



**Prime US-19 Commercial Opportunity**

**7212 US Highway 19  
NEW PORT RICHEY, FL 34652**

**FOR SALE**





# PROPERTY SUMMARY

Freestanding ±5,000 SF office/retail building with excellent exposure along US-19. Suitable for investors, owner-users, or redevelopment under MU zoning.

High traffic corridor and flexible commercial uses make this a strong long term location.

## PROPERTY OVERVIEW

|               |                            |
|---------------|----------------------------|
| PARCEL ID     | 32-25-16-0130-00000-0030   |
| ZONING        | MU19H-1 (Mixed Use)        |
| BUILDING SIZE | ~4,950 SF (Concrete Block) |
| LAND SIZE     | 0.39 Acres (~17,000 SF)    |
| YEAR BUILT    | 1972                       |
| BATHROOMS     | 6 Total                    |
| ROOF          | Flat Built-Up Tar & Gravel |
| CONSTRUCTIONS | Concrete Block / Stucco    |
| HVAC          | Central (rooftop package)  |

**ASKING PRICE**

**\$ 1,200,000**





# BIRD'S EYE VIEW





# DIRECTIONAL VIEW





# BUILDING SPECIFICATIONS

| HIGHLIGHTS   |                                     |
|--------------|-------------------------------------|
| BUILDING SF  | ~4,950 SF                           |
| YEAR BUILT   | 1972                                |
| CONSTRUCTION | Concrete Block                      |
| ROOF TYPE    | Flat Built-Up Tar & Gravel          |
| HVAC         | Central (rooftop unit)              |
| BATHROOMS    | 6 Total                             |
| UTILITIES    | Electric / Water / Sewer (per city) |
| PARKING      | Asphalt paved                       |

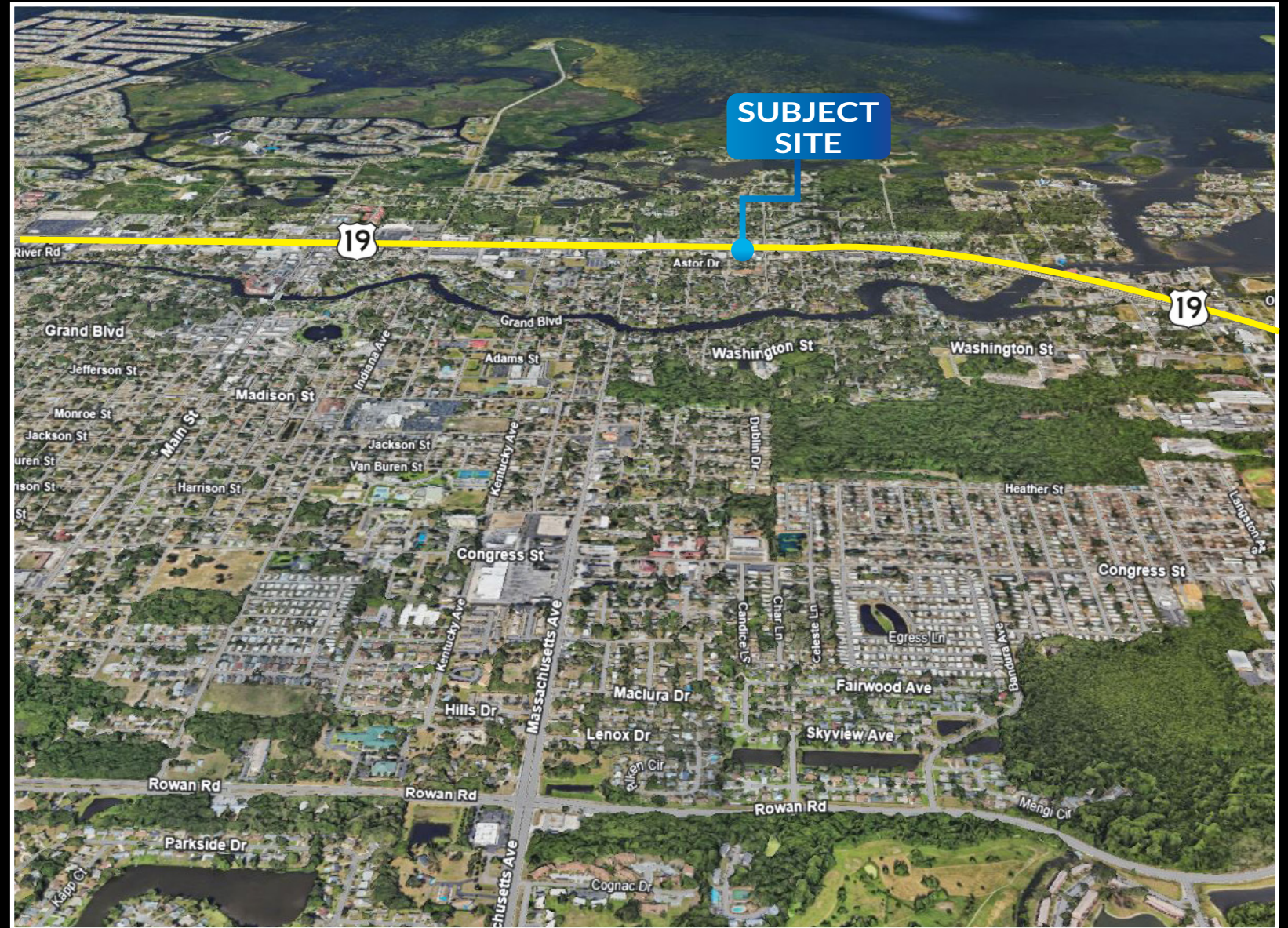
Note: Interior Photos Available upon request or schedule tour

# LOCATION SUMMARY

Located directly on US-19, one of Pasco County's major commercial corridors.

