

7212 US HIGHWAY 19, NEW PORT RICHEY, FL 34652



CORNER LOT ON US HWY 19

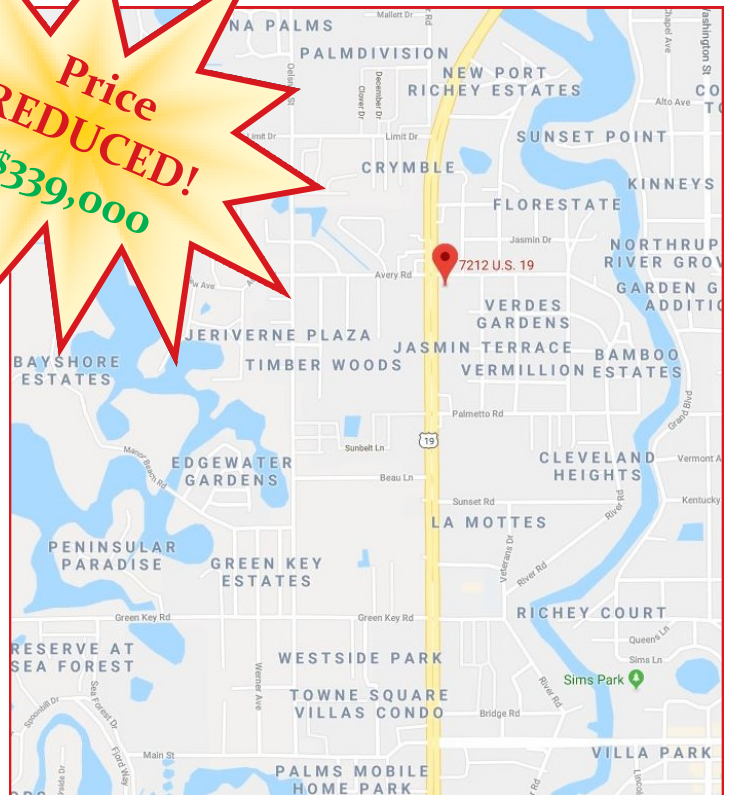
Offered at: ~~\$399,000~~

Price
REDUCED!
\$339,000

Location: Corner of US Highway 19
& Avery Rd. in New Port Richey.
Less than 1 mile North of Main St.

Property Highlights:

- 5,000± sf
- Corner lot with 140'± of frontage on US 19
- Professional/Office/Retail
- Excellent Visibility
- Prominent Signage
- Average 57,500± cars per day at this location.
- Generous on-site paved parking



FOR MORE INFORMATION

Charles "Chuck" Grey

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Chuck@figrey.com

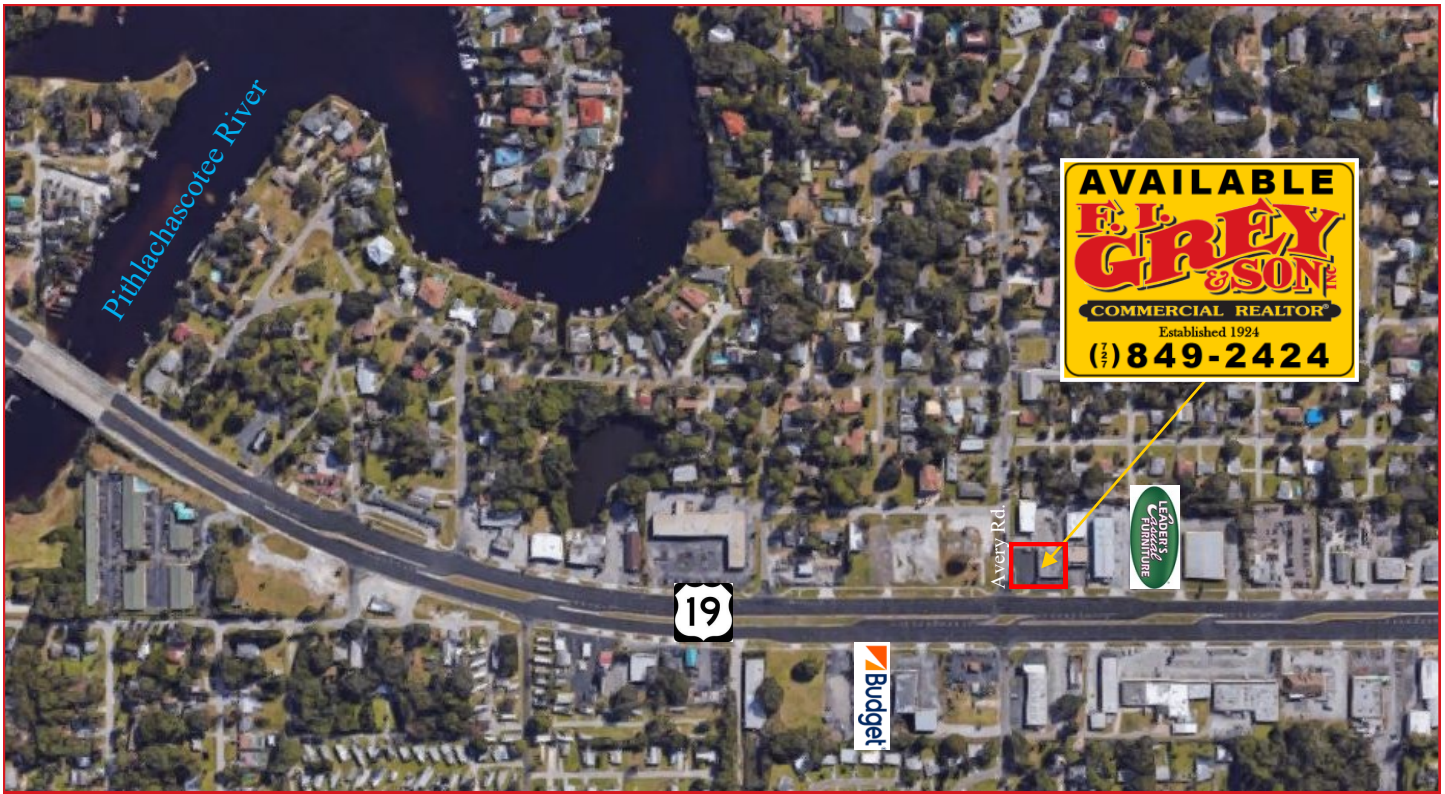
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6328 U.S. Highway 19
New Port Richey, FL 34652
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DEMOGRAPHICS			
<u>Radius</u> ➔	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	5,958	56,073	132,907
Households:	2,576	25,335	57,637
Avg. HH Income:	\$58,455	\$50,457	\$52,637
Traffic Counts: (FDOT)	57,500 AADT		

PROPERTY STATISTICS			
<u>Building</u>		<u>Site</u>	
Size	4,950 SF	Site Size	0.34 acres
Year Built	1972	Zoning	C
Materials	Concrete Block/ Stucco	Taxes (2018)	\$4,469

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