



Retail Property For Lease

US Highway 19 Lease Space

10730 US-19, Port Richey, FL 34668

For More Information:

813-254-6756 | EXT 7

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	550 - 12,482 SF
Lease Rate:	\$9.00 - 12.00 SF/yr (MG)
Lot Size:	74,933 SF
Year Built:	1980
Building Size:	18,630 SF
Parking Ratio:	6: 1000 sf
Market:	Tampa-St. Petersburg-Clearwater

PROPERTY OVERVIEW

Lease space now available in Evergreen Plaza. This high visibility, single story retail / office center has a large pylon sign directly on US 19 as well as excellent on building fascia signage. The site boasts an abundance of parking totaling 120 paved spaces making it the perfect location for a variety of medical or retail users. The building had a nicely landscaped, large open air common courtyard with a fountain and waterfall within a large flowerbed. On site dine-in restaurant conveniently located in the center as well as medical and professional users and a hair salon. The owner is making considerable improvement and investment into the building and will offer considerable tenant improvement (TI) dollars for the right tenant and deal. Suites available ranging from 550 sf executive suites up to 3000 sf fully built out medical suites. Several suites can be combined for larger users up to 12,000 sf. Located across the street from Port Richey Ford and Port Richey Mitsubishi and close to an abundance of shopping, including the Gulf View Square Mall, several well-known retailers and many residential communities.

LOCATION OVERVIEW

On the corner of Coventry Road and US 19, south of State Road 52, offering easy access to all surrounding areas.



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Available Spaces

LEASE RATE:	-	TOTAL SPACE:	550 - 12,482 SF
LEASE TYPE:	MG	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1-3	Medical	\$12.00 SF/yr	Modified Gross	3,050 - 12,482 SF	Negotiable	Suite 1-3 is a 3050 sf medical suite formerly home to Starus medical. The suite has a large 40 person waiting room, a 3 person reception office and Nursing station, a practice managers office and physicians office, 8 plumbed exam rooms, 3 restrooms, Storage rooms, a Nurses station, and a Data room
4-5	Office Building	\$9.00 SF/yr	Modified Gross	900 - 12,482 SF	Negotiable	
6	Creative/Loft	\$10.00 SF/yr	Modified Gross	1,000 - 12,482 SF	Negotiable	
7-9	Medical	\$12.00 SF/yr	Modified Gross	3,000 - 12,482 SF	Negotiable	
10	Office Building	\$12.00 SF/yr	Modified Gross	780 - 12,482 SF	Negotiable	
11	Executive Suites	\$12.00 SF/yr	Modified Gross	550 - 12,482 SF	Negotiable	
12	Creative/Loft	\$10.00 SF/yr	Modified Gross	1,000 - 12,482 SF	Negotiable	
13	Executive Suites	\$12.00 SF/yr	Modified Gross	562 - 12,482 SF	Negotiable	
14	Office Building	\$12.00 SF/yr	Modified Gross	740 - 12,482 SF	Negotiable	
18	Office Building	\$11.00 SF/yr	Modified Gross	850 - 1,700 SF	Negotiable	
19	Creative/Loft	\$11.00 SF/yr	Modified Gross	850 - 1,700 SF	Negotiable	

