

FOR LEASE

VANDERBILT SQUARE

6429 US HWY 19, NEW PORT RICHEY, FL 34652



**\$14.00
NNN**

PROPERTY HIGHLIGHTS

- 4,000 – 21,104 SF contiguous available
- Second generation restaurant space – 3,800 SF available
- Strategically positioned in fully developed trade area
- Anchored by Harbor Freight Tools, Habitat for Humanity
- Pylon signage fronting US Hwy 19, which represents a high traffic count of 63,000 AADT (N/S)
- 46,804 SF (MOL) shopping center
- **Traffic Counts:** US Hwy 19 – 63,000 AADT
Main Street – 11,000 AADT

DEMOGRAPHICS*

	1 MILE	3 MILE	5 MILE
Population	8,595	60,496	141,627
Households	4,225	28,098	62,999
Average HH Income	\$49,789	\$46,582	\$48,781

* 2016 Estimate



The information contained herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice and is submitted without warranty as to accuracy by European Equities Corporation.



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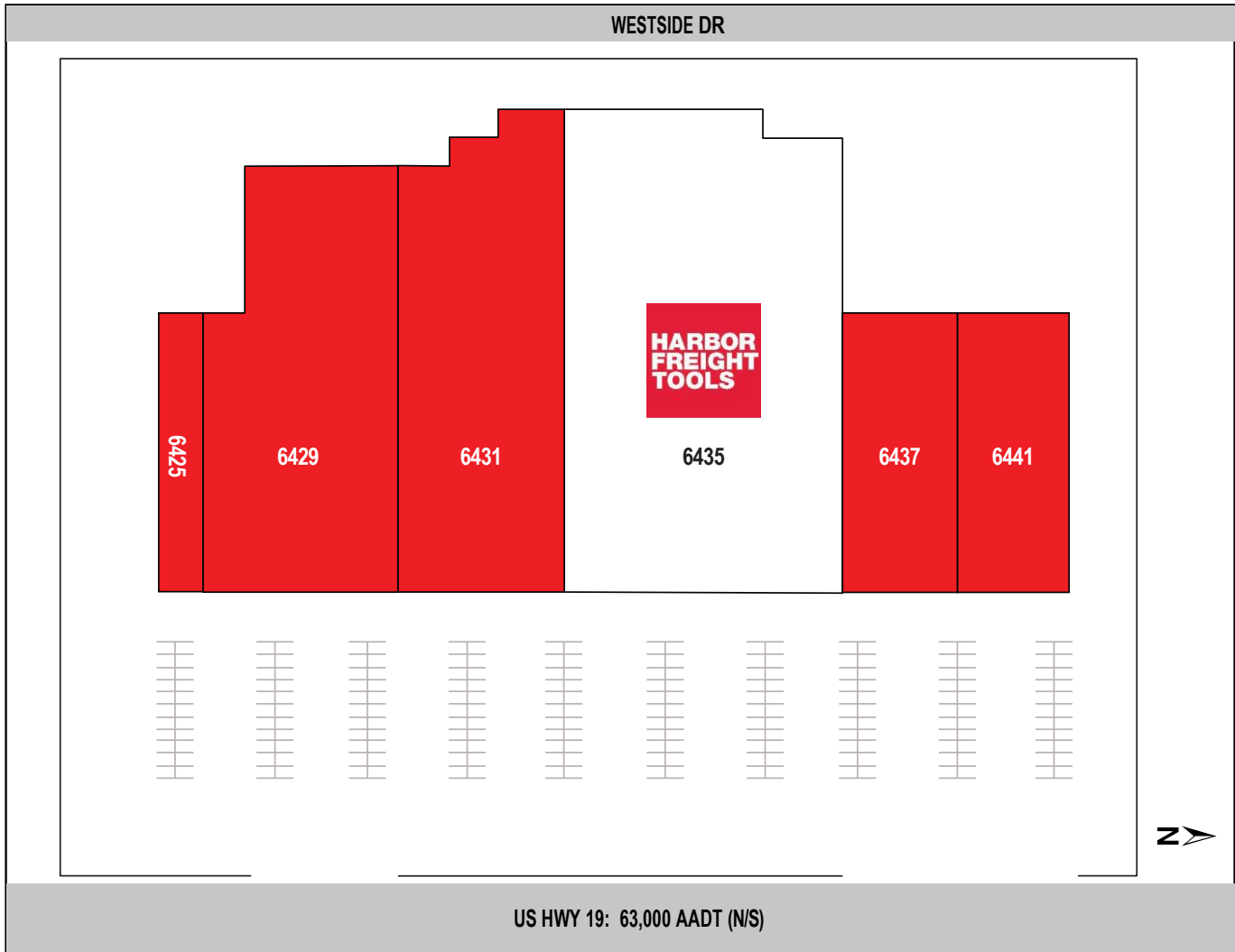
Chris Niewiarowski
D 727.723.3771 x329
C 727.420.8162
chrisn@europeanequities.com

18167 US Highway 19 N
Suite 450
Clearwater, FL 33764
www.europeanequities.com

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UNIT	TENANT	SF
6425	AVAILABLE*	1,200
6429	AVAILABLE*	10,052
6431	Available	11,052
6435	Harbor Freight	16,700
6437	Available	4,000
6441	AVAILABLE	3,800

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