

Office Building For Lease

Deer Park Professional Center (Seven Springs)

5138 - 5159 Deer Park Dr, New Port Richey, FL 34653

For More Information:

813-254-6756 | EXT 7

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com

BayStreet Commercial

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Executive Summary



OFFERING SUMMARY

Available SF:	1,640 - 3,635 SF
Lease Rate:	$16.00 - 20.00 SF/yr (NNN)
Lot Size:	4.3 Acres
Year Built:	2007
Building Size:	40,000 SF
Zoning:	C2
Market:	Tampa-St Petersburg-Clearwater

PROPERTY OVERVIEW

Multiple units available in the highly visible Deer Park Professional Center, a multi-specialty professional park in the thriving Seven Springs area along busy Little Rd just north of SR 54 and the Trinity Medical Center. The site has ample parking and great visibility on busy Little Road and is surrounded by a host of medical and retail users and sits directly across from River Crossings Shopping Center, one of the busiest Publix shopping centers in the area. Other neighbors include Starbucks, McDonalds, Monticciolo Family Dentistry, Sonny's BBQ, Verizon Wireless, and Dunkin Donuts.
Units available from 1640 sf up to 3635 sf
Parking Ratio: 5.9 / 1000
Estimated Cam: $4.25 / SF

LOCATION OVERVIEW

Located in Seven Springs near the intersection of Little Road and Troublecreek Road, east of US-19, north of State Road 54 and west of the Suncoast Highway, and just north of the thriving Trinity market.

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Additional Photos













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Available Spaces

LEASE TYPE | NNN **TOTAL SPACE** | 1,640 - 3,635 SF **LEASE TERM** | Negotiable **LEASE RATE** | $16.00 - $20.00 SF/yr



SUITE	SIZE (SF)	LEASE RATE
5140 Deer Park Dr	1,640 SF	$16.00 SF/yr
5149 Deer Park Dr	2,496 SF	$16.00 SF/yr
5155 Deer Park Dr	3,635 SF	$20.00 SF/yr
5159 Deer Park Dr	2,296 SF	$16.00 SF/yr

