

Ground Lease/Build-To-Suit

Up to 4,000 SF

7423 Florida 54 | New Port Richey, FL 34653



Property Highlights

- Zoning: C-2
- AADT on FL-54: 42,000
- AADT on Rowan Rd: 22,000
- Frontage on FL-54 and Rowan Rd
- 3-Mile Median HHV: \$40,376
- 3-Mile Population: 77,343

Prepared By

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SECTION I

Photos / Renderings

PROPERTY PHOTOS

7423 FL-54

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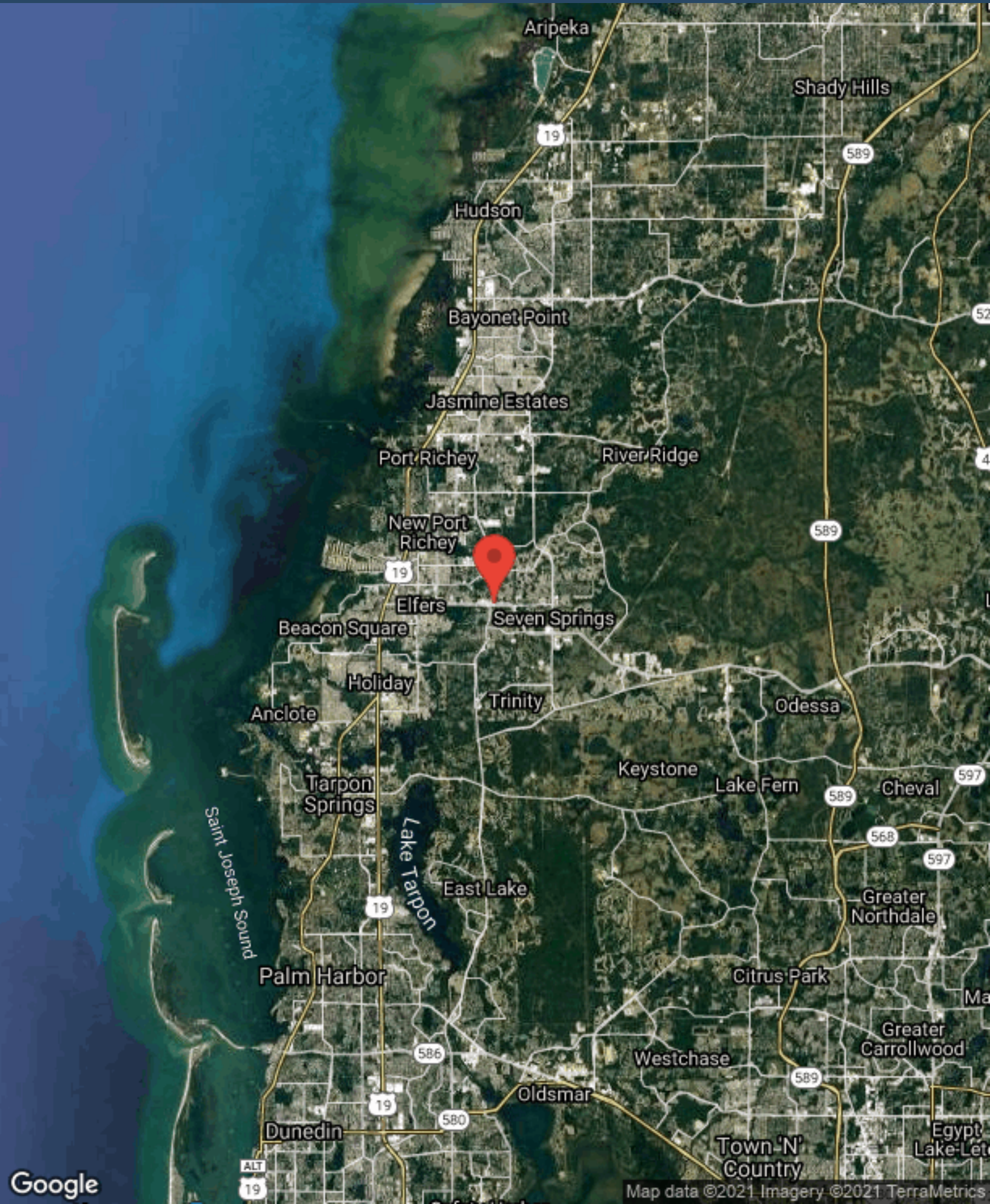


