

FOR LEASE



4532 US Highway 19 | New Port Richey, FL 34562

Lease Rate | \$9.00 per SF Modified Gross

Two-Story Office Building - 5,000 sf

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- 5,000 sf 2nd Story Professional Office Space available for immediate occupancy
- High visibility, located on US Highway 19 at the corner of Trouble Creek with ample parking available
- Space includes 6 private offices, large conference room, and training style area with an open layout
- Accessibility includes ramp and stairway to main entrance from parking areas
- Dedicated 2nd story bathrooms and elevator from main entrance
- Long-term tenants include Bank of America and a statewide ABA Therapy Group
- Traffic counts in excess of 68,500 vehicles per day

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INTERIOR OFFICES



CONFERENCE ROOM



OPEN FLOOR PLAN

The subject property consists of a Northwest facing office space that is conveniently located above Bank of America and has been recently upgraded to include carpets. Space includes open floor plan, conference room, a kitchenette, and space for cubicle seating along with dedicated offices throughout the perimeter.



KITCHENETTE



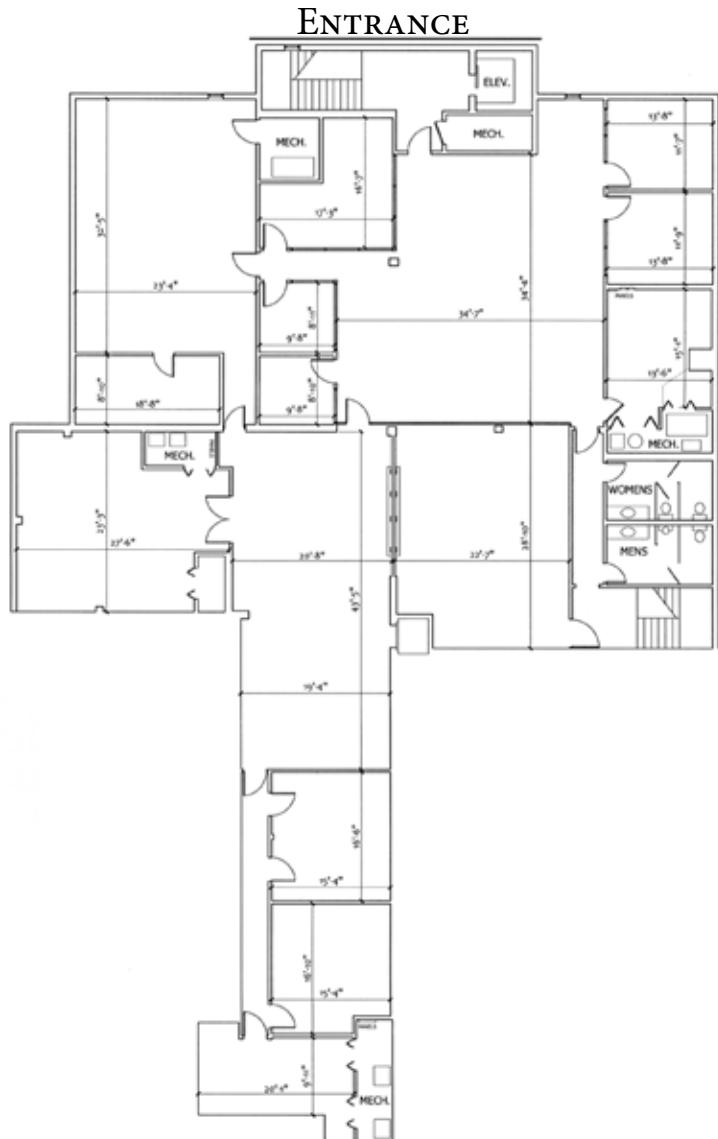
CUBICLE SEATING



PERIMETER OFFICE

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SPACE PLAN | 5,000 SF



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| POPULATION | | | |
| 2029 Projection | 8,161 | 48,094 | 63,567 |
| 2024 Population | 6,750 | 39,713 | 70,489 |
| % Growth | 4.2% | 4.2% | 3.9% |
| HOUSEHOLD INCOME | | | |
| Average | \$62,748 | \$59,284 | \$64,320 |
| Median | \$45,304 | \$43,274 | \$46,977 |
| DAYTIME WORKERS | | | |
| 2024 | 5,526 | 23,755 | 50,309 |

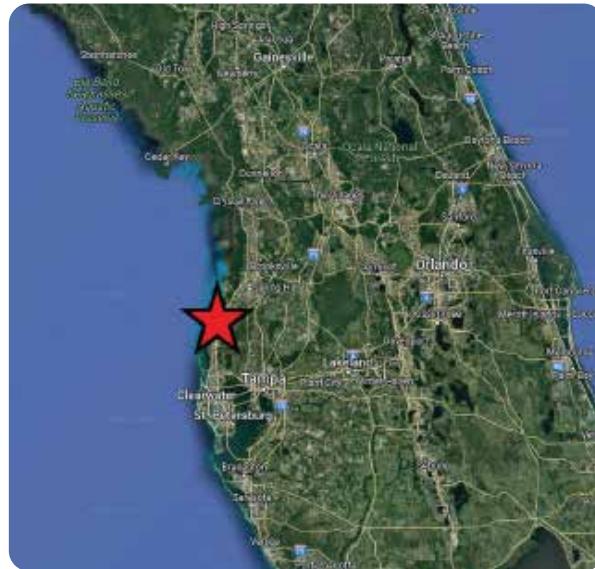
PARKING ~ PARKING RATIO 5:1,000



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The property is ideally situated along a busy commercial corridor, is accessible, and generous parking. The neighborhood is home to a bustling commercial market that includes shopping, schools, restaurants, and residential areas making it a desirable location.

- Adjacent to Walgreens
- 2.1 miles to Downtown New Port Richey
- 14 miles to the Suncoast Pkwy
- 30 miles to Tampa International Airport



The property is located in a primary market that includes waterfront communities, new car dealerships, Publix, Starbucks, TJ Maxx, and much more, all less than one mile.

The subject property is on the east side of US Highway 19 N and north of Trouble Creek Rd. with US Highway 19 frontage.

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CAP REALTY COMMERCIAL ASSET PARTNERS

AERIAL & MAP