

Sunray Center Retail

22,371 SF In-line Retail Space



2607 US Highway 19, Holiday, FL 34691

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Table of Contents

Section		Page
I	Executive Summary	3
II	Space Description	4
III	Area Demographics	5
IV	Property Photos - Exterior	7
V	Street Map	8
VI	Floor Plan	9
VII	Points of Interest	10

I. Executive Summary

Retail space available in Holiday's Sunray Center. Sunray Center is a multi-tenant neighborhood retail center located on US 19, a major north-south highway in West Pasco County Florida. The site boasts high traffic counts, excellent visibility, traffic-lighted intersections at the north and south ends of the property providing easy access/egress and recent building and parking lot renovations. The center features national brands Aldi, Dollar General, Rent A Center, and AutoZone.

The available space is in-line at the mid-point of the center. The unit features 22,371 square feet of showroom, office and backroom space. The front end features a central entrance point, sandwiched by large display windows, a large showroom with direct access to 2 private offices. The rear of the space serves as product storage, a receiving area with 2 overhead doors and rear exit with access to a service road (Aloha Place) and the loading area behind the center.

- In-line 22,371 SF unit with versatile floorplan
- Large retail showroom, offices, ample backroom storage, rear-of-store loading doors
- Retail center anchored by Aldi, Dollar General, and AutoZone
- High traffic location with excellent exposure
- 70,000 daily traffic count (FDOT)
- Area of high-density residential neighborhoods
- Recently renovated building and parking areas
- Lease Rate: \$7.50 PSF

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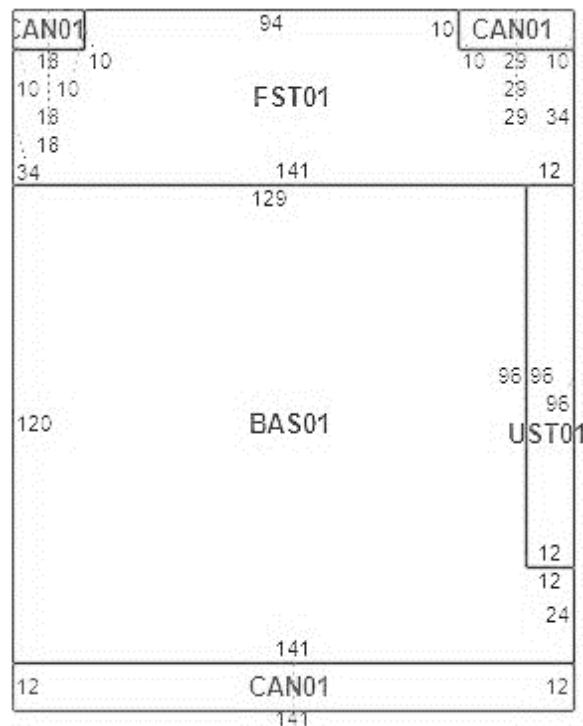
II. Property Description

Site Address: 2607 US Highway 19, Holiday, FL 34691
 County: Pasco
 Parcel No.: 30-26-16-0010-02800-0010
 Zoning: C2 General Commercial
 Flood Zone: AE (EL 10)
 Parcel Size: 1.07 acres; 46,609 SF
 Parcel Dimensions±: 140'± x 331.5'±
 Traffic Count: US 19 - 70,000 AADT,
 Darlington Road - 8,700 AADT
 Property Use: Commercial Shopping Center
 Space Size: 24,816± GSF; 22,371± RSF
 Year Built: 1970

Legal Description:

TAMPA TARPON SPRINGS LAND COMPANY PB 1 PGS 68-70 A POR OF TRACT 28 DESC AS COM
 AT SE COR OF NW1/4 OF SEC 30 TH ALG SOUTH BDY OF NW1/4 S89DEG 03' 03"W 104.34 FT
 TO WLY R/W LN OF US HWY 19 TH N01DEG21' 03"E 515.02 FT FOR POB TH N88DEG38' 57"W
 331.48 FT TH N01DEG21' 03"E 140.00 FT TH S88DEG38' 57"E 331.48 FT TH S01DEG21' 03"W
 140.00 FT TO POB AKA KASH & KARRY OR 8642 PG 1612