SECTION II
Maps / Demographics

REGIONAL MAP

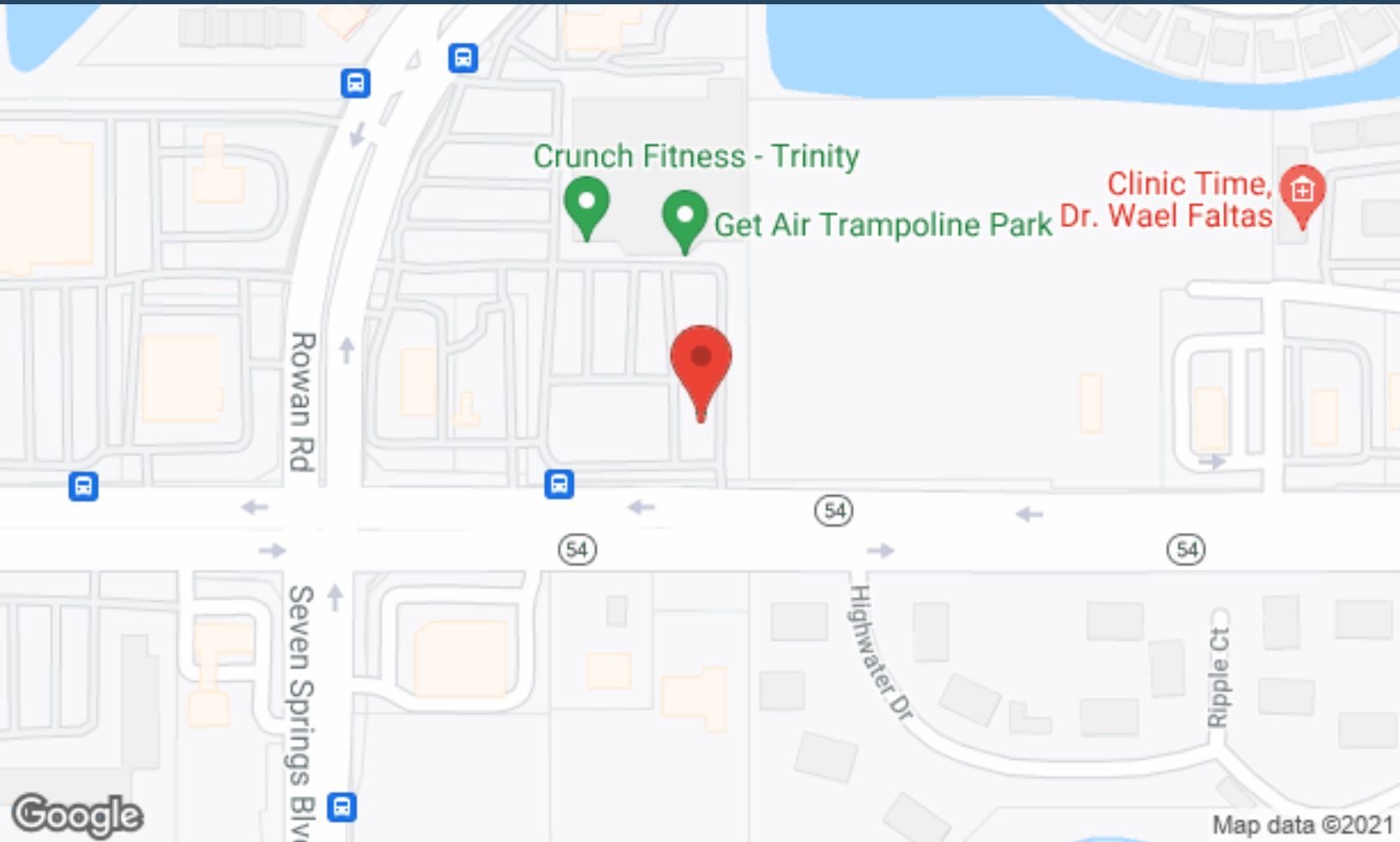
7423 FL-54

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