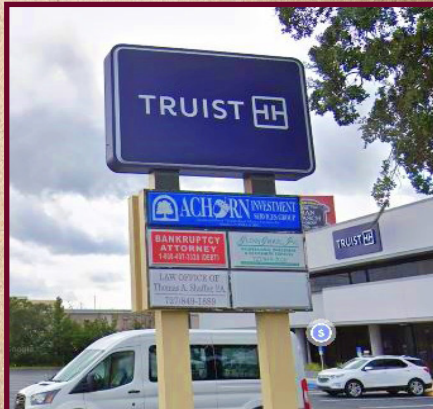


FOR LEASE

- ◆ 600 sf second floor office suite for lease in Port Richey
- ◆ Space is anchored by Truist Bank & positioned on the high traffic US 19 corridor with 59K vehicles per day
- ◆ Floor plan offers 4 private offices
- ◆ Building is up to date with an elevator, keypad access, business directory signage, and ample parking
- ◆ Pylon signage available
- ◆ Suitable for a variety of professional business uses!

*Schedule
your tour
today!*



US Hwy 19 Office Lease

9501 US Hwy 19 • Port Richey, FL 34668

Lease Rate \$999/mo (plus sales tax)

Gene Ruiz
Commercial Associate

Cell: (813) 765-4274
Office: (727) 376-4900

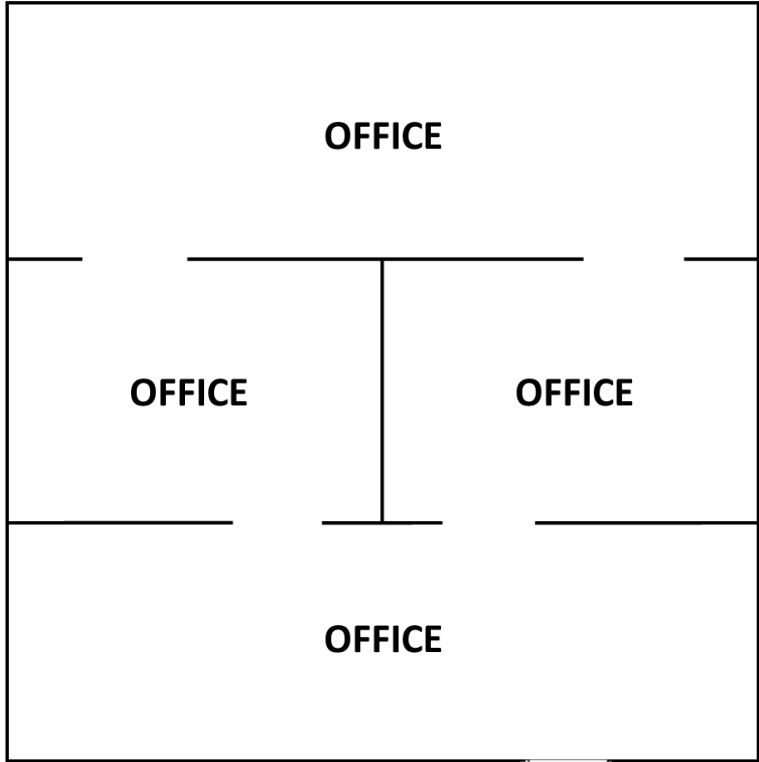
eruiz@cap-realty.com
www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

FLOOR PLAN



*Drawing not to scale. Floor plan lines are approximate for representation only.



Well-Maintained Interior



LOCATION SUMMARY

The subject property is located directly on US 19 in Port Richey, inside the Gulf View Square Mall Parking Lot. Port Richey is in the West Pasco Submarket of the northern part of the Tampa Bay Region. This area is recognized as one of the fastest growing regions in the country.

AERIAL MAP



DEMOGRAPHICS 5 MILES



Pop. Est: 129,732



Median Age: 46.2



Avg HH Inc.: \$59,011

