

# Mass Ave. Office Space for Lease

8406 Massachusetts Ave., New Port Richey, FL 34653



**BERKSHIRE  
HATHAWAY**

HomeServices

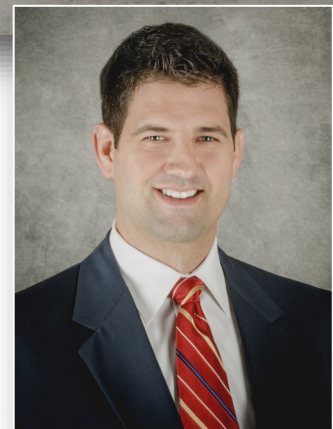
Florida Properties Group

COMMERCIAL DIVISION



## ***For Lease***

- 5,249 SF + professional office space
- Versatile floorplan - private offices, reception, conference rooms, storage and 4 restrooms
- Excellent location with prominent signage
- Ample parking - ratio over 4/1000 SF
- Upgraded exterior finishes
- Less than 1 mile to Pasco Gov't Center
- Lease Rate: \$14.00 PSF MG



*For more information, contact:*

**MATTHEW SHAW, CCIM**

Executive Director

mshaw@bhhsflpg.com

727-569-2341

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7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

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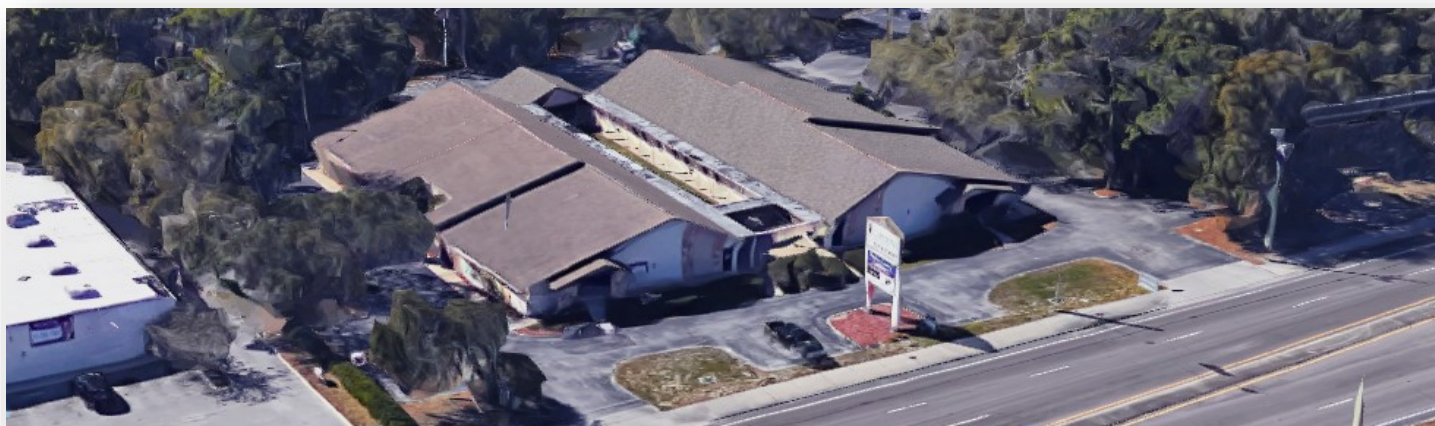


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## AREA DEMOGRAPHICS (5 MILE RADIUS)

### KEY FACTS

**146,818**

Population

**47.8**

Median Age



**2.3**

Average Household Size

**\$41,810**

Median Household Income

### ANNUAL HOUSEHOLD SPENDING



**\$1,389**

Apparel & Services



**\$105**

Computers & Hardware



**\$2,408**

Eating Out



**\$3,542**

Groceries



**\$4,259**

Health Care

### EMPLOYMENT



**62%**

White Collar



**19%**

Blue Collar



**18%**

Services

**5.1%**

Unemployment Rate

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