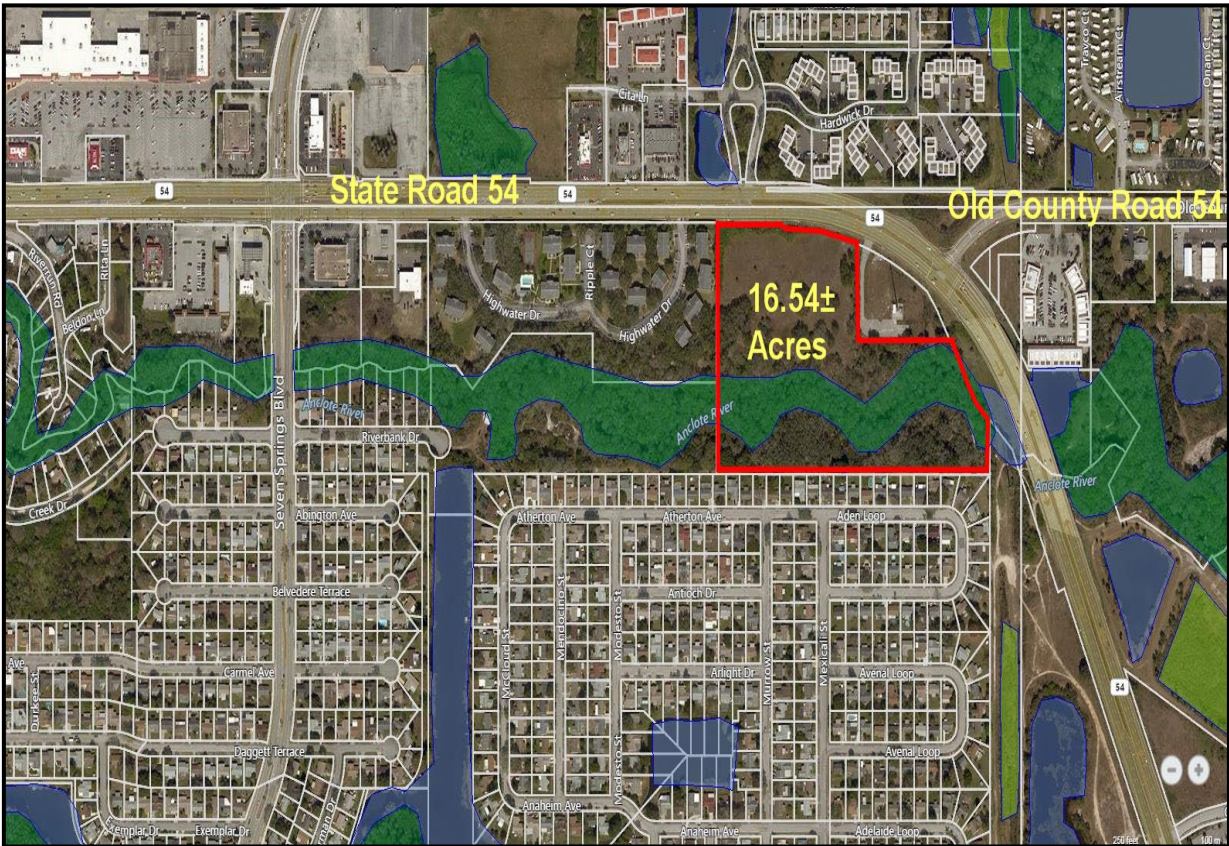




# West Pasco Commercial Development

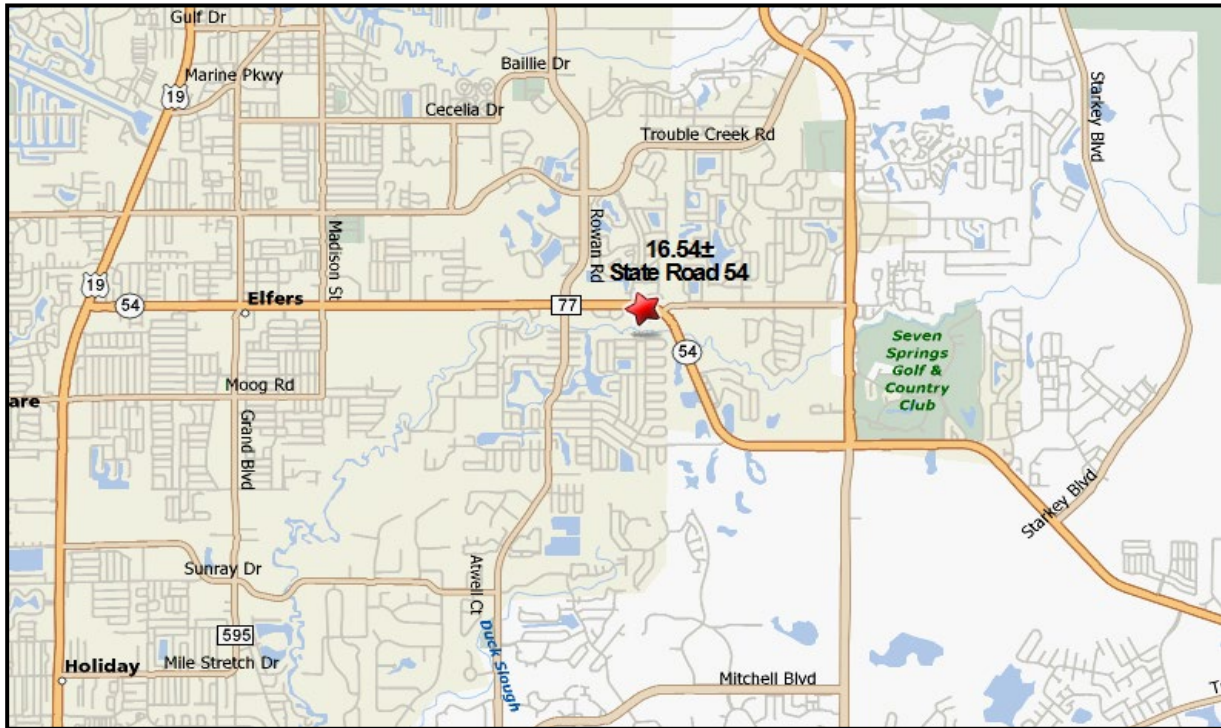
For Sale



**State Road 54 and Old County Road 54, New Port Richey, FL 34653**

## Property Information

- **16.54± Acres Along South Side of State Road 54**
- **Approximately 7.2± Acres are North of River**
- **Located within Dense Residential Population Area**
- **Excellent Development Site for Retail, Office or Church**
- **42,000± AADT Traffic Counts**
- **Zoning C2/AC – Land Use Res 9/Res 6**
- **\$995,000..... Price Drastically Reduced!**



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	10,313	68,557	143,409
Avg. HH Income	\$54,825	\$59,522	\$58,846
Median Age	43.4	47.1	48.4
Total Households	4,292	28,587	61,556

DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	13,201	85,222	168,566
Avg. HH Income	\$57,700	\$59,616	\$59,686
Median Age	44.5	47.7	47.2
Total Households	5,596	35,865	71,098

## Tampa Bay Land Team...



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*CRE Boss Ladies  
Dyer/Carbonelli Team  
Ranked Top 3 Teams Nationwide  
Berkshire Hathaway Commercial*