

FOR SALE

29,000 SF building on 8.5 Acres
Potential re-development Site

11321 US Highway 19
Port Richey, FL 34668

BOX

REALTY ADVISORS



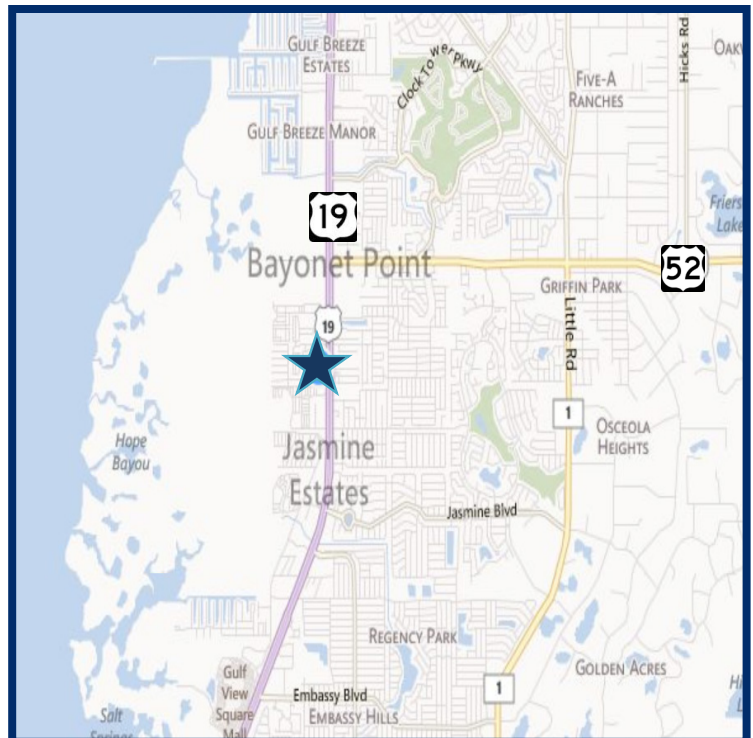
TRAFFIC COUNTS: 64,913

PROPERTY HIGHLIGHTS

- Located in high density area
- Approximately 0.6 miles South of SR 52
- 29,000+ sf building: Office/Warehouse
- Zoned "C-2" General Commercial
- Traffic Count: Approximately 62,000 vehicles per day
- Nearly 495 feet of frontage on US Highway 19
- Approximately 750 feet deep
- Excellent re-development potential

David P. Box, MCR, President
C: 813.786.2983
davidbox@boxra.com

Box Realty Advisors
1501 W. Cleveland Street, Suite 200
Tampa, FL 33606
O: 813.344.2223
www.boxra.com



INFORMATION. INSIGHT. EXPERTISE.

Tenant & Buyer Representation
Corporate Services
Office Sales & Leasing
Opinion of Value