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5140 Deer Park Dr









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5155 Deer Park Dr











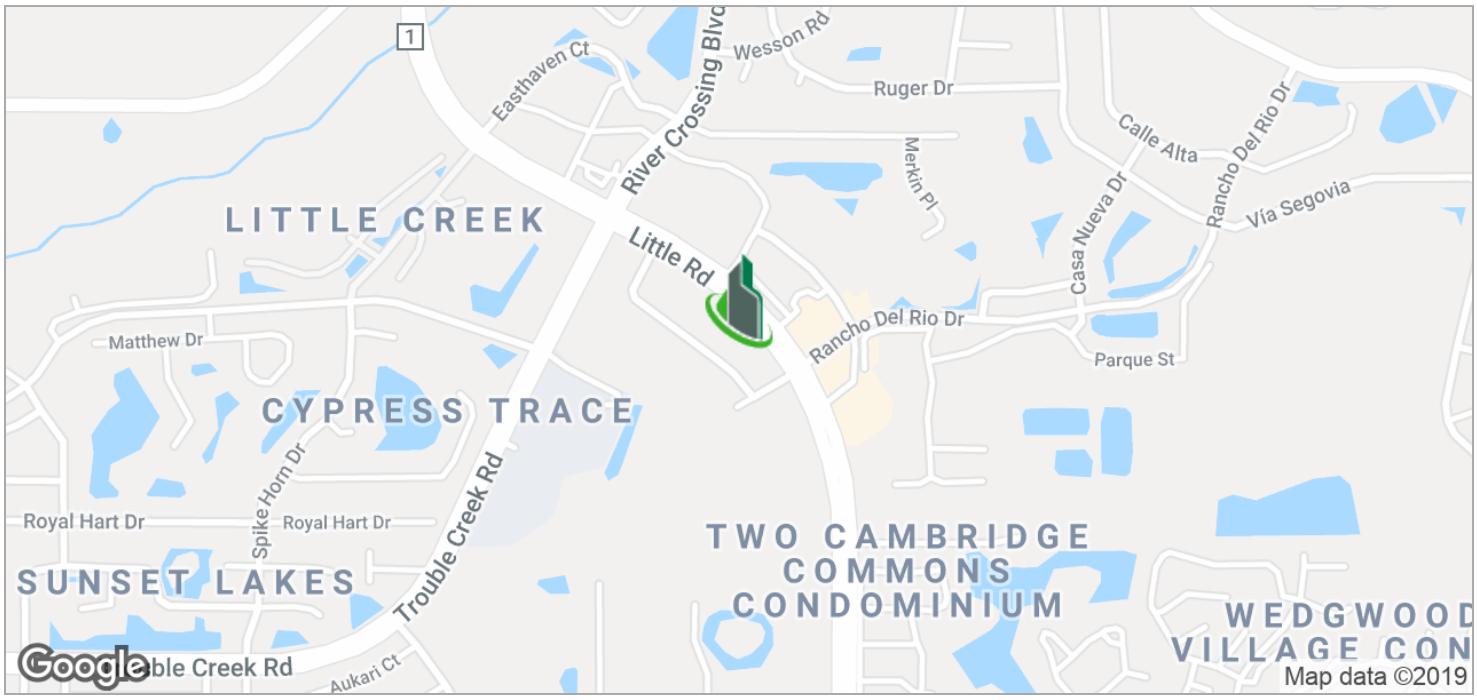


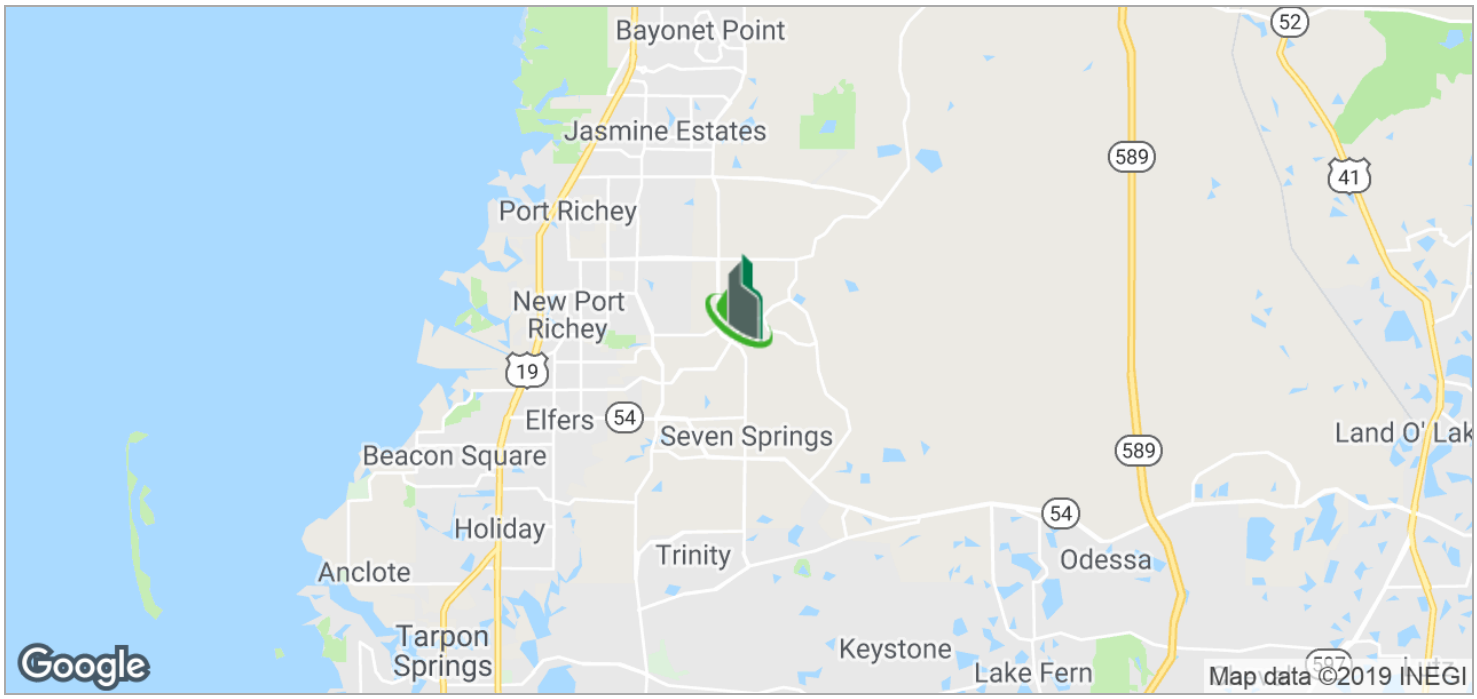
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Location Maps



