

Prime Retail Space for Lease

Vanderbilt Square
Major Upscale Renovations
Harbor Freight Anchor
Strategic Location



**6425 -6441 US 19 N New Port Richey.
FL 34652**

 **EUROPEAN EQUITIES
CORPORATION**

Property Facts & Highlights

Water's Edge Office Center
Major Upscale Renovations
Excellent Tenant Mix
Strategic Location

3,800 – 22,000 SF Available

(NNN) Terms: \$15.00 plus \$5.00

Great Traffic Count

Excellent Visibility

Anchored by Harbor Freight

Updated Pylon Sign

Upscale Renovations

Ample Parking

Bus Line

Contact: Chris Niewiarowski

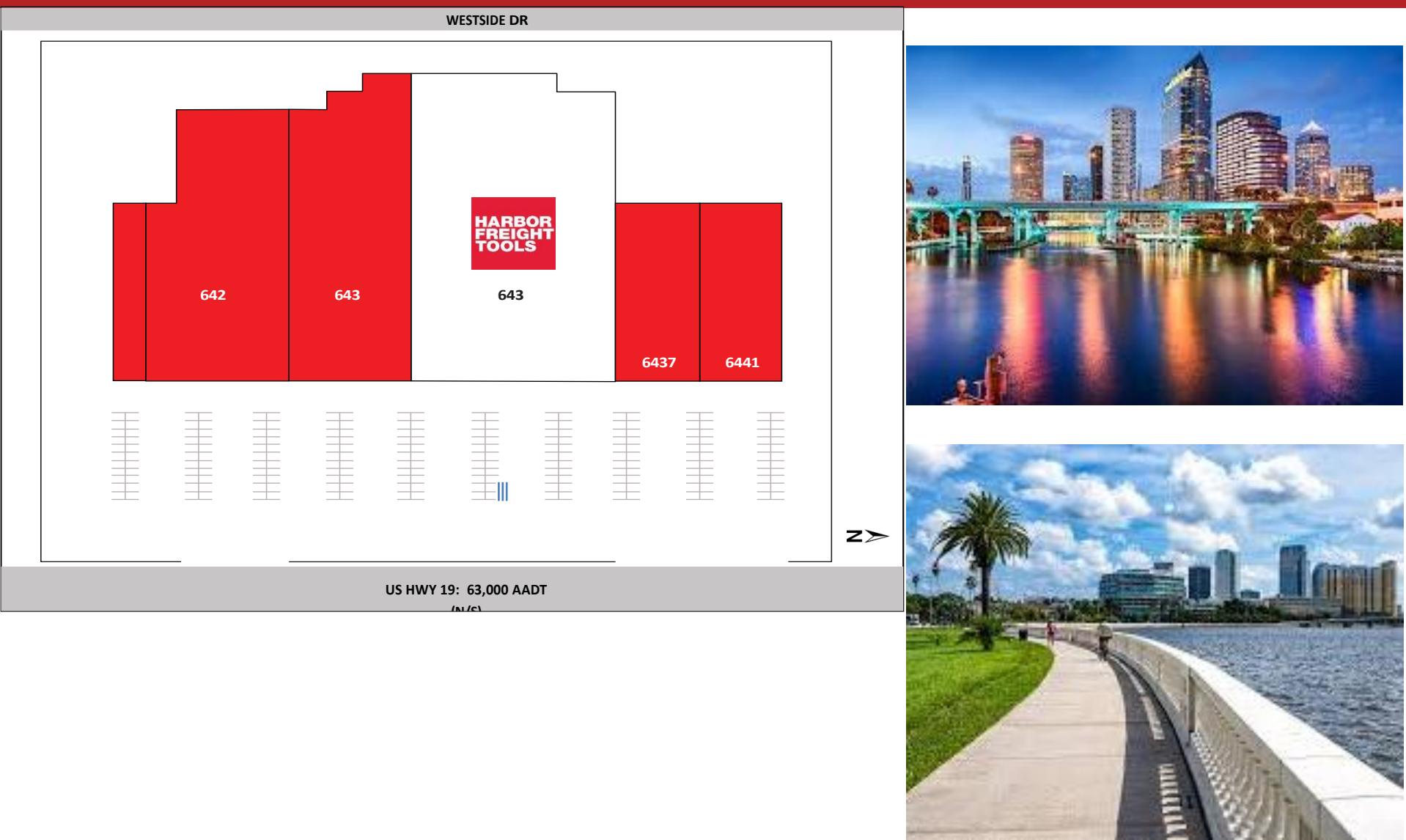
727-420-8162



6425- 6441 US 19 New Port Richey

 **EUROPEAN EQUITIES
CORPORATION**

Prime Retail Space Available for Lease Up to 22,000 sf available



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newlyconstructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release European Equities Corporation Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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