LOCATION MAP

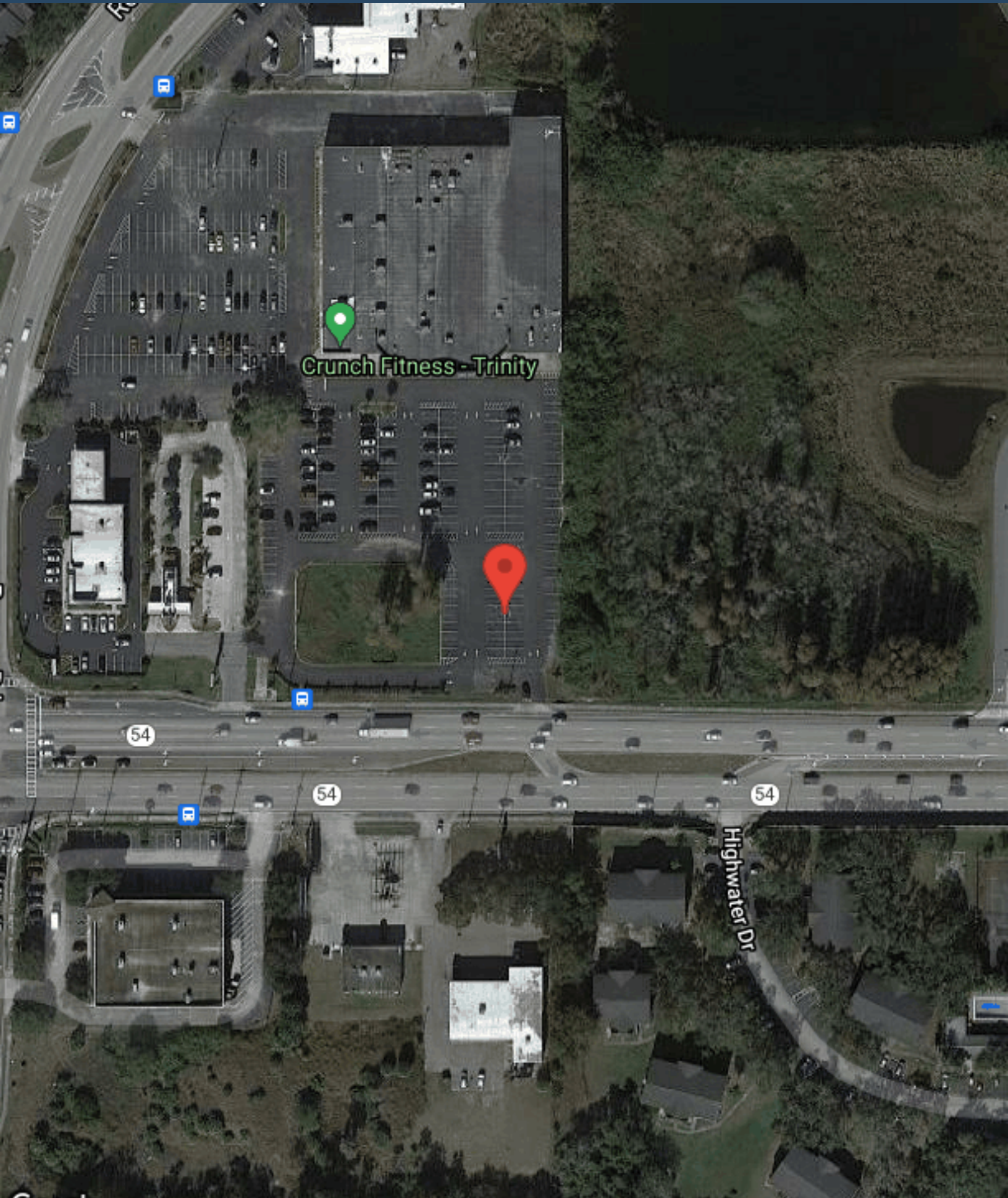
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AERIAL MAP

