

PARCEL FOR SALE

Former Church - Redevelopment Opportunity

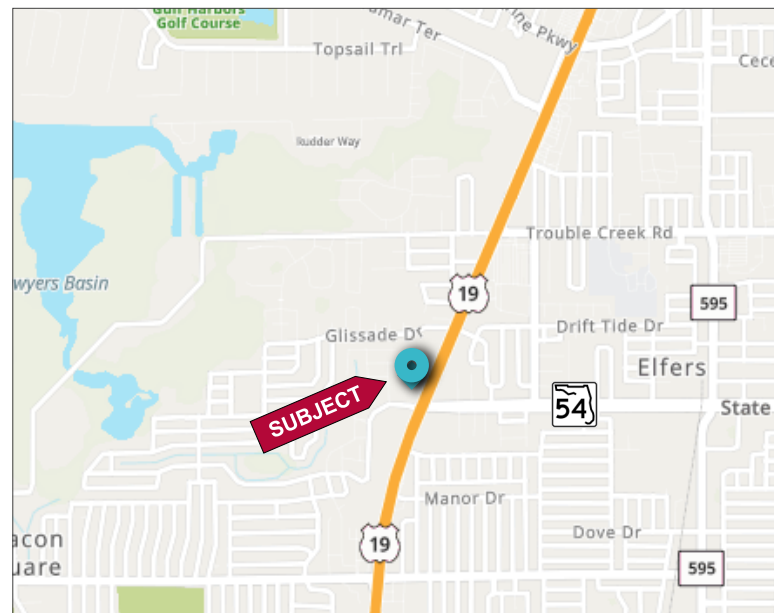
4125-4149 US Highway 19, New Port Richey, FL 34652



FEATURES

- ❖ 4.32 AC MOL
- ❖ 18,600 SF in three buildings
- ❖ Just north of SR 54 and US Highway 19 with a curb cut and median cut access at Glissade Dr traffic light
- ❖ Zoning: C-2 / MF-1, Pasco County
- ❖ Future Land Use: ROR
- ❖ Parcel Number: 18-26-16-0010-04800-0020
- ❖ 2021 Real Estate Taxes: \$3,473.00
- ❖ Asking Price: \$ 2,850,000

LOCATION MAP



Elliott M. Ross, CCIM
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ROSS REALTY GROUP, INC.
Watermark Building 5
5415 Mariner St, Suite 208
Tampa, FL 33609



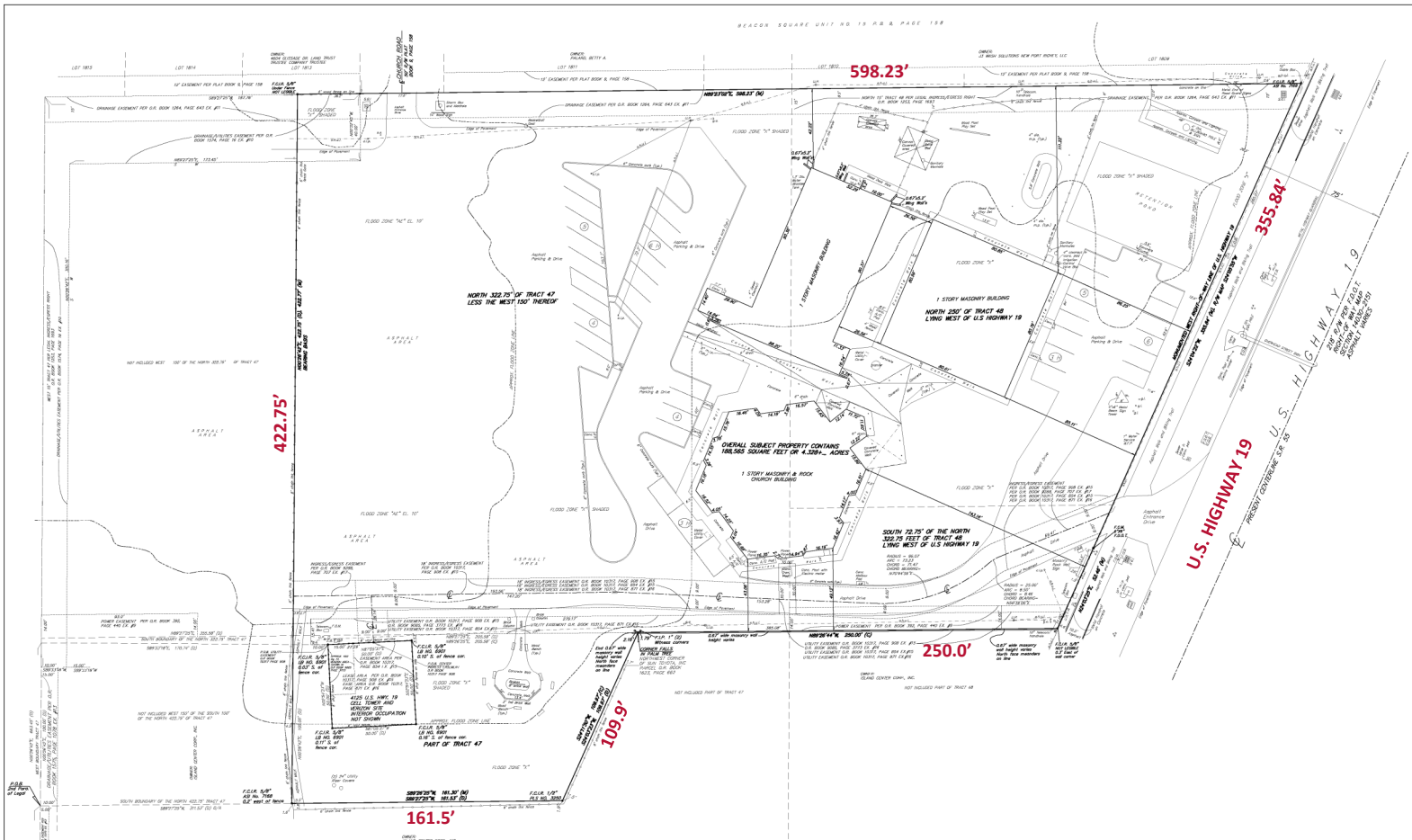
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THE
ROSS REALTY
GROUP, INC.
COMMERCIAL SALES AND LEASING



2021 Demographics	1-mile	3-mile	5-mile
Total Population	9,206	74,901	149,010
Total Households	4,903	33,327	68,310
Average Household Income	\$35,900	\$40,705	\$43,500

Area Drive Times	Miles	Minutes
Morton Plant North Bay Hospital	3.3	10
Suncoast Parkway	14	27
Innisbrook Resort	9	33



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