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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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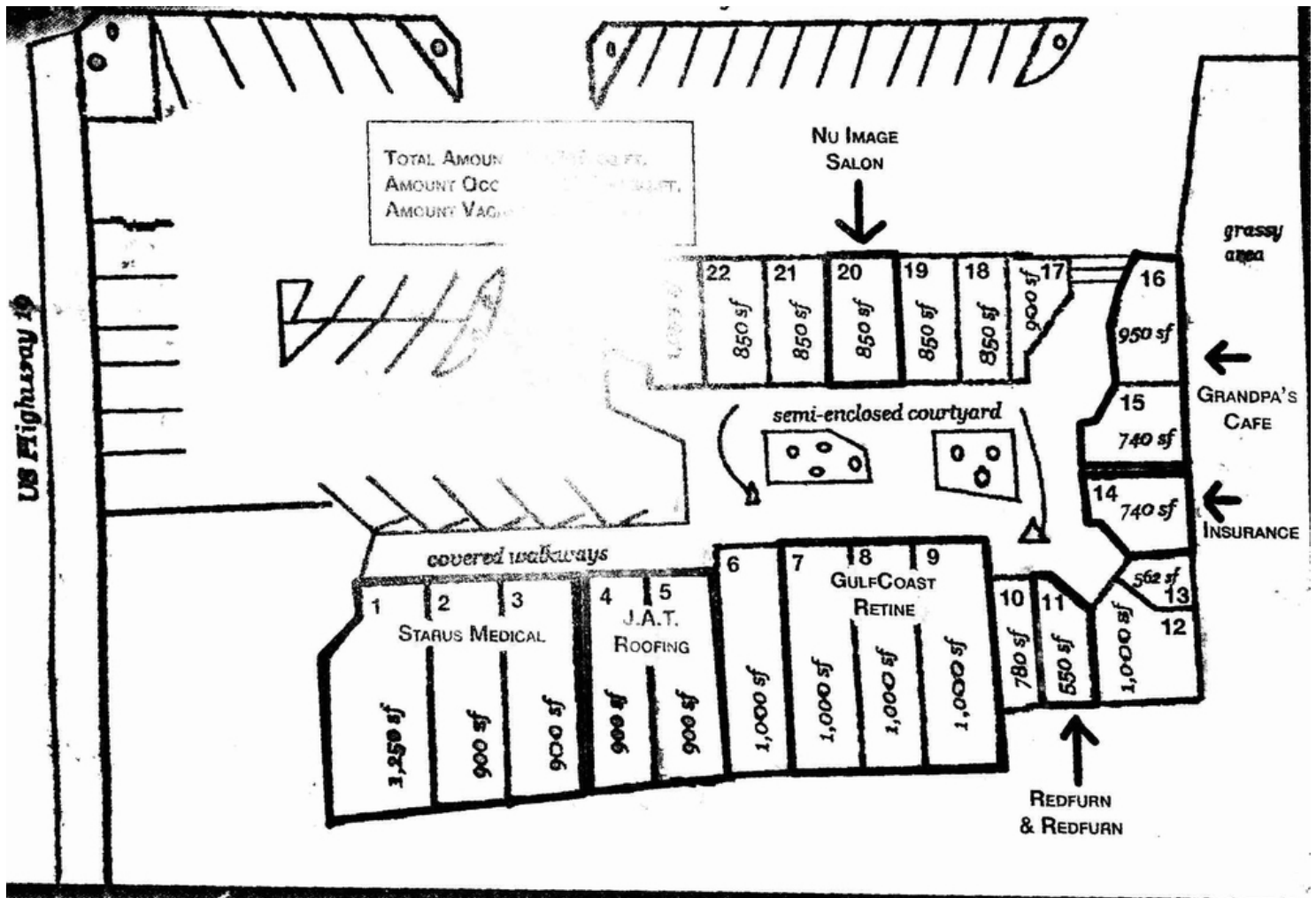




