

EXECUTIVE SUMMARY

7214 STATE ROAD 54



OFFERING SUMMARY

PRICE:	\$499,999
NUMBER OF UNITS:	2
BUILDING SF:	1,404 Living & 576 Detached Garage
LOT SIZE:	0.29 Acres
ZONING:	C1
AADT	35,500

PROPERTY OVERVIEW

Prime Commercial Real Estate for Sale: 7214 State Road 54, New Port Richey, FL 34653

Live and work at 7214 State Road 54! A premier commercial property situated in the bustling heart of New Port Richey/Trinity area. This prime location offers a unique opportunity for businesses seeking high visibility.

This property offers a rare opportunity to establish your business in one of New Port Richey's most sought-after commercial locations. Don't miss the chance to leverage this high-traffic area to maximize your business's potential.

For more information or to schedule a viewing, please contact me today!

PROPERTY HIGHLIGHTS

- Adjacent to one of the world's largest and most recognized fast-food chains, McDonald's!
- Strategically located on State Road 54, a major arterial road known for its substantial daily traffic count, which ensures excellent exposure for your business.
- Traffic Count: Boasting a traffic count of over 35,500 vehicles per day, this property guarantees a steady stream of potential customers passing by.
- Visibility: High visibility with prominent signage opportunities to attract drive-by traffic and enhance brand recognition.
- Neighborhood: Located in a thriving commercial corridor as well as surrounded by popular retail stores, dining establishments, and residential neighborhoods, contribute to consistent customer flow.

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