7423 FL-54

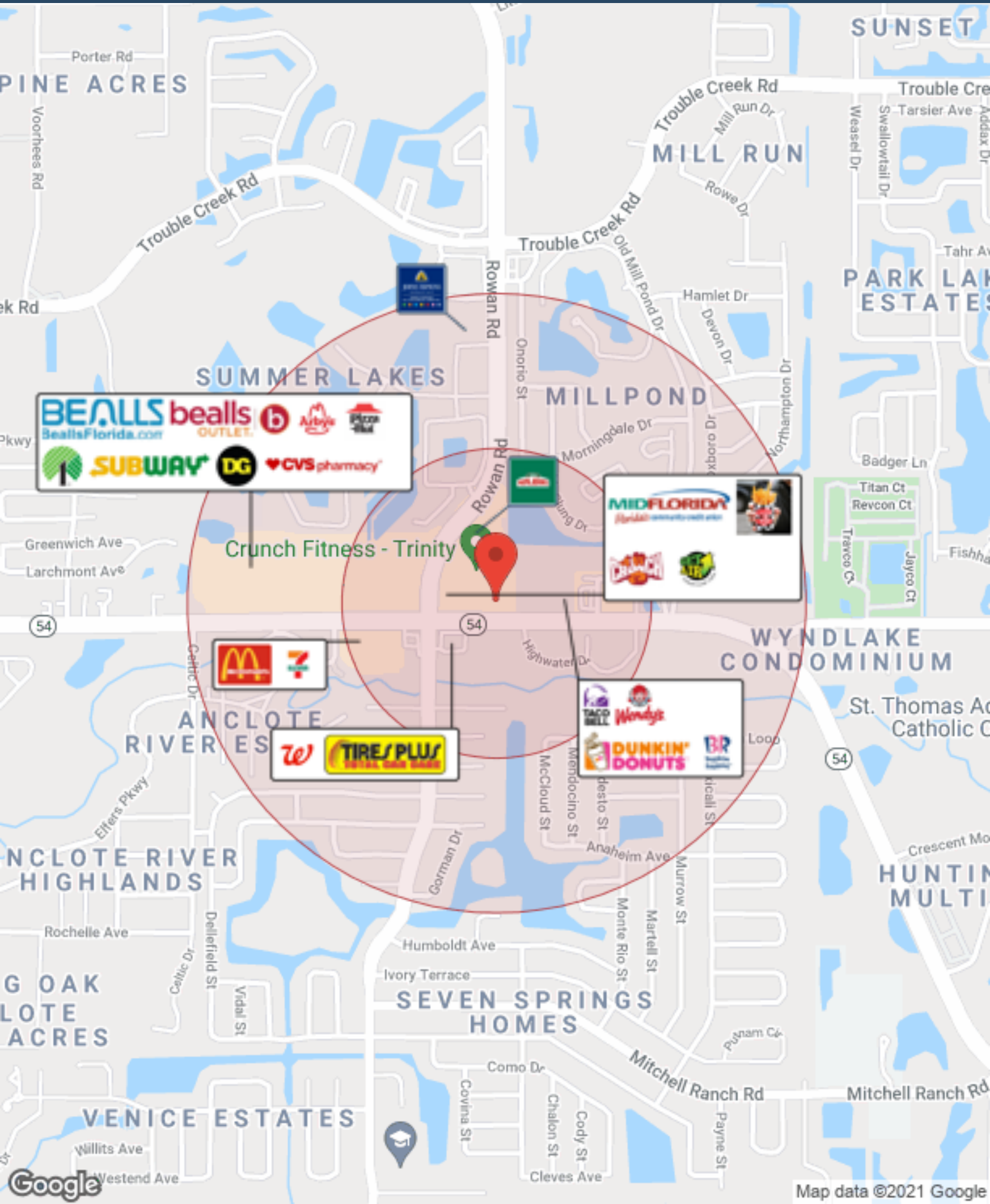