The area continues to see expansion in retail, medical, professional services, and redevelopment activity.

Strong traffic counts, growing population, and high visibility support sustained commercial demand.





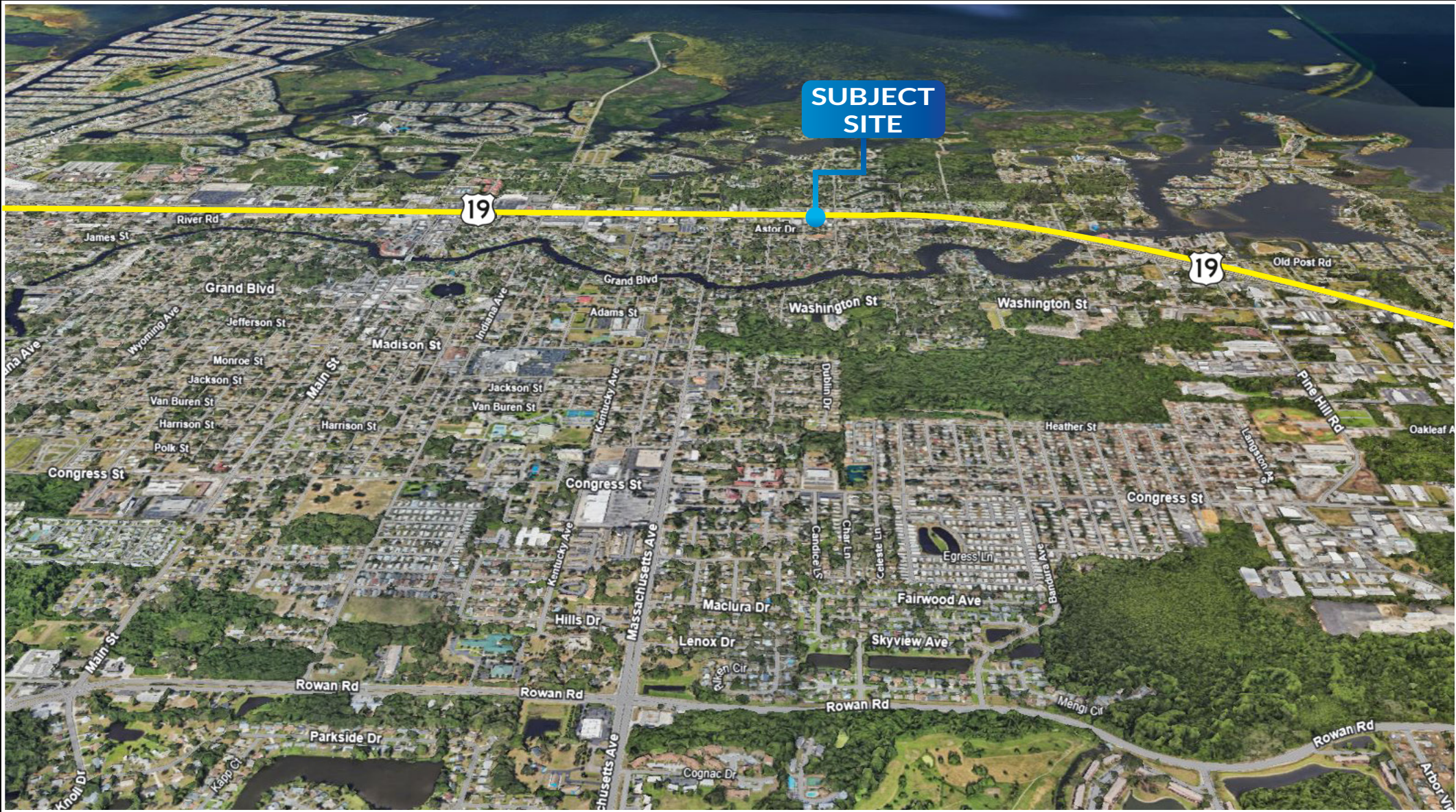
# ALLOWABLE USES

| PERMITTED USES                           | CONDITIONAL USES           |
|--|----------------------------|
| Retail storefronts                       | Auto mechanical services   |
| Office / Professional services           | Car wash                   |
| Medical / Wellness / Clinics             | Auto sales                 |
| Restaurant / Take-out / Café             | Drive-through businesses   |
| Personal services (salon/barber)         | Storage / light industrial |
| Daycare                                  | Veterinary clinics         |
| Showrooms                                | Assisted living            |
| Religious assembly                       | Bars / lounges             |
| Mixed-use (residential above commercial) | Fuel sales                 |





# RETAIL MAP







**561 NE 79 ST - SUITE 420**

Miami, FL 33138

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