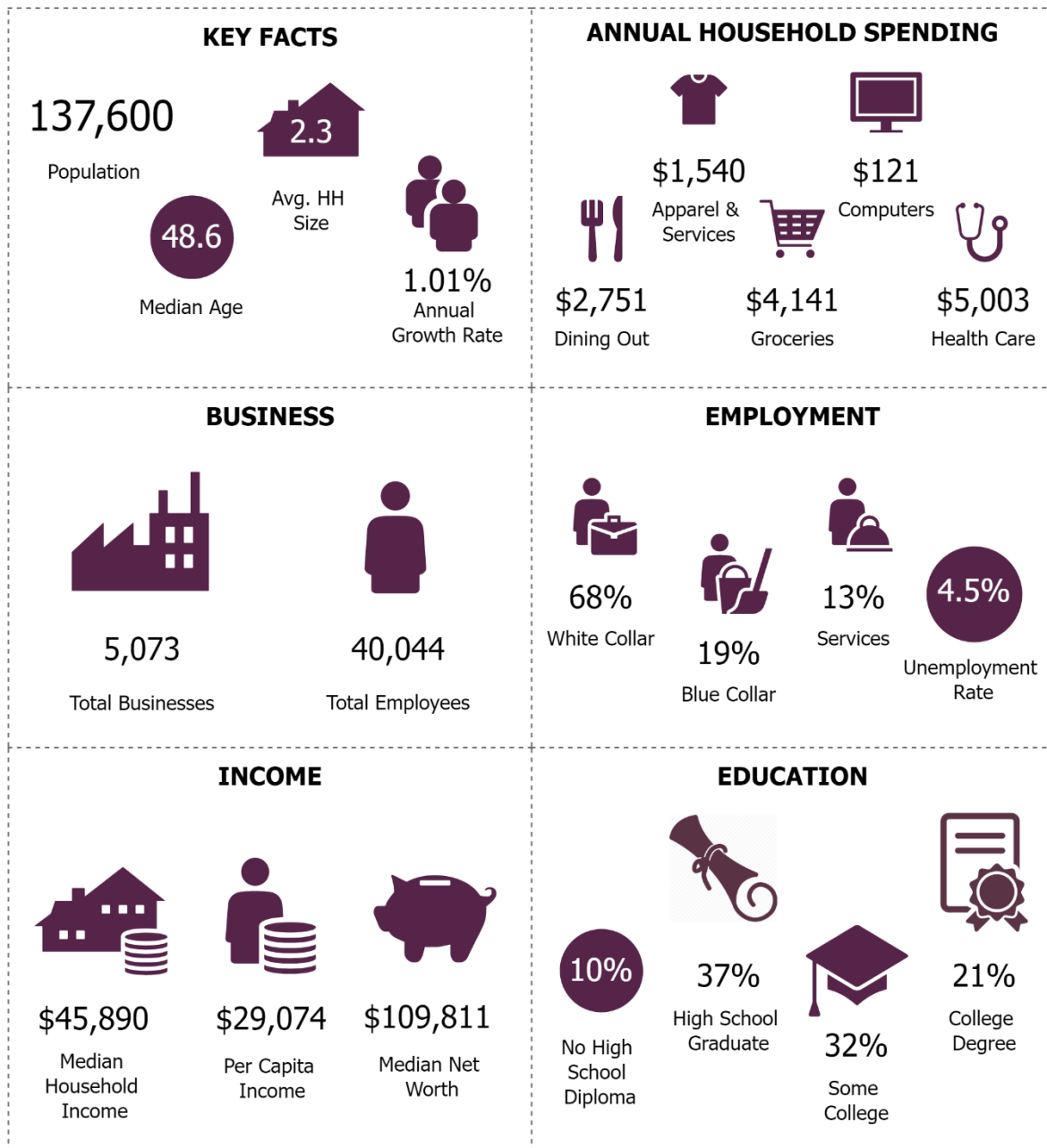
Building Schematic:



III. Area Demographics

* Demographics are for a 5-mile radius of the Subject for 2021.

Source: ESRI



Key Demographic Indicators

2026 Total Population
2021-2026 Population: Annual Growth Rate
2026 Total Households
2021-2021 Total Households: Annual Growth Rate
2021 Total Daytime Population
2021 Daytime Population: Residents
2021 Population Density: Population per Square Mile

5-mile radius

144,659
1.01%
62,267
0.92%
128,254
82,397
1,752.2

Pasco County

One of the fastest-growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities that makes it a great location to live, visit, and do business.

Located at the apex of the greater Tampa Bay metropolitan area, businesses of all sizes are taking notice of the tremendous benefits that come with locating in Pasco County including ready access to major interstate highways, rail lines, air transportation, and a deep-sea port as well as the diverse, skilled workforce that powers businesses throughout the region. High-tech and aviation/aerospace companies are thriving and growing alongside manufacturers and business service providers, and local entrepreneurs are founding award-winning, cutting edge companies throughout the county.

