

# 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**

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BROKER/OWNER

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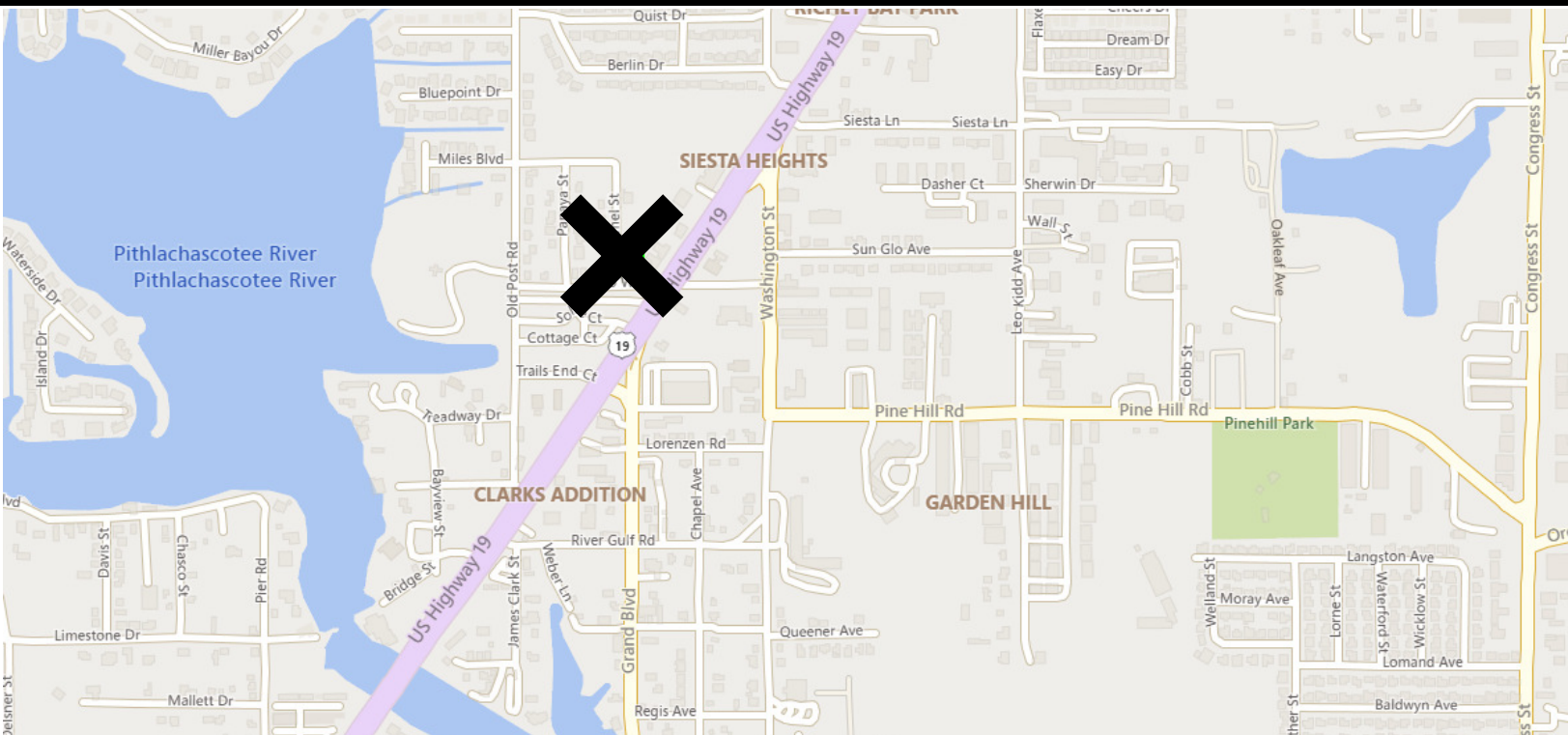
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### AREA DEMOGRAPHICS (5 MILE RADIUS)

#### KEY FACTS

133,757

Population



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