

# 10523 US Highway 19 - Port Richey



Bank - Pasco ...  
Port Richey, F...

<b>\$850K</b>	<b>\$170</b>	<b>5,000</b>	<b>1973</b>
Sale Price	Price/SF	SF GLA	Built

## For Sale

Price	\$850,000		
Price/SF	\$170.00	On Market	2 Days
Sale Type	Investment or Owner User	Last Updated	Dec 29, 2019
Status	Active		<a href="#">Update</a>

## Building

Type	3 Star Retail Bank		
GLA	5,000 SF	Year Built	1973
Stories	1	Tenancy	Single
Typical Floor	5,000 SF	Owner Occup	Yes
Ceiling Ht	8'5"	Sprinklers	Wet
Construction	Masonry		

CoStar Est. Rent \$12 - 15/SF (Retail)

Parking 44 Surface Spaces are available; Ratio of 8.80/1,000 SF

Frontage 205' on US Hwy 19 (with 1 curb cut)  
193' on Jasmine Blvd (with 1 curb cut)

Taxes \$2.67/SF (2008)

Walk Score® Car-Dependent (45)  
Transit Score® Some Transit (25)

## Land

Land Acres	0.88 AC	Land SF	38,333 SF
Bldg FAR	0.13		
Corner Lot	Yes		
Zoning	C2, Pasco County		
Parcel	16-25-16-0000-01000-0000		

## Assessment

### 2018 Assessment

Improvements	\$375,656	\$75.13/SF	
Land	\$335,617	\$8.76/SF	
Total Value	\$711,273	\$18.56/SF	82% of last sale

## Market Conditions

<u>Vacancy Rates</u>	<b>Current</b>	<b>YOY Change</b>
Subject Property	100%	100%
Submarket 2-4 Star	6.6%	-0.1%
Market Overall	4.2%	-0.4%

### Market Rent Per SF

Submarket 2-4 Star	\$17.12	4.0%
Market Overall	\$19.22	3.4%

### Submarket Leasing Activity

12 Mo. Leased SF	683,189	31.6%
Months on Market	11.0	0.5 mo

### Submarket Sales Activity

	<b>Current</b>	<b>Prev Year</b>
12 Mo. Sales Volume (Mil.)	\$194.6	\$158.9
12 Mo. Price Per SF	\$173	\$163

## Tenants

<b>Name</b>	<b>SF Occupied</b>
Fidelity Bank of Florida	5,000 SF
Smile Design Dentistry	-
Wells Fargo Bank	-

## Sale Notes

Former bank building in heavy traffic and signalize intersection of US HWY 19 and Jasmine Blvd., The property is zoned C-2 with 44 parking spaces and can easily be converted to other uses including; restaurant, car wash, medical office and retail shop. The exterior is freshly painted, improved landscaping and bright outdoor lighting for extra security. Great investment or owner occupied opportunity, call for more details.

## Sale Contacts



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## Demographics

	<b>1 Mi</b>	<b>3 Mi</b>
Population	12,159	65,328
Households	5,095	28,761
Average Age	41.30	43.70
Median HH Income	\$36,773	\$36,562
Daytime Employees	2,622	19,153
Population Growth '19-'24	13.8%	12.0%
Household Growth '19-'24	13.6%	11.7%

## Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Jasmine Blvd	US Hwy 19 E	2,120	2018	0.03 mi
Regency Park Blvd	Kingston Ct E	4,733	2018	0.31 mi
Regency Park Blvd	Cherry Creek Ln W	5,066	2018	0.34 mi
US Hwy 19	Ranch Rd S	51,350	2018	0.51 mi
Fox Hollow Dr	Vineyard Ln W	5,712	2018	0.58 mi

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