Holiday, Florida

Holiday is a census designated place in Pasco County, Florida. It is a suburb of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. Holiday is bordered on the south by the City of Tarpon Springs/Pinellas County line, the Gulf of Mexico on the west (with access from the Anclote River Park, Gulf Park, and Key Vista Park in Holiday), the city of New Port Richey to the north, and Trinity to the east.

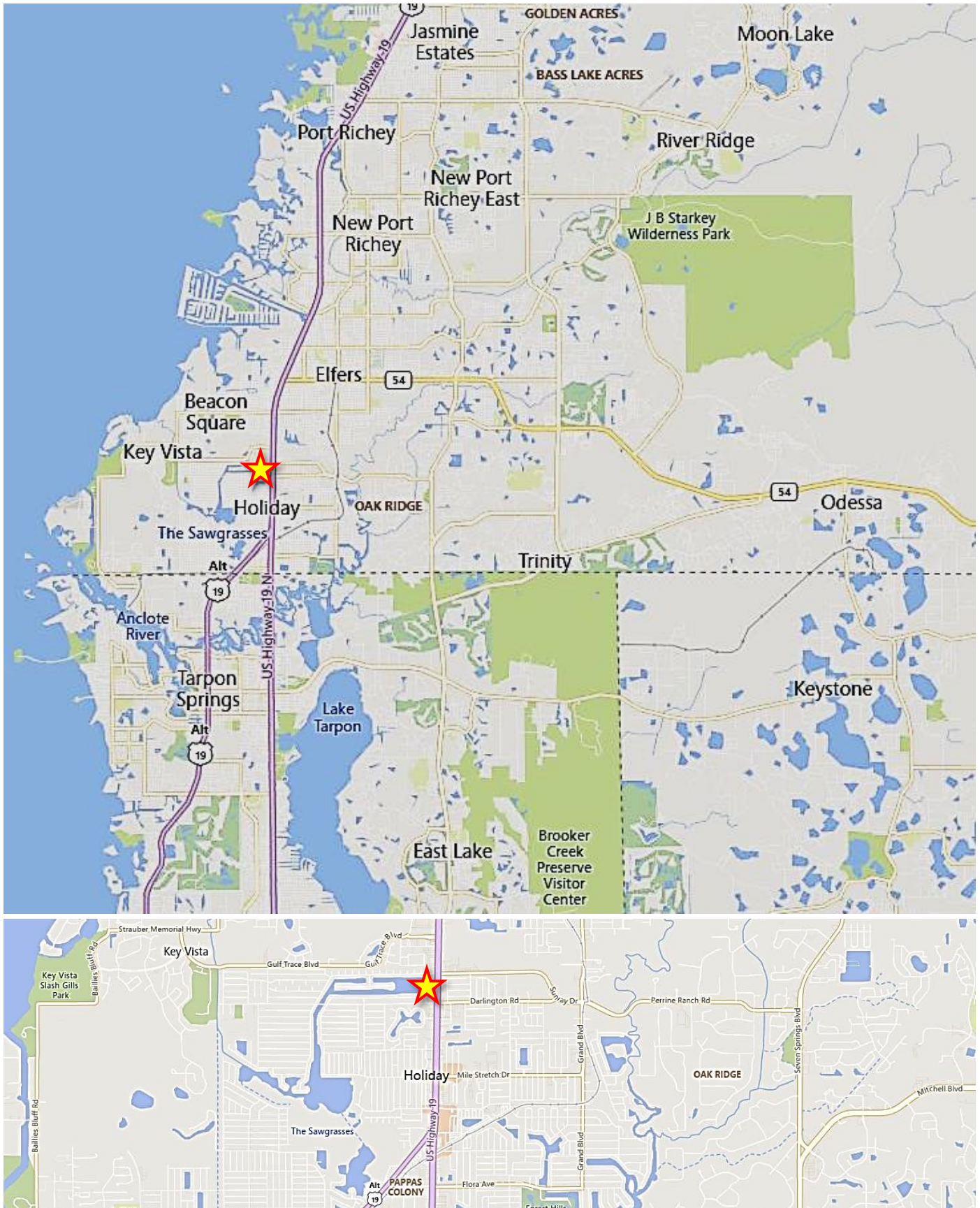
Key Demographic Indicators**	Pasco County	Zip Code 34691
2021 Total Population	561,138	24,025
2026 Total Population	604,327	25,478
2021-2026 Population: Annual Growth Rate	1.49%	1.18%
2021 Total Households	224,927	10,217
2021 Average Household Income	\$76,406	\$52,662
2021 Median Home Value	\$214,081	\$151,929
2021 Total Daytime Population	510,113	420,038
2021 Daytime Population: Residents	331,035	14,937
2021 Unemployment Rate	3.9%	3.9%
2021 Population Density: Population per Square Mile	751.3	2,758.7

