

5957 ROWAN ROAD, NEW PORT RICHEY, FL 34653



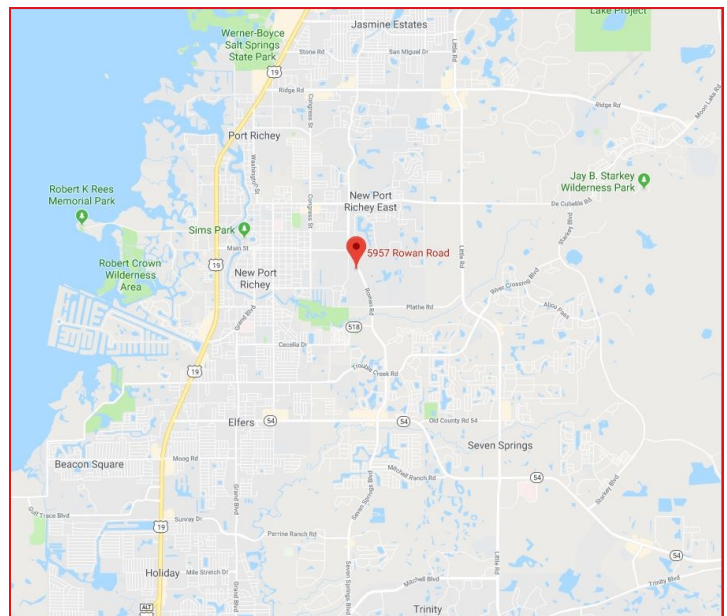
5.71± ACRES ON ROWAN ROAD

Offered at: \$559,000

Location: On Rowan Rd., less than 1/2 a mile south of Main Street in New Port Richey.

Property Highlights:

- 5.71± acres
- 550 feet of frontage on Rowan Road
- Close to US Hwy 19, SR 54, & Ridge Road
- Ideal location for Self Storage - Existing plans available for 60,000 SF warehouse/self storage
- Zoning: C-1 / C-2 Commercial
- 31,000 AADT on Rowan Road



The information given herewith is obtained from sources we consider reliable. We are not responsible for misstatements of facts, errors, omissions, changes in terms or conditions, or withdrawal from the market without prior notice.

FOR MORE INFORMATION

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Demographics

<u>Radius</u> ➡	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	7,544	74,823	155,617
Households:	3,662	33,115	66,576
Average HH Income:	\$47,079	\$52,352	\$56,133
Traffic Counts: (FDOT)	31,000 AADT on Rowan Rd.		

PROPERTY STATISTICS

Zoning: C-1 & C-2

Use: Commercial

Size: 5.71 Acres

Taxes (2018) : \$3,634.96

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