

US19 SITE For Sale



FRONTAGE ON US HWY 19

PROPERTY HIGHLIGHTS

- Vacant land on US Highway 19;
- Just south of the Cotee River bridge;
- Over 1.5 acres commercial property;
- Bordered by roadways on three sides;
- Highly visible to north and south-bound traffic;
- Approximately 324' frontage on US19 South;
- Zoning: Highway Commercial District (NPR);
- 57,500 average daily traffic on US19

Offered at: ~~\$575,000.00~~

**Price
REDUCED!
\$495,000**

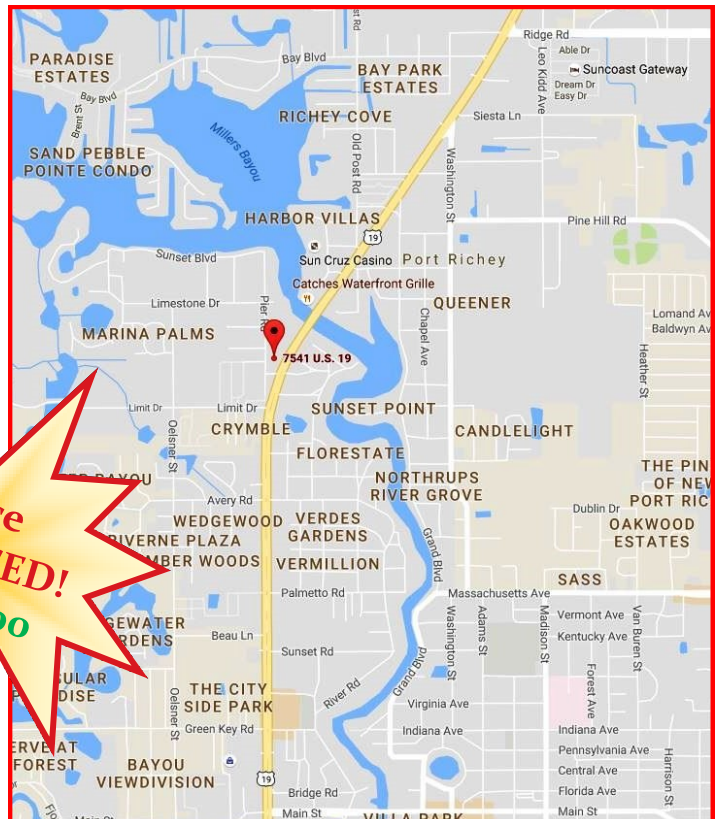
FOR INFORMATION, CONTACT:

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7541 US HWY 19, NEW PORT RICHEY, FL 34652



DEMOGRAPHICS (2016)

<i>Radius</i>	<i>1-Mile</i>	<i>3-Mile</i>	<i>5-Mile</i>
Population:	5,932	55,561	125,016
Households:	2,539	24,910	54,256
Avg HH Inc:	\$60,861	\$50,511	\$51,509

PROPERTY STATISTICS

Parcel Size:	1.54 ac MOL	US19 Frontage:	324' +/-
Dimensions:	324'x141'x 344'x271'	Traffic Count:	57,500 on US19
Zoning:	Hwy Comm	Taxes(2017):	\$4,408

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