

FOR LEASE

2,400± SQFT FLEX SPACE

BERKSHIRE
HATHAWAY
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



8132 Cormel Street, Port Richey, FL 34668



RENT: \$14/SF MG

Flexible, well-located space designed to support your business. This Port Richey flex property offers a practical mix of office and warehouse space; zoned General Commercial (C-3), accommodating a wide range of business uses. The building features two 10-foot bay doors at the front for convenient loading and access. Ideal for contractors, service businesses, storage-based operations, and light assembly or distribution, the adaptable layout allows your business to operate efficiently and grow over time, with easy access to major Pasco County roadways.

DEWEY MITCHELL

727.451.7696

BROKER/OWNER

dmitchell@bhhsflpg.net

DREW GILMORE

727.992.3056

COMMERCIAL ADVISOR

dgilmore@bhhsflpg.com

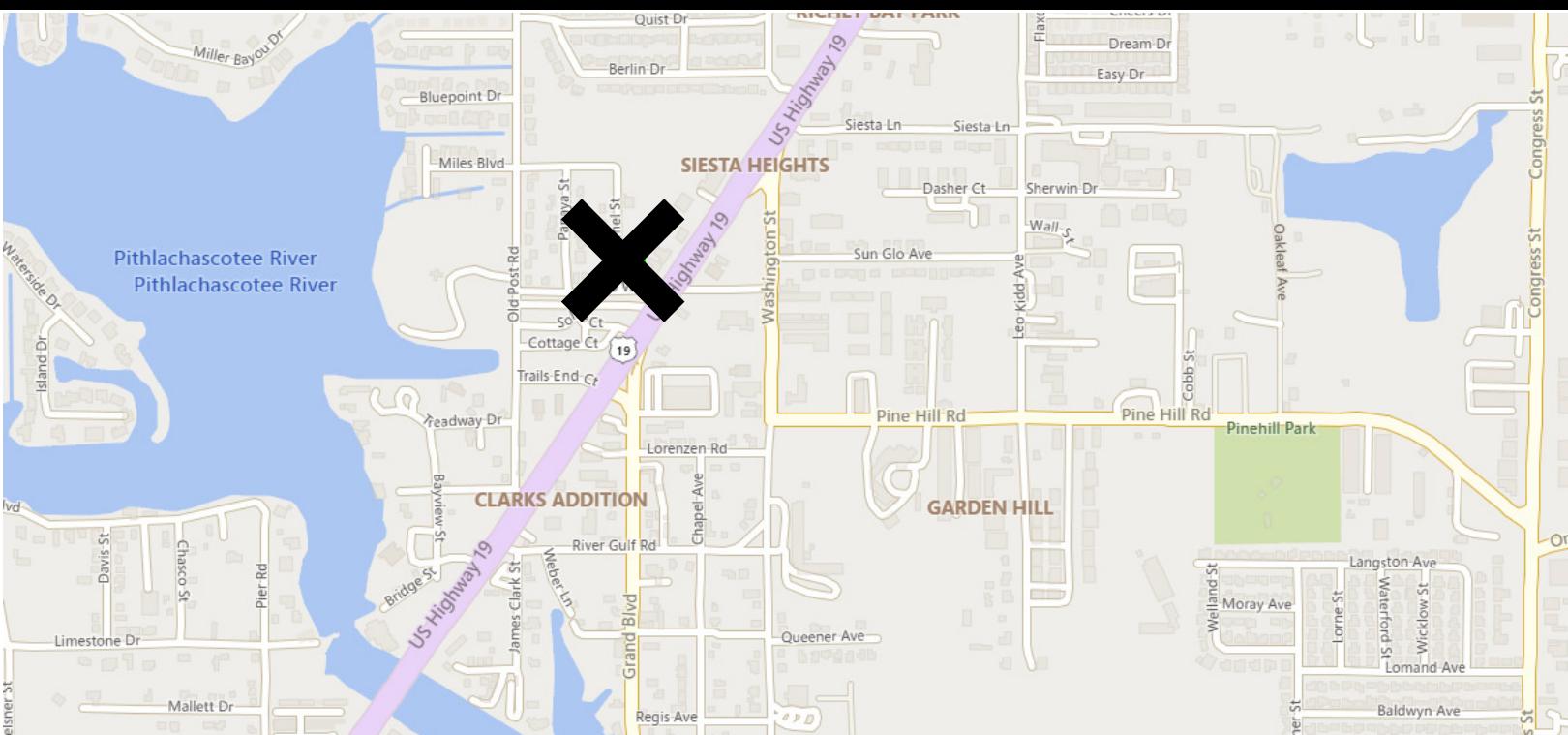
FOR LEASE

2,400± SQFT FLEX SPACE

BERKSHIRE
HATHAWAY
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

133,757

Population



2.2

Average Household Size

49.1

Median Age

\$55,193

Median Household Income



ANNUAL HOUSEHOLD SPENDING

\$1,554

Apparel & Services



\$141

Computers & Hardware



\$2,590

Eating Out

\$5,124



Groceries

\$5,670

Health Care

INCOME



\$55,193

Median Household Income



\$33,229

Per Capita Income



\$142,696

Median Net Worth

EMPLOYMENT



54.3%

White Collar



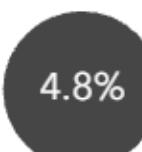
24.3%

Blue Collar



21.3%

Services



4.8%

Unemployment Rate