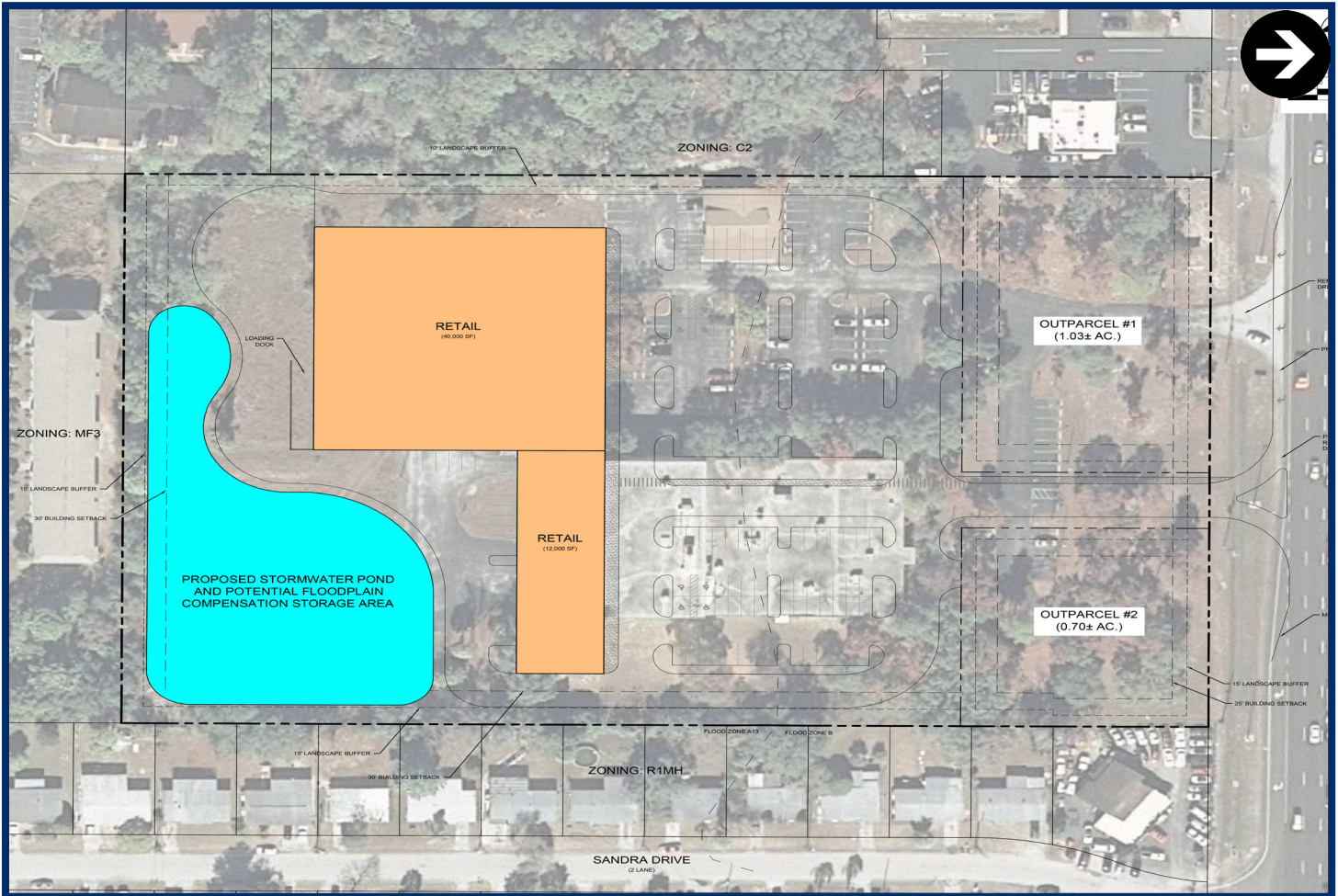
FOR SALE

29,000 SF building - 8.5 Acres
Potential re-development Site

11321 US Highway 19
Port Richey, FL 34668



CONCEPTUAL SITE PLAN



DEMOGRAPHICS

	POPULATION	ANNUAL HOUSEHOLD INCOME	AVERAGE AGE
1 MILE	8,766	\$33,700	43.70
3 MILES	55,821	\$43,622	46.0
5 MILES	97,362	\$46,888	45.90

Tenant & Buyer Representation
Corporate Services
Office Sales & Leasing
Opinion of Value

INFORMATION. INSIGHT. EXPERTISE.

FOR SALE

29,000 SF building - 8.5 Acres
Potential re-development Site

11321 US Highway 19
Port Richey, FL 34668



FLOORPLAN



Entry to existing building



Frontage on Highway 19 - 495 Feet



INFORMATION. INSIGHT. EXPERTISE.

Tenant & Buyer Representation
Corporate Services
Office Sales & Leasing
Opinion of Value

FOR SALE

29,000 SF building - 8.5 Acres
Potential re-development Site

11321 US Highway 19
Port Richey, FL 34668



AERIAL MAP



David P. Box, MCR, President

C: 813.786.2983

davidbox@boxra.com

Box Realty Advisors
1501 W. Cleveland Street, Suite 200
Tampa, FL 33606
O: 813.344.2223

INFORMATION. INSIGHT. EXPERTISE.

The information contained herein has been obtained from sources deemed reliable.

While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this e-mail.

Tenant & Buyer Representation
Corporate Services
Office Sales & Leasing
Opinion of Value