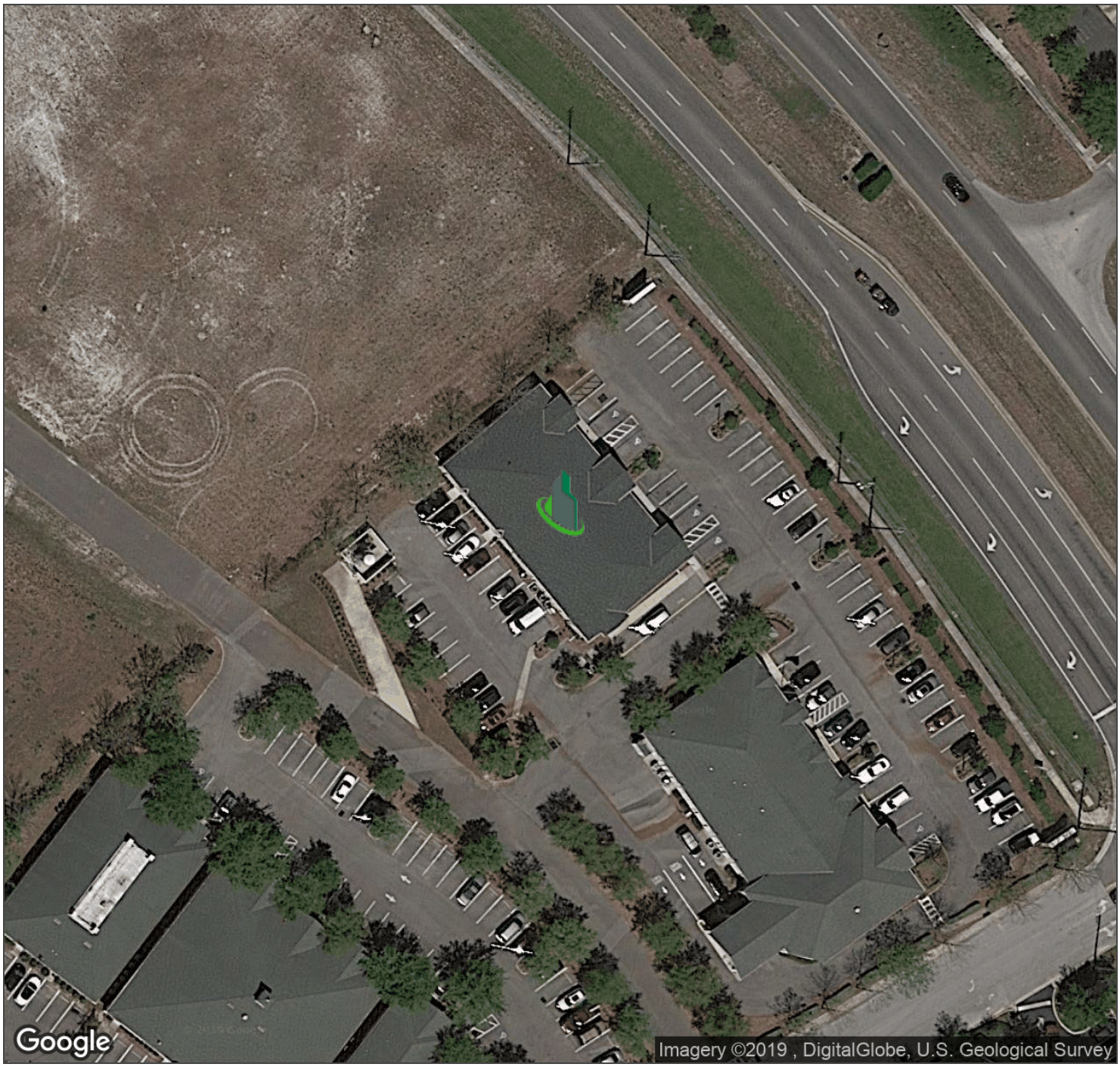


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Aerial Map



