



**BERKSHIRE  
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION

# West Pasco Retail - US19 Frontage

6425 US Highway 19, New Port Richey, FL 34652



## *For Lease*

- Available space 1,400± SF to 22,000± SF units
- Frontage on US Highway 19
- Great visibility to highway commuter traffic
- Traffic Count: 59,000 ADTV
- Easy access - entrances via Main Street, Green Key Road and 2 from US Highway 19
- Prominent monument sign
- Renovated façade for curb appeal
- Ample convenient customer parking
- Lease Rate: \$8.00 to \$10.00 PSF MG



For more information, contact:

**MATTHEW SHAW, CCIM**

Executive Director

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Awarded #1 Producing Commercial Real Estate BHHS Affiliate in the United States 2012- 2015

**Teamwork | Integrity | Passion | Excellence**

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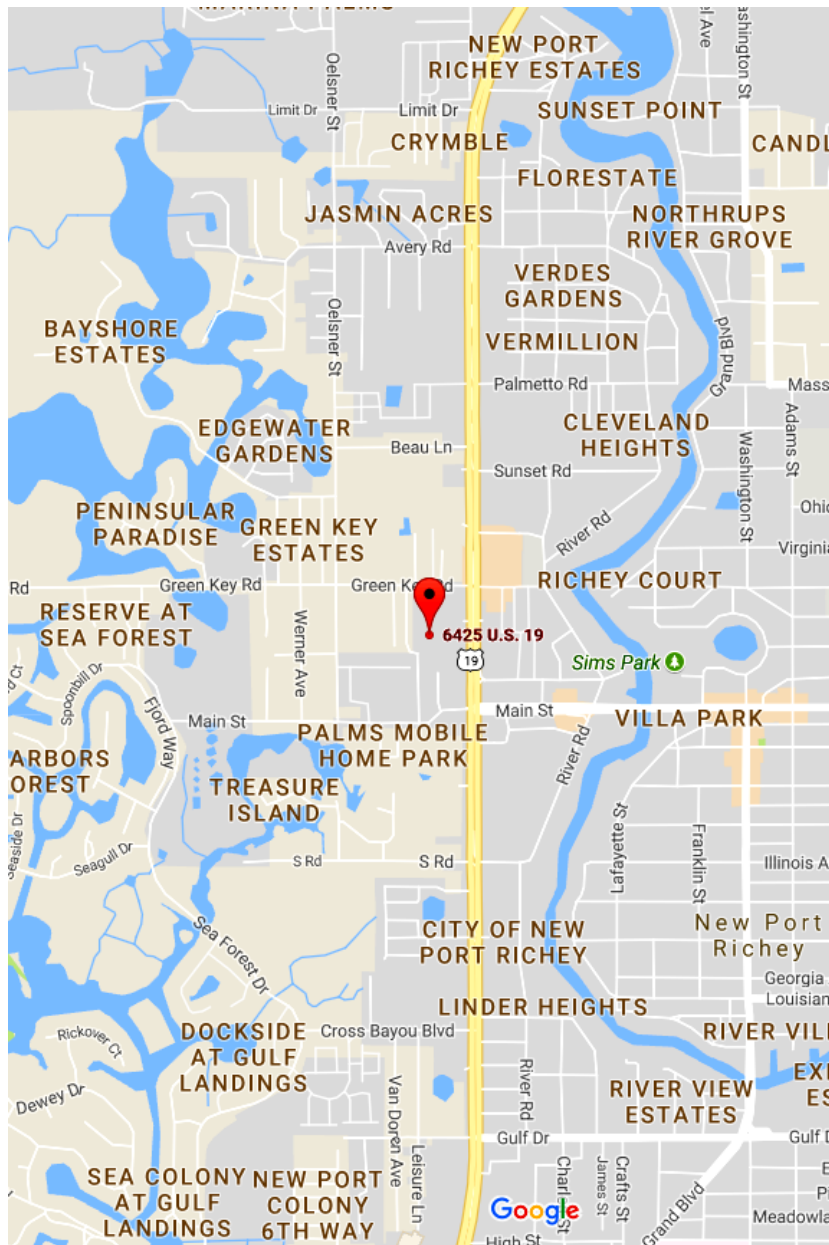
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### DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	7,158	57,814	139,839
Daytime Population	9,971	61,098	132,475
Avg. HH Income	\$53,724	\$48,979	\$51,798
Median Age	49.2	48.9	47.1
Total Households	3,305	25,944	60,718

### DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	17,531	94,799	181,641
Daytime Population	22,652	91,525	172,587
Avg. HH Income	\$50,109	\$46,879	\$51,198
Median Age	48.4	46.6	47.9
Total Households	7,998	41,548	78,925

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