICE
For Sale**

DOWNTOWN NEW PORT RICHEY

LOCATION: Downtown New Port Richey business district across from town hall complex and adjacent to public parking area.

AMENITIES: Zoned for OPMF (Professional Office) with 1,900 SF of professional dental office space. Comprised of 6 dental offices, 3 bathrooms, 2 general administrative offices, & a main reception area. Can be easily converted for medical office use. Ample parking on the street & in the adjacent public parking area.

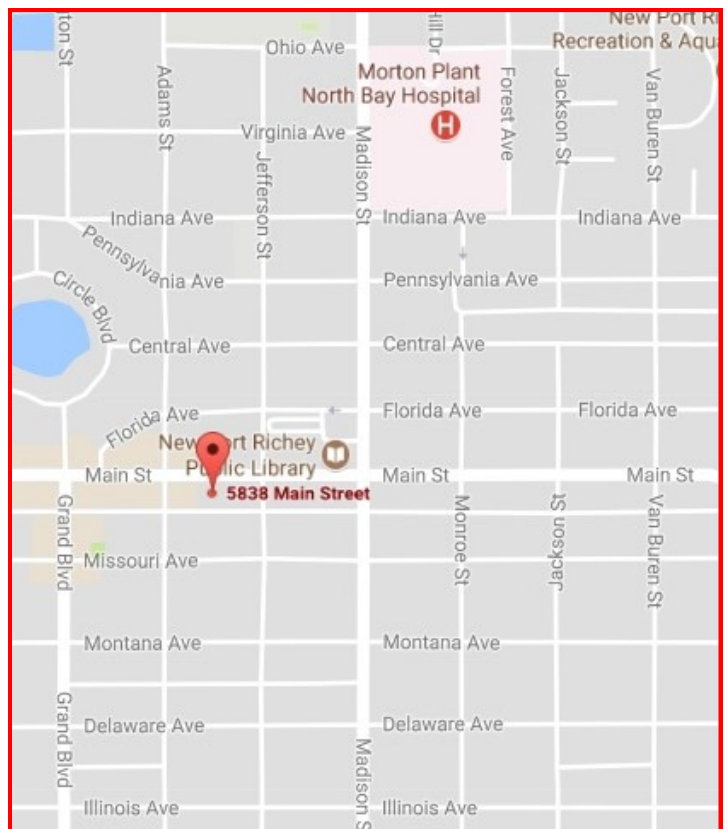
FOR INFORMATION, CONTACT:

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Charles R. Grey
Chuck@figrey.com
Office: (727) 849-2424

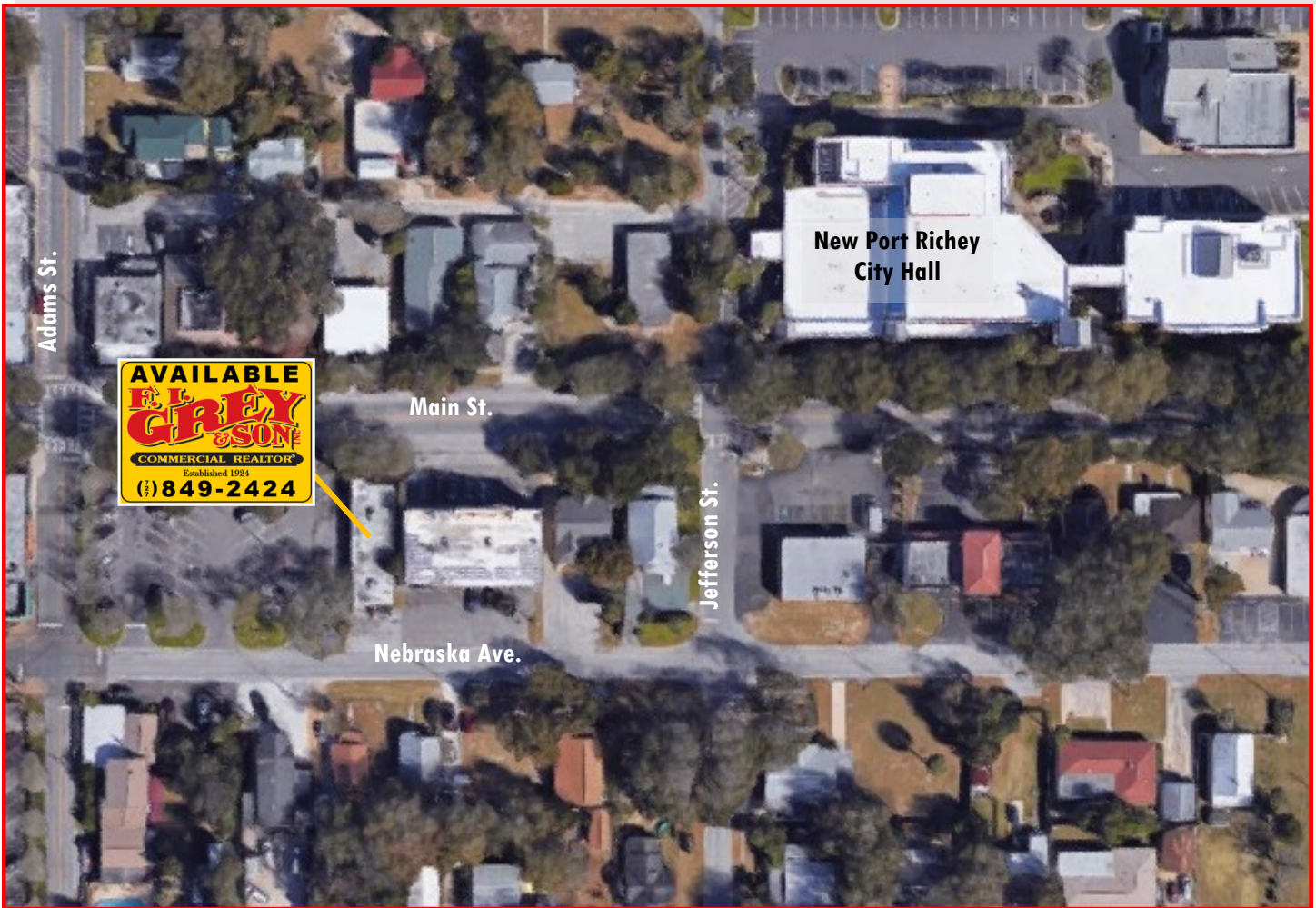


Established 1924
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DEMOGRAPHICS

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	11,492	69,247	147,200
Households:	5,324	30,970	63,588
Avg HH Inc:	\$47,751	\$49,221	\$52,231

PROPERTY STATISTICS

Use: Professional / Medical Offices
Zoning: OPMF (Professional Office)
Traffic Counts: 12,800 ADTV (FDOT)

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