



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

Mill Pond Professional Center

7617 Cita Lane, Ste. 101 • New Port Richey, FL 34653

OFFICE FOR LEASE



- ◆ 1,320 sf professional office available end of January 2020
- ◆ 5 offices, waiting room, reception area, break room, storage and one restroom



- ◆ Great location on SR 54, just 2 miles from the Medical Center of Trinity
- ◆ Lots of windows with great views of the surrounding ponds and preserve

- ◆ Beautiful Medical and Professional Offices in newer office park
- ◆ Traffic Counts in excess of 42,000 vehicles per day on SR 54



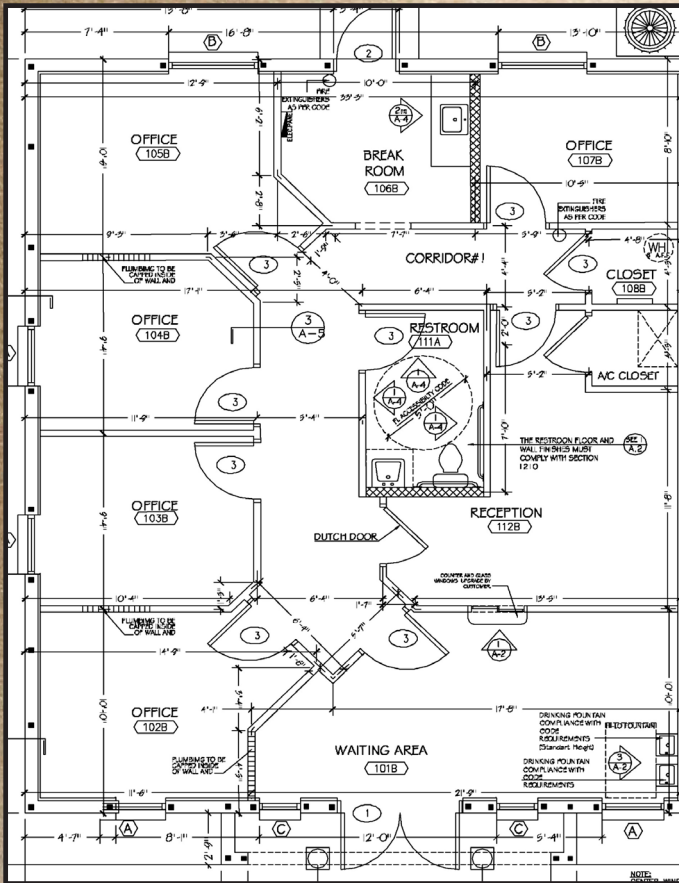
Heidi Tuttle-Beisner, CCIM
 Broker/Owner
 Cell: (727) 992-1674
 Office: (727) 376-4900
 htuttle@cap-realty.com
 www.cap-realty.com

Lease Price: \$17.50 psf Modified Gross

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.



MILL POND PROFESSIONAL CENTER



**Floor Plan:
1,320 sf
Available**

Demographics - 5 miles



Population Estimate: 157,349



Population Growth: 11.3%



Median Age: 44



Average HH Income: \$56,390

Site Plan



Aerial Map