**Source: ESRI

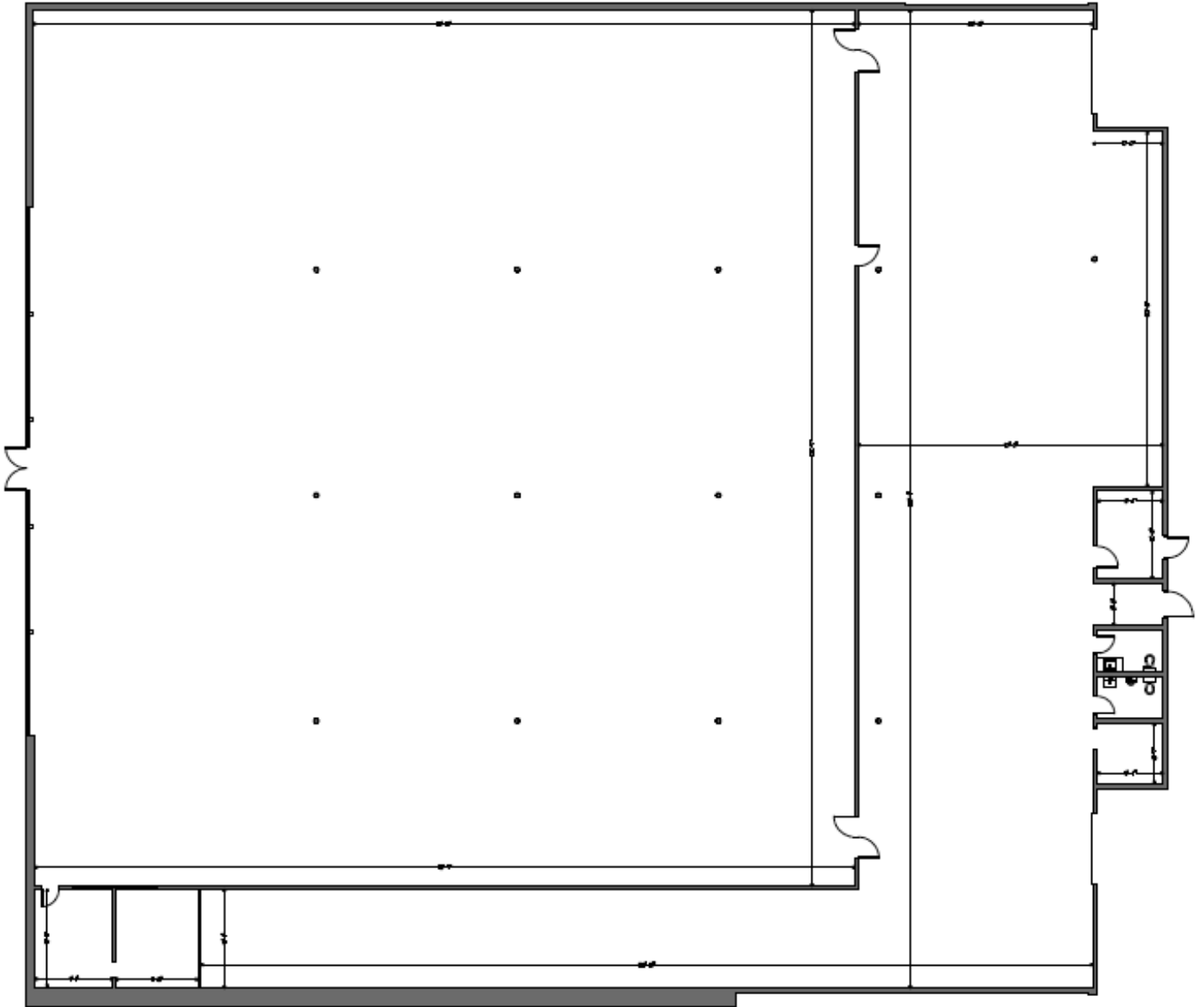
IV. Property Photos - Exterior



V. Street Map



VI. Floor Plan



VII. Points of Interest