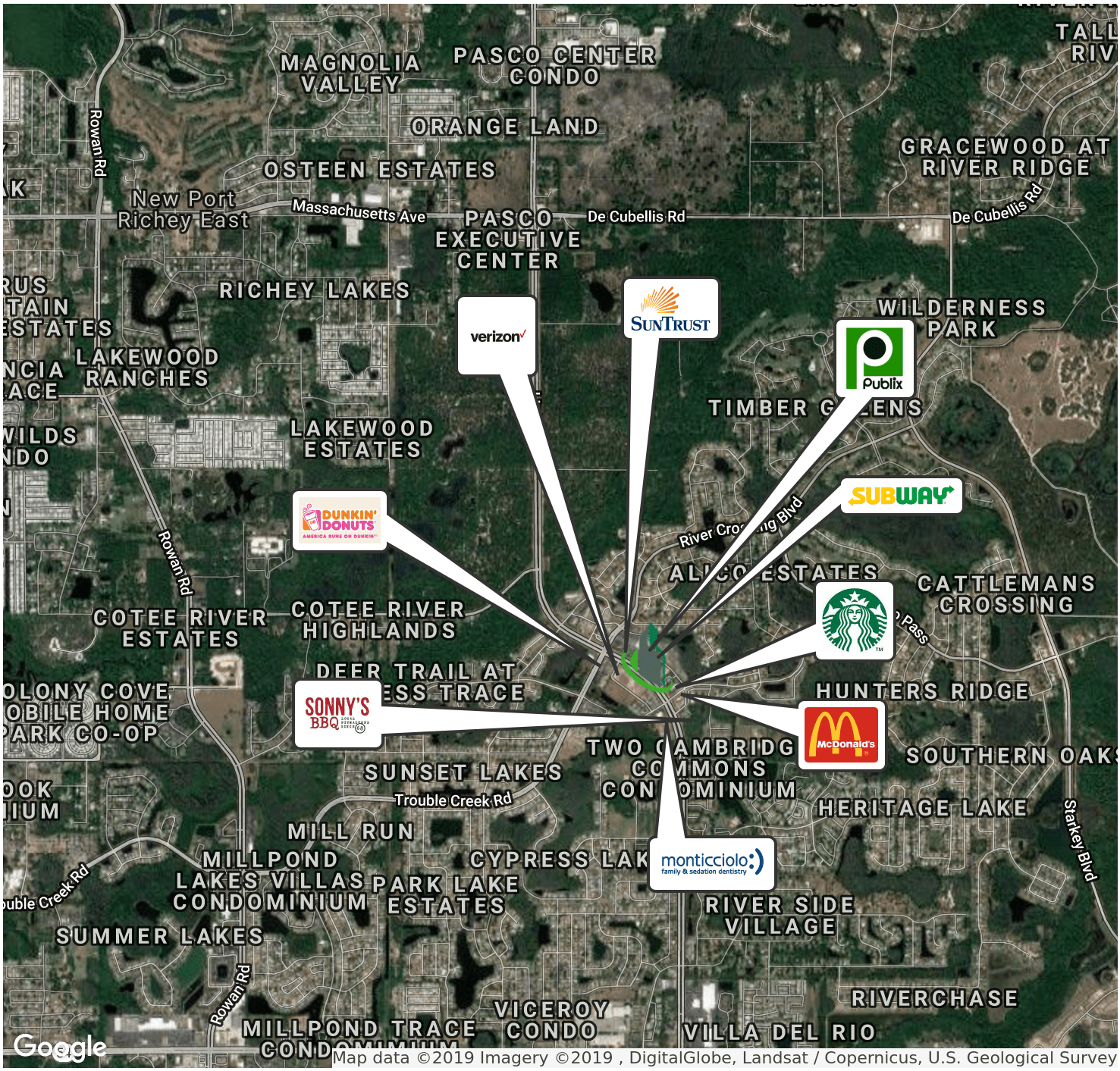
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Retailer Map