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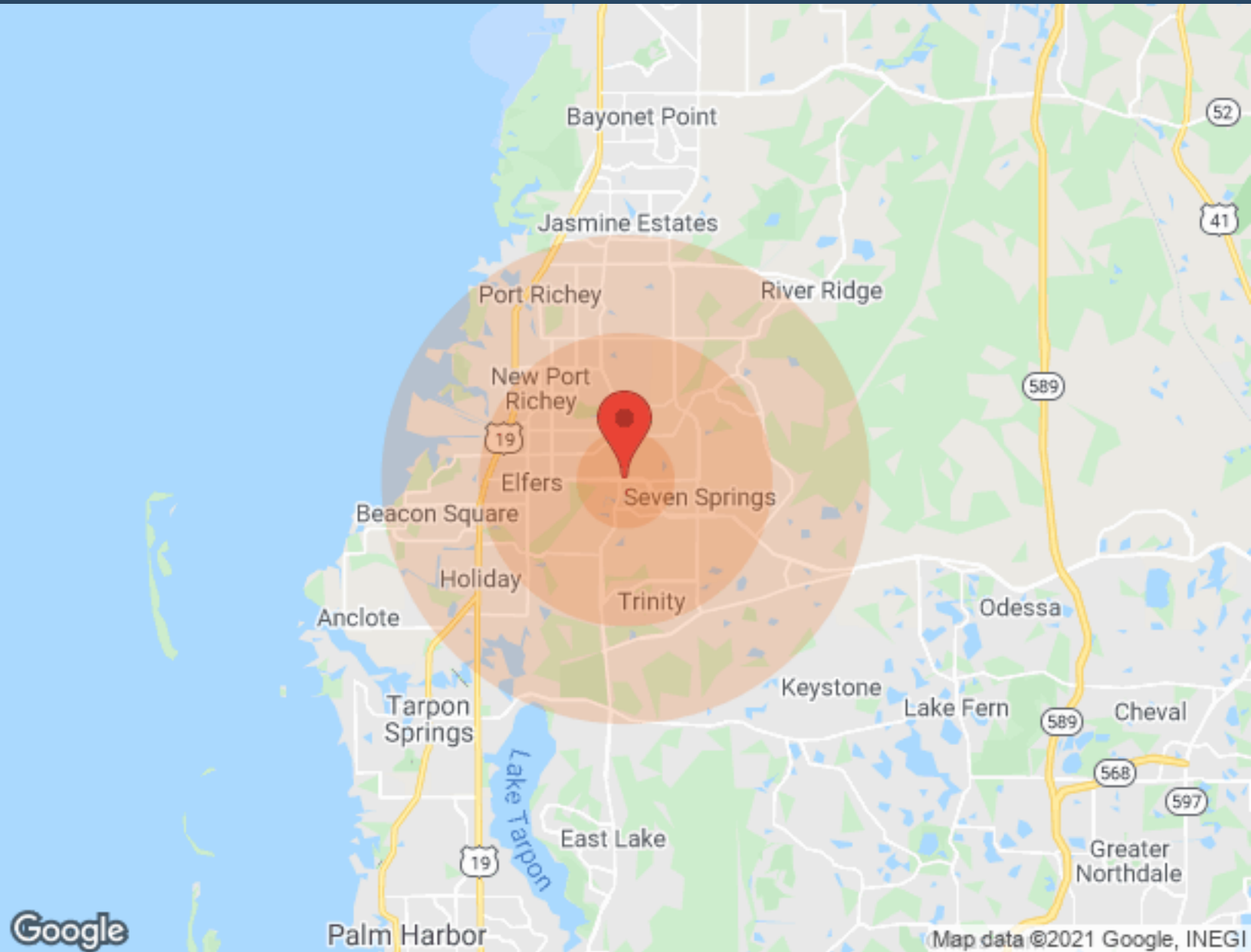


