

# FOR SALE

## VACANT LAND



- ◆ 2.5 Acres Fully Improved Pad Site Zoned C-1 ( Neighborhood Commercial District) Includes Office/Medical and Retail
- ◆ Excellent visibility and access - located at a signalized intersection
- ◆ Less than 1/2 mile South to SR 54
- ◆ Adjacent to John Hopkins All Children's Outpatient Care Clinic
- ◆ Traffic Counts in Excess of 25,000 vehicles per day
- ◆ Ideally Situated Between 2 major hospitals:
  - \*2.9 miles to Medical Center of Trinity
  - \*3.7 miles to Bay Care North Bay Hospital
- ◆ Beautiful setting and surrounded by an established residential community
- ◆ Parcel could potentially be divided

## Summer Lakes

4441 Rowan Road, New Port Richey FL 34653

Sale Price: \$1,500,000



**Heidi Tuttle-Beisner, CCIM**

Broker/Owner

Cell: (727) 992-1674

Office: (727) 376-4900

htuttle@cap-realty.com

www.cap-realty.com



**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection

# PROPERTY SPECIFICATIONS

**Address:** 4441 Rowan Road, New Port Richey  
**Land Size:** 2.5 Acres  
**Dimensions:** 360' frontage on Rowan Road  
**Parcel ID#:** 15-26-16-0000-00100-0070  
**Zoning:** C-1 Neighborhood Commercial District  
**Utilities:** Water and Sewer/ Pasco County,  
**Suitable Uses:** Retail or Office/Medical  
**Access:** Right in-right out access from N & traffic light provides access from north & south



## Demographics - 5 miles



**Population Estimate:** 165,448



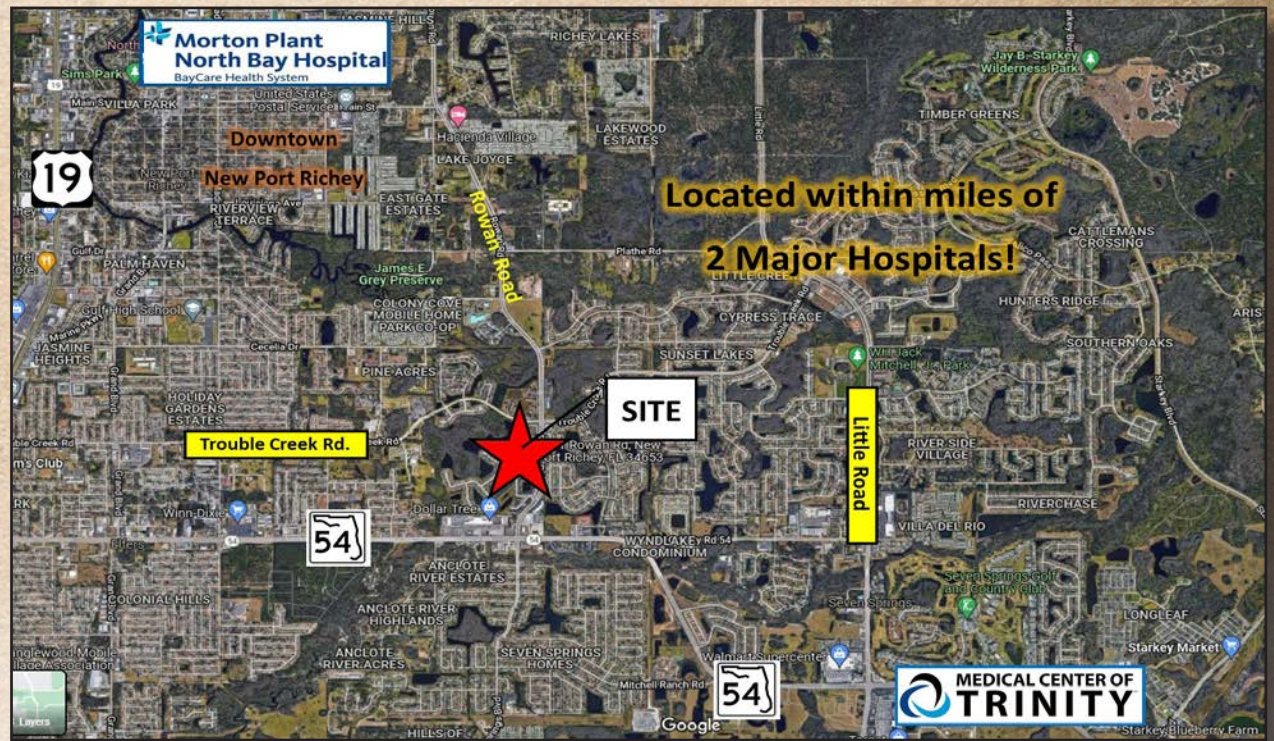
**Population Growth:** 2.1%



**Median Age:** 45.7



**Average HH Income:** \$65,387



Located within miles of  
**2 Major Hospitals!**

**MEDICAL CENTER OF TRINITY**

