

Grand Boulevard Investment

3816 Grand Boulevard, New Port Richey, FL 34652



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- ϕ Multi-use Investment Opportunity
- ϕ 3 fully leased retail units & a fully-fenced 32 unit storage facility
- ϕ 28 of 32 storage units fully leased with many long-term tenants
- ϕ Great opportunity to increase cash flow
- ϕ Excellent exposure on Grand Boulevard
- ϕ Just south of SR 54 on Grand Boulevard
- ϕ Close to major travel routes and amenities
- ϕ Purchase Priced at \$625,000



JOSEPH SZUCS

Senior Associate
jszucs@bhhsflpg.com
727-271-1592

Awarded #1 Producing Commercial Real Estate BHHS Affiliate in the United States 2012- 2015

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

Fax 813.739.5703 | bhhsflpcommercial.com

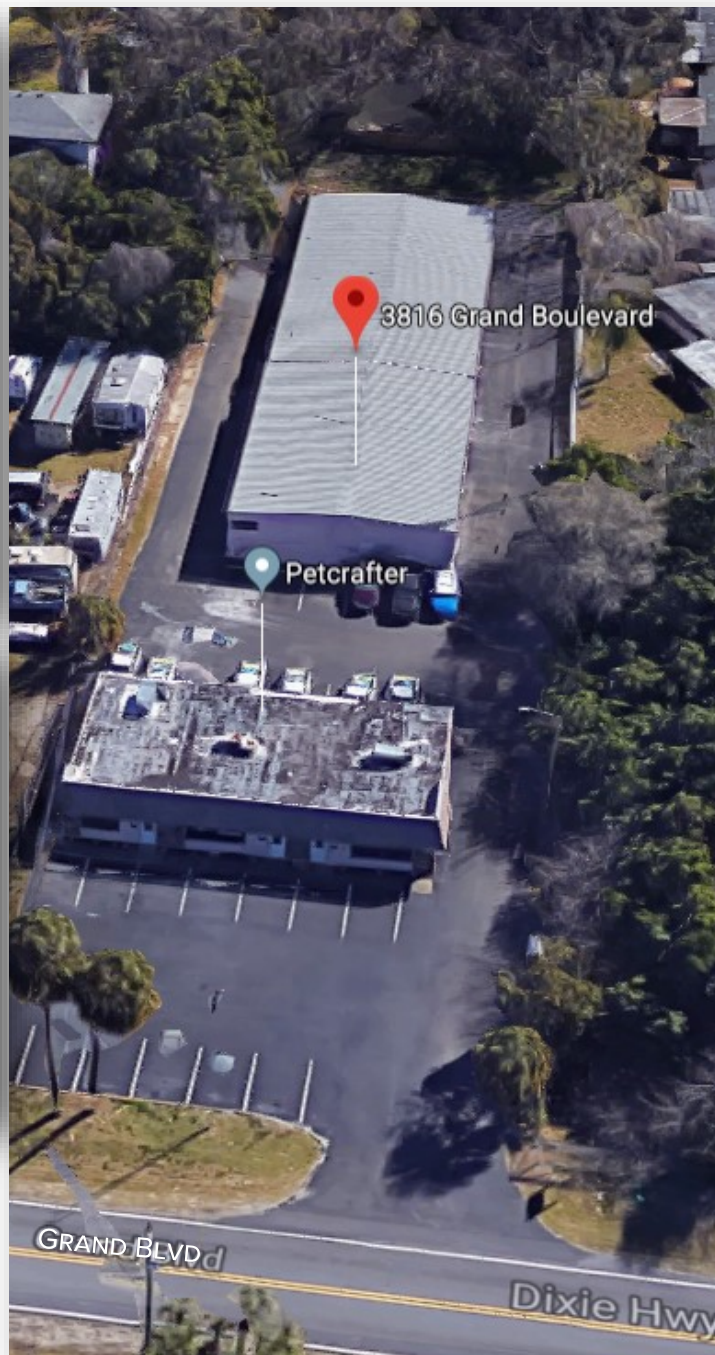


**BERKSHIRE
HATHAWAY**
HomeServices
Florida Properties Group

COMMERCIAL DIVISION

Grand Boulevard Investment

3816 Grand Boulevard, New Port Richey, FL 34652



Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	14,027	83,197	146,680
2023 Population:	13,067	87,583	154,741
Pop Growth 2018-2023:	0.72%	1.03%	1.08%
Median Age:	41.9	47.1	48.1
2018 Daytime Pop.:	11,706	73,313	133,950
Unemployment Rate:	5.5%	5.8%	5.2%
Households			
2018 Total Households:	5,140	36,442	63,059
HH Growth 2018-2023:	0.60%	0.94%	0.96%
Median Household Inc.:	\$36,453	\$38,704	\$41,658
Avg. Household Size:	2.42	2.26	2.30
Median Home Value:	\$94,598	\$119,284	\$147,316

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2018 BHH Affiliates, LLC. An independently owned and operated franchisee of BHHS Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity.