



Walgreens



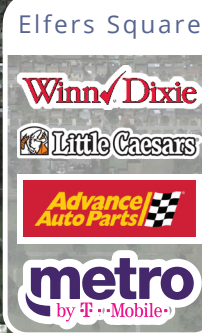
Denny's

Mitty P Locke
Elementary School



DOLLAR GENERAL

Madison St.



3.1± acres

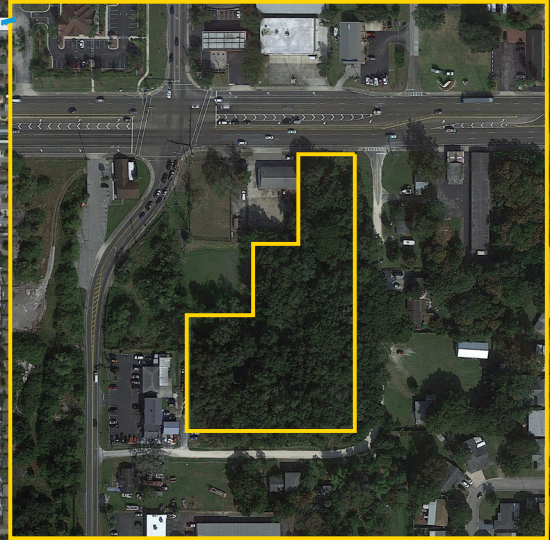
US Hwy 54 & Sawyer Lane
New Port Richey, FL 34652

\$1.581M
(\$540,000 per acre)

Commercial Development
Opportunity

Grand Blvd.

DOLLAR GENERAL



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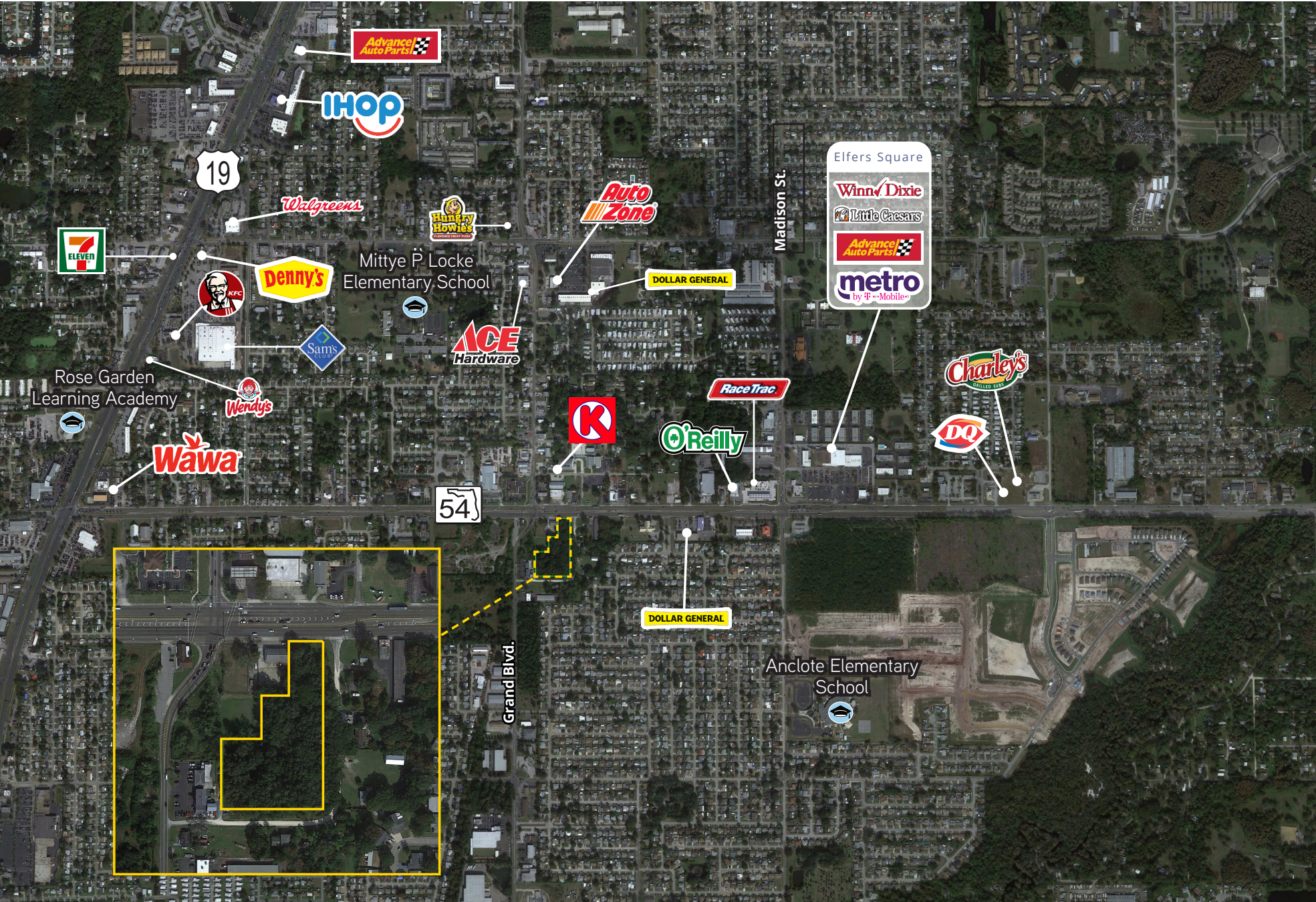


Property Overview

Address	US Highway 54 & Sawyer Lane New Port Richey, FL 34652
County	Pasco
Site Area	3.1± acres
Parcel ID	20-26-16-0000-03900-0000
Access	The property can be accessed from both Highway 54 and Sawyer Lane
Frontage	120 feet on Highway 54, and 625 feet on Sawyer Lane
FEMA Zone	Zone C - Area of minimal flood hazard
Zoning	C-2 (General Commercial District)



Surrounding Retail

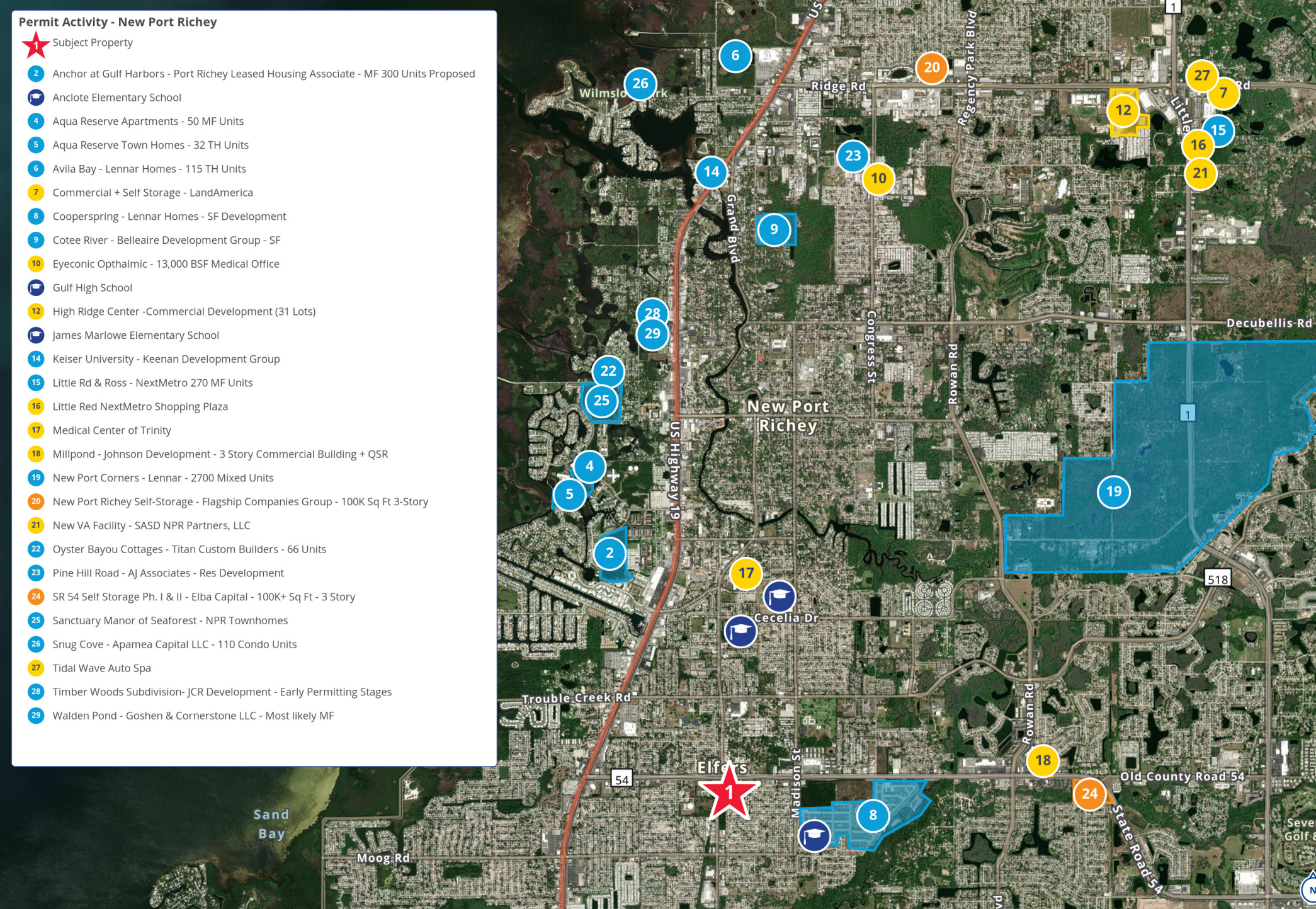


Location Overview

Demographics
1, 3, 5-mile
radius of property



total population				
	1-mile	3-mile	5-mile	
	13,672	87,920	152,850	
daytime population				
	1-mile	3-mile	5-mile	
	11,399	75,223	143,963	
median household income				
	1-mile	3-mile	5-mile	
	\$47,294	\$46,064	\$50,843	
total businesses				
	1-mile	3-mile	5-mile	
	479	2,859	5,877	
total employees				
	1-mile	3-mile	5-mile	
	3,385	22,059	49,432	