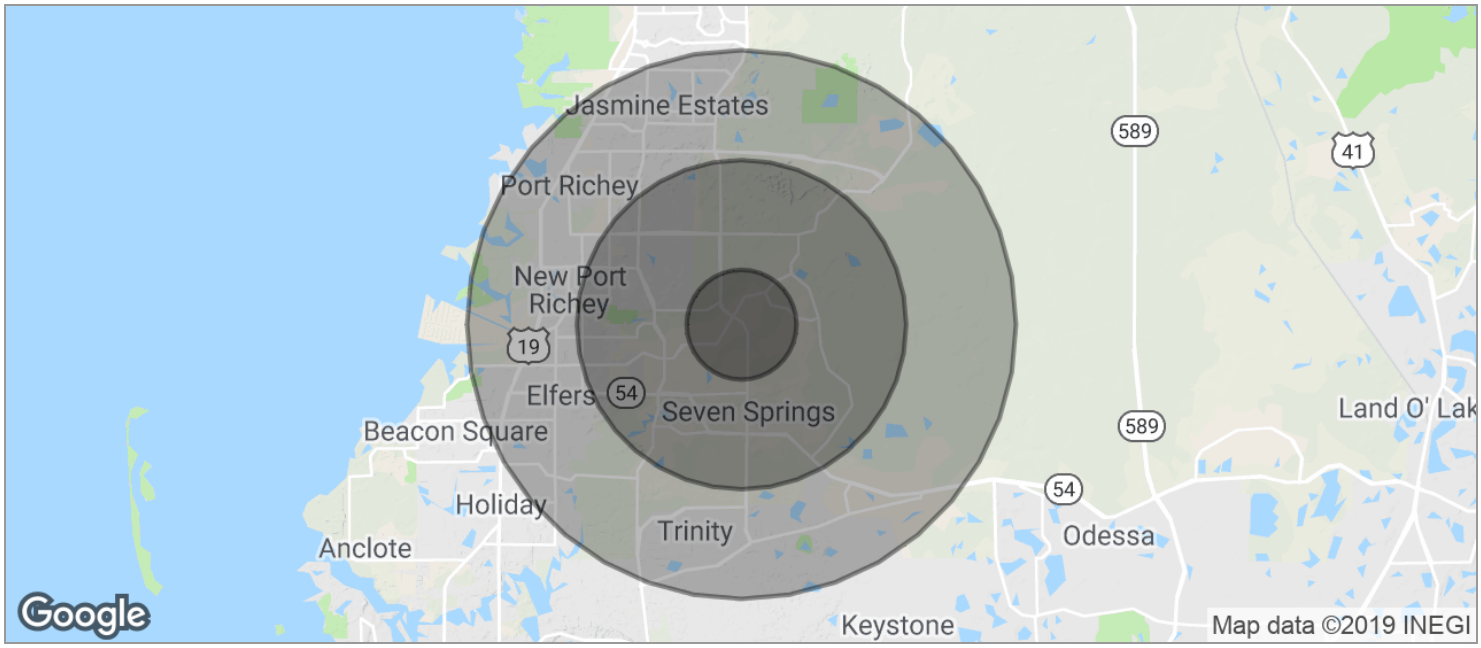
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,525	51,409	134,102
MEDIAN AGE	50.8	48.1	44.4
MEDIAN AGE (MALE)	50.4	46.4	42.7
MEDIAN AGE (FEMALE)	50.7	49.4	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,314	22,192	56,604
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	$56,943	$55,604	$54,503
AVERAGE HOUSE VALUE	$195,372	$207,713	$206,212

RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.3%	92.7%	92.8%
% BLACK	0.8%	1.8%	2.2%
% ASIAN	2.7%	2.3%	2.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.4%	0.2%	0.2%
% OTHER	0.9%	1.5%	1.3%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.2%	6.5%	7.9%

** Demographic data derived from 2010 US Census*

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