

# Embassy Boulevard Office Building

3-Parcel Portfolio Investment or Redevelopment Opportunity  
6710 Embassy Boulevard, Port Richey, FL 34668



**BERKSHIRE  
HATHAWAY**  
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



## *For Sale*



**KRISTY MARCELLE**

Sales Associate  
kmarcelle@bhhsflpg.com  
727-239-9424

- Redevelopment or investment opportunity
- 3-parcel portfolio, 1.28 acres total
- Zoned C2 (1.14 ac) and R4 (.14 ac)
- Income-producing office building
- 11 units ranging 168 SF and up
- Recent roof improvements and AC upgrades
- Great location in Port Richey just off US-19
- Sale Price: \$995,000

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Ph. 813.739.5700 | bhhsflpgcommercial.com





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## DEMOGRAPHICS (5 MILE RADIUS)

### KEY FACTS

125,953

Population

50.3

Median Age

2.3

Average Household Size

121,169

2020 Total Daytime Population

### ANNUAL HOUSEHOLD SPENDING



\$1,316  
Apparel & Services



\$99  
Computers



\$2,351  
Eating Out



\$3,489  
Groceries



\$3,923  
Health Care

### INCOME



\$41,205

Median Household Income



\$24,544

Per Capita Income



\$54,062

Median Net Worth

### EMPLOYMENT



60%  
White Collar



21%  
Blue Collar



19%  
Services

9.0%

Unemployment Rate

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