Education



Saint Leo University

Saint Leo University is a private, nonprofit liberal arts university located in Saint Leo, with additional education centers and online programs that serve students worldwide. Founded in 1889, it is one of the oldest Catholic universities in Florida and is affiliated with the Roman Catholic Church. The main campus is situated in Saint Leo, about 35 miles north of Tampa. Saint Leo University offers a wide range of undergraduate, graduate, and doctoral programs across various fields of study. These include business, education, criminal justice, psychology, computer science, liberal arts, nursing, and more.



Pasco-Hernando State College

Pasco-Hernando State College is a public institution in New Port Richey, Florida. Its campus is located in a suburb with a total enrollment of 9,886. The school utilizes a semester-based academic year. The student-faculty ratio is 28-to-1. The highest degree offered at Pasco-Hernando State College is an associate degree. The school has an open admissions policy and offers credit for life experiences.

Students can earn degrees and certificates in 38 different fields. Popular programs include: Liberal Arts and Sciences/Liberal Studies, Registered Nursing/Registered Nurse, and Mental and Social Health Services and Allied Professions, Other.

University of South Florida

University of South Florida is the fastest-rising university in America, according to U.S. News and World Report's (U.S. News) 2021 Best Colleges rankings. . More than 50,800 students were enrolled at USF's three regional campuses in the 2019-2020 school year representing more than 145 different countries. The university offers more than 80 undergraduate majors and 150 degree programs at the graduate, specialist, and doctorate levels in fields ranging from cybersecurity to marketing and international business to medicine.



#1

State For Higher Education by U.S. News and World Report

35%

Of The 25+ Population Hold Bachelor's Degrees or Higher

89%

Of The 25+ Population Hold a High School Degree or Higher

175,000

Students Enrolled in Higher Education

80

Colleges, Universities, and Technical Schools

Medical

Moffitt Cancer Center New 775-acre Campus

The Moffitt Cancer Center is set to begin construction on a massive 775-acre campus in Pasco County. When complete, the Moffitt Cancer Center's new Speros FL campus will employ 14,000 people working out of 140 buildings, 16 million square feet of lab, clinical, office and manufacturing space, and have six miles of new roads. Phase I of the development will include building several facilities totaling 650,000 square feet. Construction is expected to last until 2028. Moffitt Cancer Center is the only National Center Institute-designated Comprehensive Cancer Center based in Florida. It's home to Florida's largest clinical cancer research unit with more than 450 clinical trials and employs more than 6,500 people at an average salary of more than \$72,500. Moffitt Cancer Center has an economic impact of nearly \$2.4 billion in the state of Florida.



Trinity Hospital

Trinity Hospital is part of the largest networks of doctors, nurses and care sites in the State. The hospital employees 1,495 staff members, has 168 physicians, and 272 licensed beds. The hospital is a state-of-the-art facility strategically located in the tri-county area of Pasco, Pinellas, and Hillsborough Counties, near the intersection of State Road 54 and Little Road in Trinity, Florida. HCA Florida Trinity is ranked top 100 Best Hospitals for Critical Care Award and ranked as one of America's 250 Best Hospitals award in 2023 from Healthgrades. The facility features programs and services including Emergency Care, Heart, & Vascular, Spine & Orthopedics, Cancer Care, and Women's Health & Obstetrics.



Bayonet Point Hospital

This 392-bed acute care hospital employs 350 physicians, 1,300 colleagues, and 500 volunteers on the healthcare delivery team. The hospital has the only Level II Trauma Center and Comprehensive Stroke Center in Florida's Pasco, Hernando, and Citrus counties. Healthgrades ranked the hospital as one of America's 50 best hospitals for orthopedic surgery award all in 2023. HCA Florida Bayonet Point has a nationally recognized Heart Institute, Accredited Stroke Center, Accredited Chest Pain Center, Commission on Cancer approved Cancer Care, Orthopedic and Neurosurgery program.



Morton Plant North Bay Hospital

Morton Plant North Bay Hospital was built in 1965, has 141 acute care beds and is West Pasco County's only not-for-profit community hospital. The hospital has been expanding to a modern community-based medical complex since 2010, and in 2016 underwent a 24.7 million renovation. The hospital's Comprehensive Breast Program is accredited by the National Accreditation Program for Breast Centers, the first hospital in Tampa Bay to achieve this award, and the American Heart Association and American Stroke Association recognizes Morton Plant Hospital for achieving the Get With the Guidelines - Stroke GOLD PLUS award.

