

Warehouse Distribution Center

6530 Orchid Lake Road, New Port Richey, FL 34653



**BERKSHIRE
HATHAWAY**

HomeServices

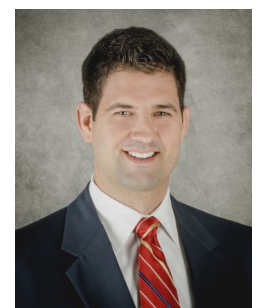
Florida Properties Group

COMMERCIAL DIVISION



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For Sale & Lease

- ⊕ 13,750± SF Warehouse with Office/Showroom
- ⊕ Additional mezzanine storage above showroom
- ⊕ 1 Truck-well door; 1 Grade-level overhead door
- ⊕ .87± acres on Orchid Lake Road
- ⊕ Renovations Completed in 2015
- ⊕ Zoning C (Commercial District)
- ⊕ Future Land Use IL (Light Industrial)
- ⊕ Sale Price: \$925,000
- ⊕ Lease Rate: \$5.50 PSF NNN (Available 3/31/2021)

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Teamwork | Integrity | Passion | Excellence

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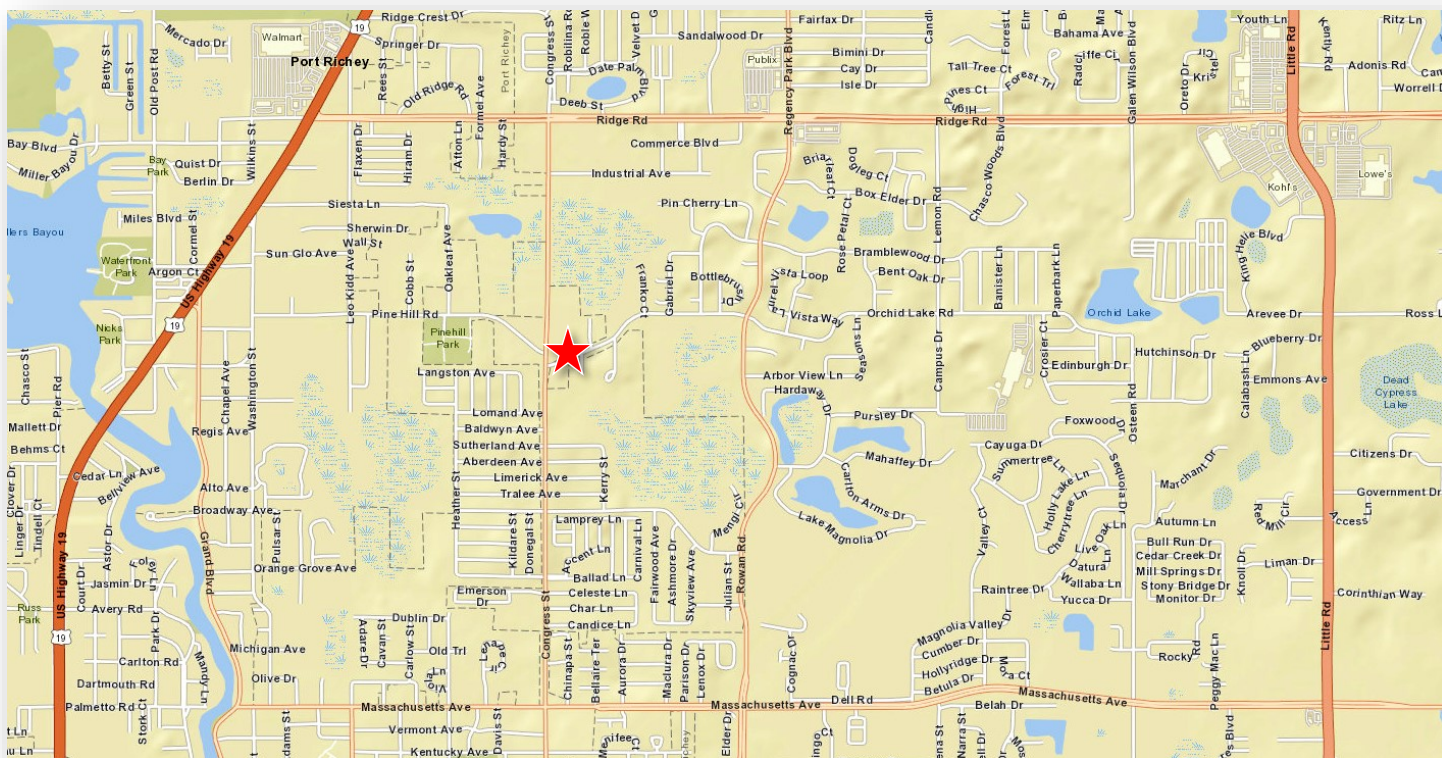


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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

140,604

Population

2.3

Average Household Size

49.0

Median Age

132,630

2020 Total Daytime Population

ANNUAL HOUSEHOLD SPENDING



\$1,330
Apparel & Services



\$99
Computers



\$2,366
Eating Out



\$3,500
Groceries



\$3,955
Health Care

INCOME



\$41,542
Median Household Income



\$24,657
Per Capita Income



\$53,824
Median Net Worth

EMPLOYMENT



61%
White Collar



21%
Blue Collar



18%
Services

8.8%

Unemployment Rate

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