

# FOR SALE

## VACANT LAND



- ◆ 2.5 Acres Fully Improved Pad Site  
Zones C-1 ( Neighborhood Commercial District) Includes Office/Medical and Retail
- ◆ Excellent visibility and access - located at a signalized intersection
- ◆ Less than 1/2 mile South to SR 54
- ◆ Adjacent to John Hopkins All Children's Outpatient Care Clinic
- ◆ Traffic Counts in Excess of 25,000 vehicles per day
- ◆ Ideally Situated Between 2 major hospitals:
  - \*2.9 miles to Medical Center of Trinity
  - \*3.7 miles to Bay Care North Bay Hospital
- ◆ Beautiful setting and surrounded by an established residential community
- ◆ Land could be split and sold for \$750,00 each. Contact agent for details.

## Summer Lakes

4441 Rowan Road, New Port Richey FL 34653

Sale Price: \$1,500,000



**Renee Opland**

Commercial Associate

Cell: (314) 520-3426

Office: (727) 376-4900

Ropland@cap-realty.com

www.cap-realty.com



**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection



# PROPERTY SPECIFICATIONS

**Address:** 4441 Rowan Road, New Port Richey  
**Land Size:** 2.5 Acres  
**Dimensions:** 360' frontage on Rowan Road  
**Parcel ID#:** 15-26-16-0000-00100-0070  
**Zoning:** C-1 Neighborhood Commercial District  
**Utilities:** Water and Sewer/ Pasco County,  
**Suitable Uses:** Retail or Office/Medical  
**Access:** Direct access to SR 54-by going 1/2 mile south onto Rowan Road.



## Demographics - 5 miles



**Population Estimate:** 165,448



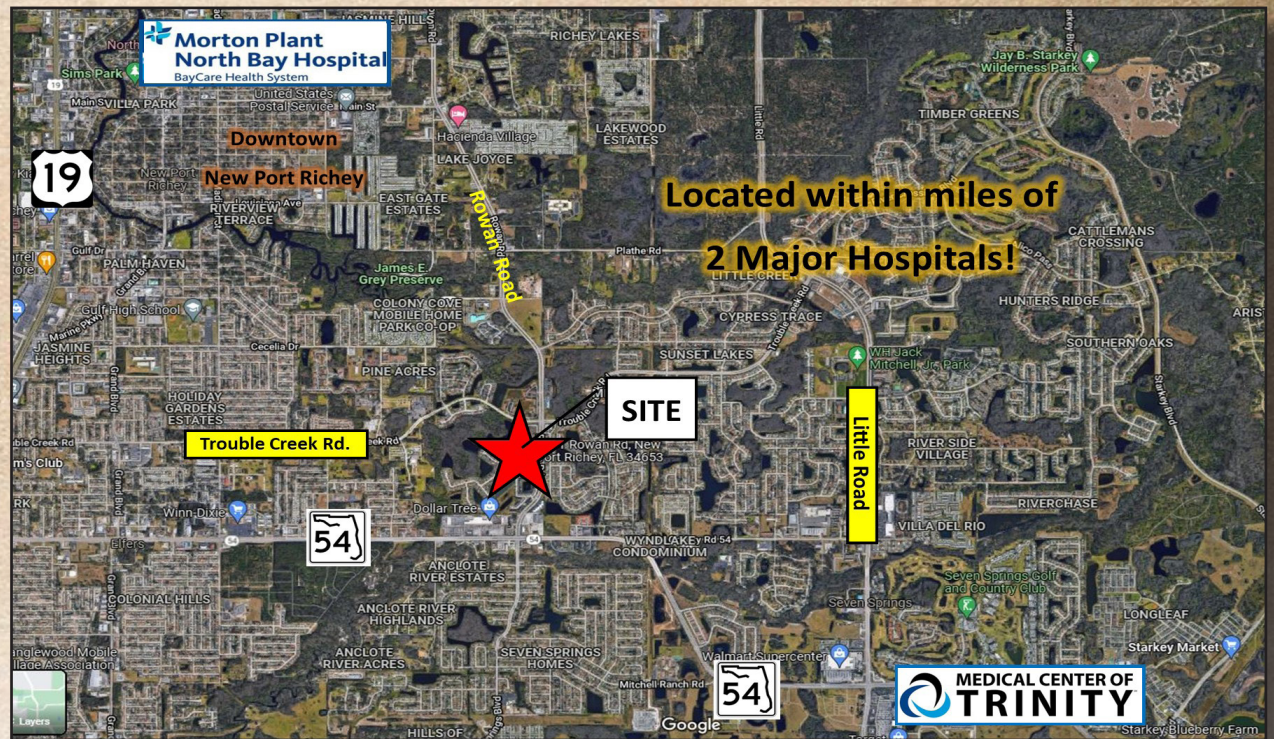
**Population Growth:** 2.1%



**Median Age:** 45.7



**Average HH Income:** \$65,387





Scale 1"=40'

# Site Plan

LESS AND EXCEPT PARCEL  
O.R. 5002, PG. 1923  
AS CORRECTED IN O.R. 5055, PG. 876  
N/F ALL CHILDREN'S HOSPITAL FOUNDATION, INC.  
PARCEL I.D. #15-26-16-0000-00100-0071

N/F SUMNER LAKES EAST HOMEOWNERS ASSOCIATION, INC.  
PARCEL I.D. #15-26-16-0150-00000-0080  
S 00'13'40" W 363.00'(C)  
S 00'09'01" W 363.09'(F)

NO CORNER FOUND  
OR SET  
FALLS IN WATER

DETAIL "A"  
N.T.S.

INGRESS/ EGRESS EASEMENT  
O.R. 5002, PG. 1928  
O.R. 5058, PG. 1323

S.C.I.R. - 5/8"  
L.B. #4636  
WITNESS CORNER

N 89°51'12" W 600.13'(F)  
N 89°46'20" W 600.00'(C)

F.P.K.&D.  
P.S.M. #5495

1-STORY  
CONCRETE  
BLOCK BUILDING

ASPHALT PARKING

BLOCK WALL

1-STORY  
CONCRETE  
BLOCK BUILDING

ASPHALT PARKING

CCAG LIMITED PARTNERSHIP PARCEL  
PARCEL I.D. #15-26-16-0000-00100-0070  
5.00 ACRES, MORE OR LESS

5.00' PERMANENT SLOPE  
AND UTILITY EASEMENT  
NUMBER 841  
O.R. 3844, PG. 1323

ROWAN ROAD  
30' PAVEMENT WIDTH  
120' PUBLIC RIGHT OF WAY

SHARPSBURG BOULEVARD  
27' PAVEMENT WIDTH  
100' PUBLIC RIGHT OF WAY  
P.B. 33, PG. 2

MATCHLINE "A"

4' MONUMENT SIGN

N 00°09'01" E 458.29'(F)  
N 00°13'40" E 458.29'(D)

DETAIL "B"  
N.T.S.

F.C.M. - 4"x4"  
L.B. #021

F.P.K.&D.  
L.B. #021



This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information.