BUSINESS MAP

7423 FL-54

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Population	1 Mile	3 Miles	5 Miles
Male	4,892	36,120	73,990
Female	5,306	41,223	81,799
Total Population	10,198	77,343	155,789
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,660	12,466	25,044
Ages 15-24	1,161	8,709	17,147
Ages 55-64	1,228	8,874	18,226
Ages 65+	2,545	23,174	48,053
Race	1 Mile	3 Miles	5 Miles
White	9,742	73,379	147,286
Black	100	962	2,355
Am In/AK Nat	8	39	80
Hawaiian	N/A	N/A	6
Hispanic	722	5,805	11,943
Multi-Racial	452	4,338	9,134

Income	1 Mile	3 Miles	5 Miles
Median	\$43,198	\$40,376	\$40,157
< \$15,000	423	4,716	9,850
\$15,000-\$24,999	504	4,964	9,664
\$25,000-\$34,999	631	4,347	9,183
\$35,000-\$49,999	1,135	6,177	11,875
\$50,000-\$74,999	810	5,767	11,170
\$75,000-\$99,999	546	3,715	7,023
\$10,000-\$149,999	338	2,688	5,530
\$150,000-\$199,999	64	672	1,717
> \$200,000	N/A	517	1,345

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,642	41,744	85,678
Occupied	4,508	35,182	70,933
Owner Occupied	3,204	25,410	51,220
Renter Occupied	1,304	9,772	19,713
Vacant	1,134	6,562	14,745



SECTION III
Broker Profiles



Ricardo A. Garcia, MiCP

Associate, Commercial Real Estate

Jaramillo Commercial Real Estate | Orlando, FL

P: (407) 403-1208

Ricardo Garcia was born in San Juan, Puerto Rico, and moved to Kissimmee, Florida when he was just 2 years old. From an early age, Ricardo was exposed to commercial real estate via his family's commercial real estate holdings and management. He comes from a background of over 8 years in business administration and capitalizes on his mass communication, entrepreneurial, and marketing skills when working with his commercial real estate clients.

Ricardo attended the University of Florida and earned a bachelor's degree in business administration. His skills in mass communication, entrepreneurship, and marketing give him a unique insight into how to bargain, protect, market properties, and find the best deals for his real estate clients.

Ricardo entered the Real Estate world in order to apply his proven problem-solving skills and further develop his leadership and innovation abilities in the challenging environment that is commercial real estate investing, and he hasn't looked back.

Ricardo lives in Kissimmee, Florida. He spends his free time with family and friends, traveling, and playing fútbol.



Francisco Jaramillo, CCIM

Principal, Managing Broker

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Through real estate investment services, I help investors create and accumulate wealth through the leasing, disposition, and acquisition of real estate assets. This involves all aspects from initial consultation to leasing, listing, marketing, negotiating, and selling of real estate. My services are tailored to the needs of each particular client, not a "one size fits all" approach, resulting in targeted results that maximize the results in favor of my clients. My area of focus is retail investment properties from \$1 Million to \$10 Million in the Central Florida market, including NNN single-tenant properties, landlord, and tenant representation. Through our global network of agents and our CCIM network, we can market to investors from the local area to international investors and tenants, which means more exposure to properties and finding the right properties for our clients, creating the opportunity for a faster and smoother transaction favoring my clients' terms. After leaving the military, Francisco worked for a major law firm's Project Finance Group in Washington, D.C. while attending school (not an attorney). Among other deals, he assisted in the closings of the \$338 million Suez and Port Said Power Purchase Agreements in Egypt, and a \$125 Million Power Generating Plant in the United States. Once graduated, was the Vice President of Public Relations for the National Society of Hispanic MBAs in the South Florida Chapter. He has also traveled to many different countries including Argentina, Canada, Colombia, Egypt, France, Honduras, Italy, Mexico, and Switzerland.