



**BERKSHIRE  
HATHAWAY**  
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

# Former Bank Branch For Sale

*11355 DeCubellis Road, New Port Richey, FL 34654*



## ***For Sale***

- Outparcel to Publix Shopping Center; Signalized Intersection
- Median Household Income \$66,214 within 1 Mile Radius
- 4,284± GSF Block Building w/Metal Roof including 1,008± SF Drive Thru Canopy
- Large Open Office Space, Executive Offices, Break room & Restroom, Built in 2007 on 1.0± Acre MPUD zoned land
- Positioned to benefit from Ridge Rd. extension to Suncoast Pkwy.
- Easily Converted to Medical Office, Retail or Restaurant
- Sale Price: \$1,150,000

For Information  
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The property offered for sale is a Publix outparcel site comprised of 1.0 acres, zoned MPUD, and a 4,284± SF building with 1,008± SF drive-thru canopy. The building features a generous lobby and waiting area, teller windows, private offices and work areas, break room, restroom, and ample utility and storage space.

The property has plenty of parking, multiple access points, 182' frontage on DeCubellis Road, and an active shopping center adjacent. This former bank branch is positioned to take advantage of increased traffic with the planned Ridge Road extension to the Suncoast Parkway.

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## AREA DEMOGRAPHICS (3 MILE RADIUS)

### KEY FACTS

19,684

Population



Average Household Size

48.1

Median Age

18,282

2020 Total Daytime Population

### ANNUAL HOUSEHOLD SPENDING



\$1,808  
Apparel & Services



\$137  
Computers



\$3,208  
Eating Out



\$4,598  
Groceries



\$5,189  
Health Care

### INCOME



\$60,486  
Median Household Income



\$29,929  
Per Capita Income



\$163,197  
Median Net Worth

### EMPLOYMENT



66%  
White Collar



19%  
Blue Collar



15%  
Services

7.1%

Unemployment Rate



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