



# OFFICE SPACE FOR LEASE

10220 US Hwy 19 • Port Richey, FL 34668

Lease Price:  
**\$14 psf**  
Full-Service



**FRONT OF BUILDING**

## BUILDING FEATURES

- ❖ 4-story office building located on US 19 in Port Richey with Sun Trust Bank on the 1st floor
- ❖ Available space is located on the 1st & 4th floors with elevator access
- ❖ 1,157 – 6,667 sf available for immediate occupancy on 4th floor, 1,994 sf available on 1st floor
- ❖ Landlord will consider tenant improvements for qualified tenants
- ❖ Excellent visibility and access at a traffic-lit corner with two entrances



- ❖ Ample parking and traffic counts in excess of 55,000 cars per day
- ❖ Newly listed & priced to lease quickly at \$14.00 Full-Service (No CAM charges)



## COMMERCIAL ASSET PARTNERS



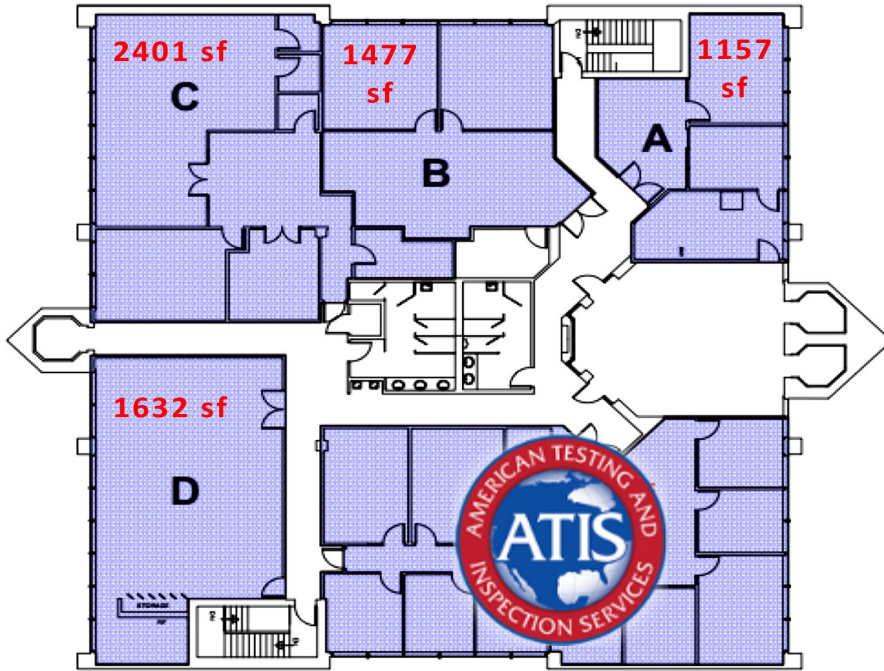
**Heidi Tuttle-Beisner, CCIM**  
Broker/Owner  
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# PROPERTY INFORMATION

1,157 - 6,667 sf Available

## Fourth Floor - Availability



## DEMOGRAPHICS

<u>Population</u>	<u>3 Mile</u>	<u>5 Mile</u>
2019 Total:	65,527	125,146
2024 Total:	73,232	140,040
Pop Growth		
2019-2024:	11.76%	11.90%
Average Age:	43.60	45.10

## First Floor - Availability