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Site Plan





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Aerial Map



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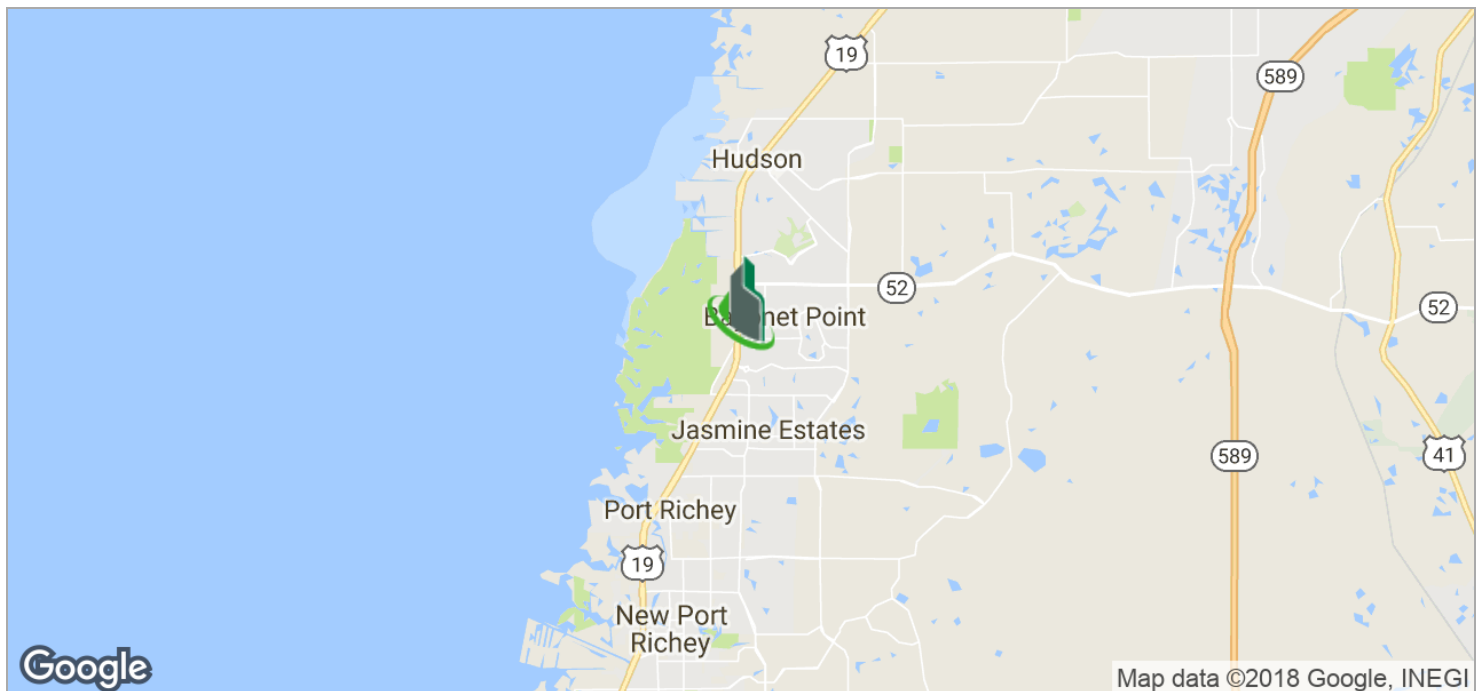
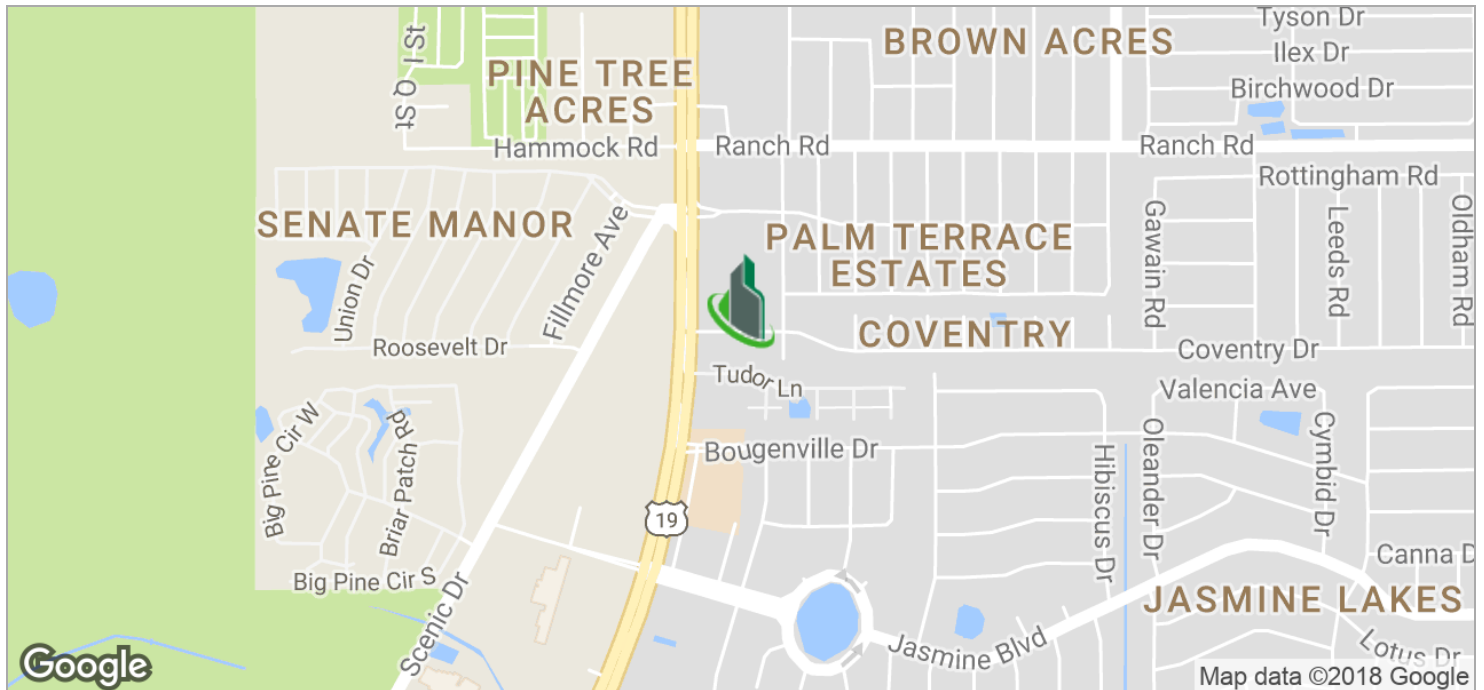




