



# COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

Lease Price:  
**\$10 psf**  
Modified Gross

## NEW PORT RICHEY OFFICE / RETAIL

7206 Massachusetts Ave.  
New Port Richey, FL 34653



- 1,000 sf available for immediate occupancy
- Unit offers 2 private offices, a reception area & 1 restroom
- Located in a highly visible center on Massachusetts Ave. in New Port Richey

- Large monument sign at plaza entrance
- Long-term neighboring tenants
- In close proximity to the Pasco County Government Center and Little Road
- Ideal for office or retail use with ample parking and easy access



**Heidi Tuttle-Beisner, CCIM**

Broker/Owner

Cell: (727) 992-1674

Office: (727) 376-4900

htuttle@cap-realty.com

www.cap-realty.com

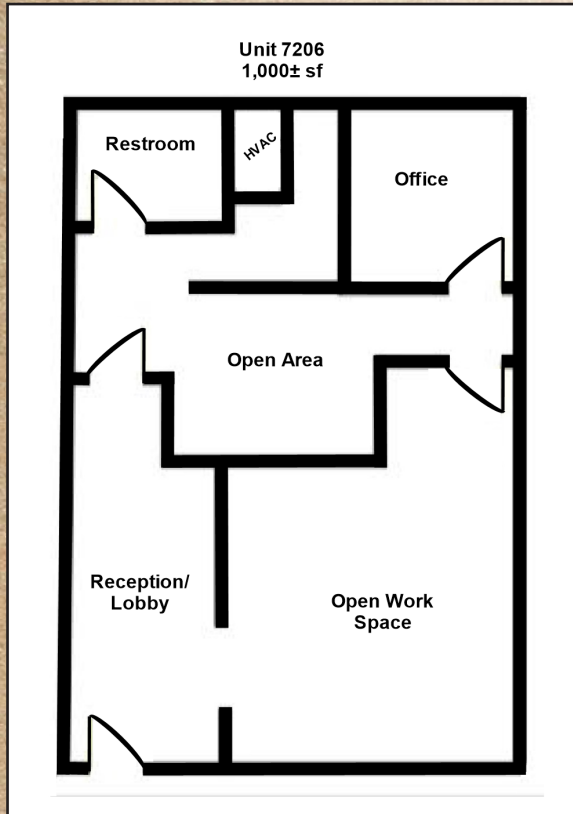
**UNBELIEVABLE RENTAL RATE - WON'T LAST LONG!**

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.



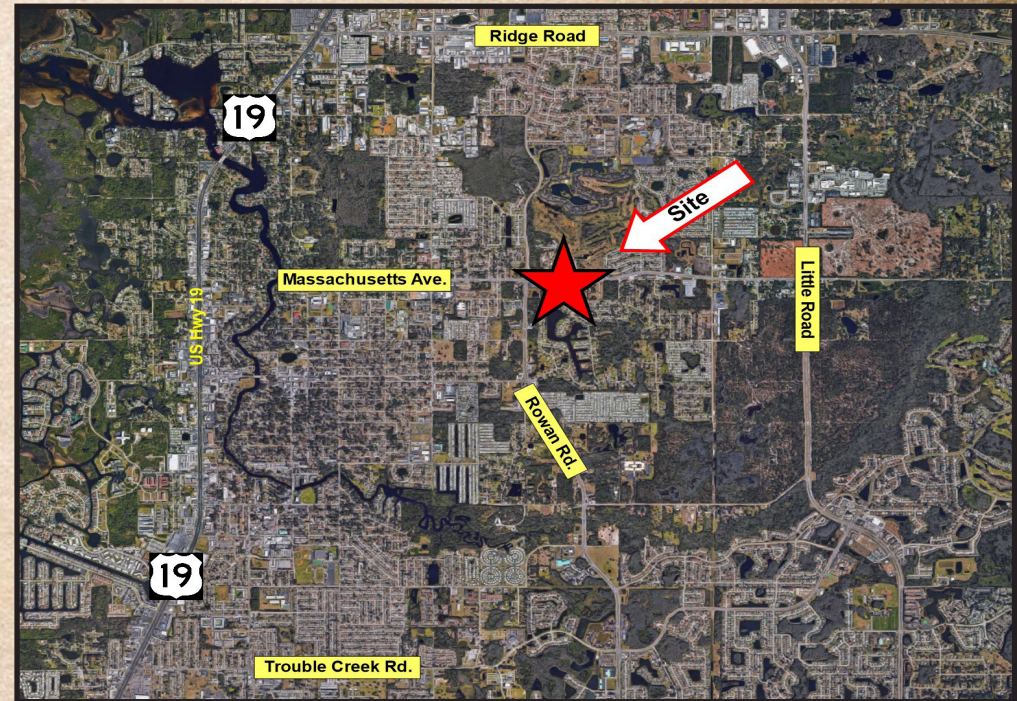
# Property Information

**1,000 SF AVAILABLE**



**SITE PLAN**

**LOCATION MAP**



## DEMOGRAPHICS

<u>Population</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2019 Total:	10,808	79,542	155,754
2024 Total:	12,064	88,576	176,343
<u>Pop Growth</u>			
2019-2024:	11.62%	11.36%	11.29%
<u>Average Age:</u>	45.30	43.60	43.50

7204	7206	7208	7210	7212	7214	7216	7218
	For Lease						
	1,000 sf						