



SR 54 Frontage C2 Retail Showroom-Warehouse

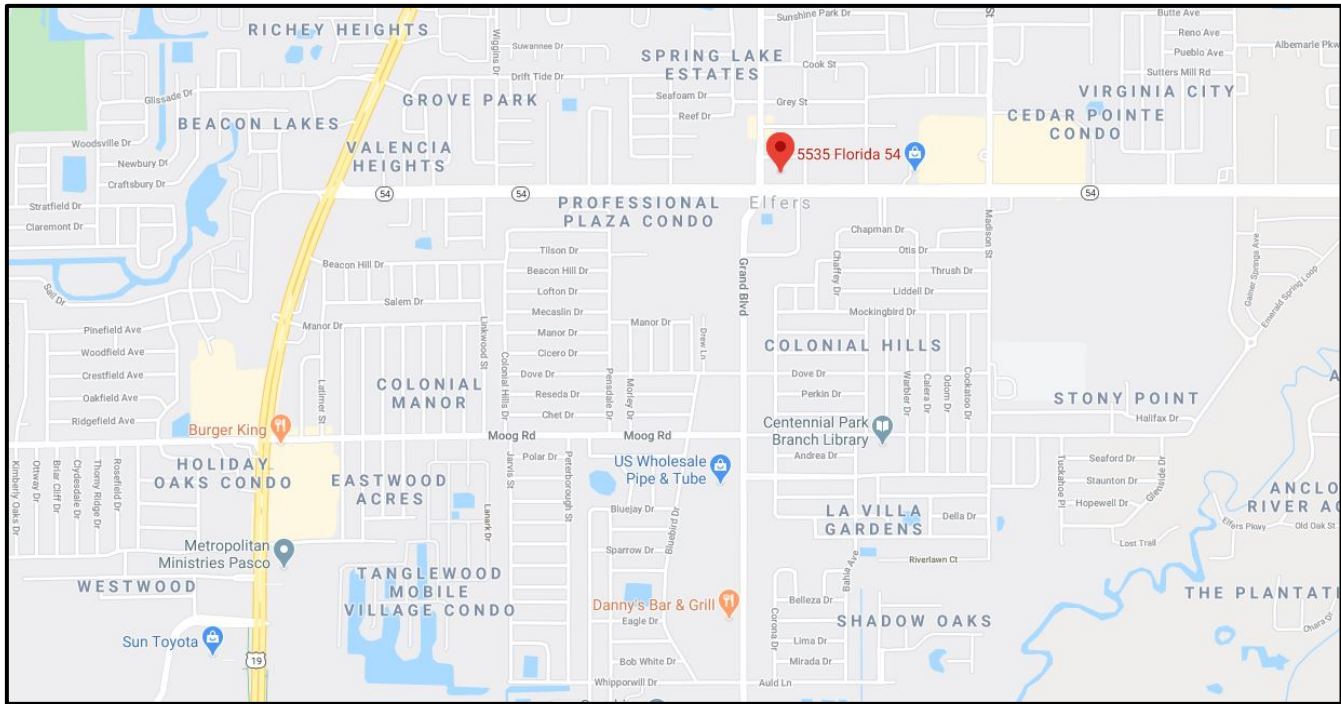
For Sale or Lease



5535 State Road 54, New Port Richey, Florida 34652

Property Information

- **7,480± Total Square Feet**
 - **4,092± SF Nicely Built Out Showroom**
 - **3,388± SF Finished Warehouse/Storage**
- **Approximately 80% Air Conditioned Building (3 Ton & 10 Ton)**
- **One 10' x 10" OH Door; 3 Phase Power**
- **17 Newly Striped Parking Spaces; .45± Acre Lot**
- **Built in 1976; Block; Flood Zone X**
- **SR 54 Traffic Counts of 34,000 Trips**
- **Sale Price \$699,000 or Lease \$9.00 NNN**



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	13,463	84,614	148,461
Avg. HH Income	\$46,554	\$55,259	\$60,790
Median Age	41.6	47.6	48.1
Total Households	5,384	37,115	63,686

DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	31,599	106,213	191,878
Avg. HH Income	\$45,510	\$54,232	\$70,462
Median Age	32.4	38.4	38
Total Households	13,779	46,015	82,554

Tampa Bay Industrial Team...



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Dyer/Carbonelli Team
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Awarded #2 Producing Commercial Team in the Network 2019



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