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Location Maps



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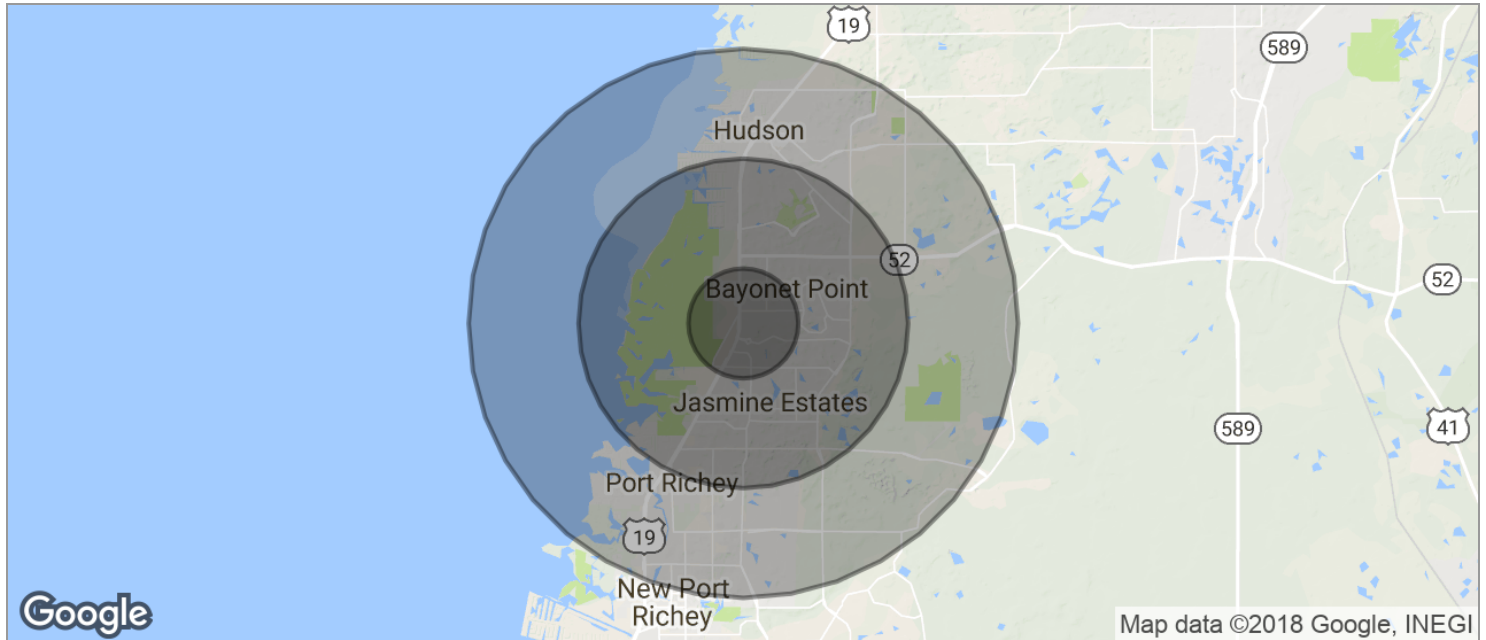
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,731	64,012	109,432
MEDIAN AGE	42.3	44.9	46.9
MEDIAN AGE (MALE)	40.8	44.3	46.3
MEDIAN AGE (FEMALE)	43.4	46.3	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,109	27,879	47,696
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$38,278	\$42,813	\$46,528
AVERAGE HOUSE VALUE	\$103,998	\$120,598	\$153,803
RACE	1 MILE	3 MILES	5 MILES
% WHITE	92.6%	94.0%	94.0%
% BLACK	2.1%	2.0%	1.8%
% ASIAN	2.6%	1.9%	1.9%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.2%	0.1%
% OTHER	1.1%	0.7%	0.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.8%	9.0%	8.4%

* Demographic data derived from 2010 US Census