

## SR 54 Frontage C2 Retail Showroom-Warehouse

## For Sale or Lease



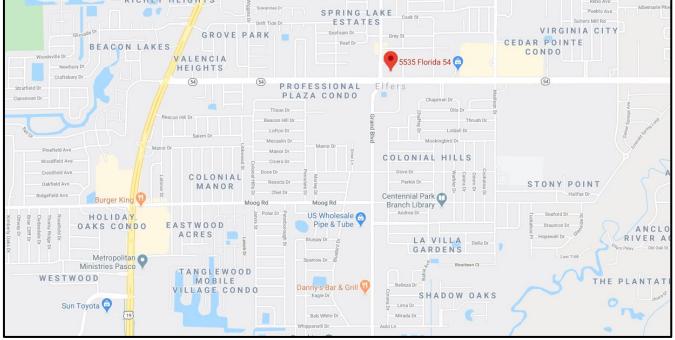
5535 State Road 54, New Port Richey, Florida 34652

## **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

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2020 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.





DEMOGRAPHICS BY MILE				DEMOGRAPHICS BY DRIVE TIME			
	1 MILE	3 MILES	5 MILES		5 MINS	10 MINS	15 MINS
Total Population	13,463	84,614	148,461	<b>Total Population</b>	31,599	106,213	191,878
Avg. HH Income	\$46,554	\$55,259	\$60,790	Avg. HH Income	\$45,510	\$54,232	\$70,462
Median Age	41.6	47.6	48.1	Median Age	32.4	38.4	38
Total Households	5,384	37,115	63,686	Total Households	13,779	46,015	82,554

## Tampa Bay Industrial Team...



D. Dewey Mitchell, CCIM Broker Owner 727-569-2332 industrial@bhhsflpg.com



Renee' D. Dyer, CCIM, ALC Executive Associate 727-460-4901 rdyer@bhhsflpg.com



Jill Carbonelli, CCIM Sr. Broker Associate 727-639-5713 jcarbonelli@bhhsflpg.com



Dyer/Carbonelli Team Awarded #1 Producing Commercial Team in the Network 2018 Awarded #2 Producing Commercial Team in the Network 2019



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2020 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.