FREESTANDING OFFICE BUILDING

2409 N. FALKENBURG ROAD





5,140 SF

(9)

OFFICE FOR SALE/LEASE

(2)

\$695,000 / \$11.00 SF NNN

PROPERTY INFORMATION

Sale Price/Lease Rate: \$695,000/\$11.00 SF NNN

Max Size Available: 5,140 SF

Year Built: 2000

Falkenburg Road N. AADT: 37,000 CPD

- Office space is very clean and ready for immediate occupancy.
- 11 private offices, lunch area, 4 bathrooms, storage area and reception area.
- Public utilities.

Port Richey		41)		(98)	
New Port Richey	(589)	Land O' Lakes	1	Zephyrhills	
		54 Wes	ley Chapel	Crystal Springs	
Tarpon Springs (19) Palm Harbor	(568) Citrus Park	Lutz 275 University	Lower Hillsborough Wilderness Preserve		Kathleen 98
Dunedin 680 Clearwater 19 60	The second secon	2 45	nple re Seffner	Plant City	Lakelan (570) Lakeland Highland
Largo		SIT		(S)	60 Mulberry 37
Seminole Pinellas Park (59) ALT (9) St. Pete		Apollo Be	each	Lithia	Bradley Junction Brewster
St Pete Beach 225	Telig and	Ruskin Sun City	Sun City Center	Fort Lonesome	3)

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES	
Total Population	4,339	62,043	183,075	
Five-Year Increase	0.8%	1.8%	1.9%	
Avg Household Inc.	\$75,801	\$65,051	69,505	
Total Households	746	23,323	70,156	
Daytime Employees	5,734	53,158	101,645	
		(Applied Geographic Solutions 2018)		

LQWEST.COM/FREESTANDING-OFFICE-TAMPA

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MY LISTINGS





