



## 1.03-ACRE US-19 FRONTAGE | 3,760 SF HIGH-CLEARANCE FLEX BUILDING

5541 US Highway 19, New Port Richey, FL 34652

### EXECUTIVE SUMMARY

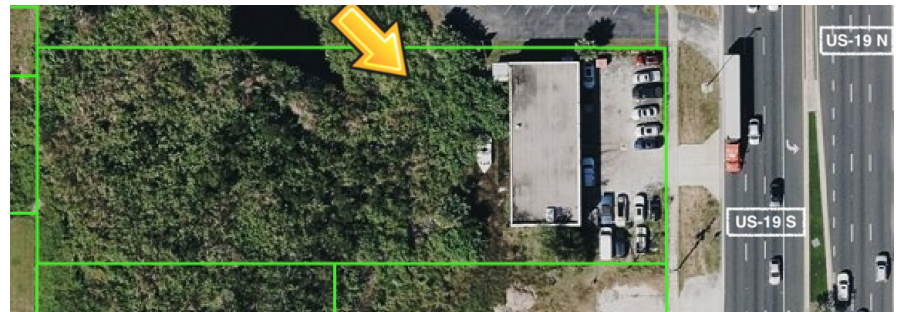


### OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	1.03 Acres
Year Built:	1977
Building Size:	3,760 SF
Zoning:	C2
Market:	Tampa Bay
Submarket:	New Port Richey
Traffic Count:	65,000 VPD
Price / SF:	\$264.63
Buyer Transaction Fee	\$395
Contact	Jordan Levy Jim Tanner

### PROPERTY OVERVIEW

Seize a rare high-exposure opportunity on the primary US-19 commercial corridor. This 1.03-acre site offers 125 linear feet of direct highway frontage, perfectly positioned for an owner-user or a strategic redevelopment play. The existing 3,760 SF concrete block building has been reconfigured into a clean, open-span layout with 3 oversized commercial bays, providing superior accessibility for fleet vehicles, marine service, or contractor showrooms. While the parcel offers significant depth, the US-19 frontage is high-and-dry upland, while the rear (west) portion features a Category 3 wetland that provides a natural buffer and serves as an efficient stormwater drainage solution. Category 3 Wetlands can be developed. Zoned C2, this property is ready for immediate operation or expansion in one of Pasco County's most active sub-markets. Please check with Pasco County Zoning for all permitted uses.



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### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- **High-Impact US-19 Frontage:** 125' of direct visibility to 65,000+ vehicles per day.
- **Reconfigured 3-Bay Layout:** Lifts removed to create an open, high-clearance environment ideal for modern commercial "drive-in" needs.
- **1.03-Acre Strategic Depth:** Massive lot-to-building ratio (under 10% footprint) allows for significant future building expansion or heavy equipment storage.
- **Category 3 Wetland Advantage:** Situated on the western (rear) edge, the wetland handles site drainage requirements without sacrificing prime highway-facing buildable land.
- **C2 Zoning (General Commercial):** Permits automotive sales/service, retail, professional office, and light industrial flex uses.
- **Market Positioning:** Sold as a "Functional Shell" ready for custom interior build-out or immediate equipment installation.



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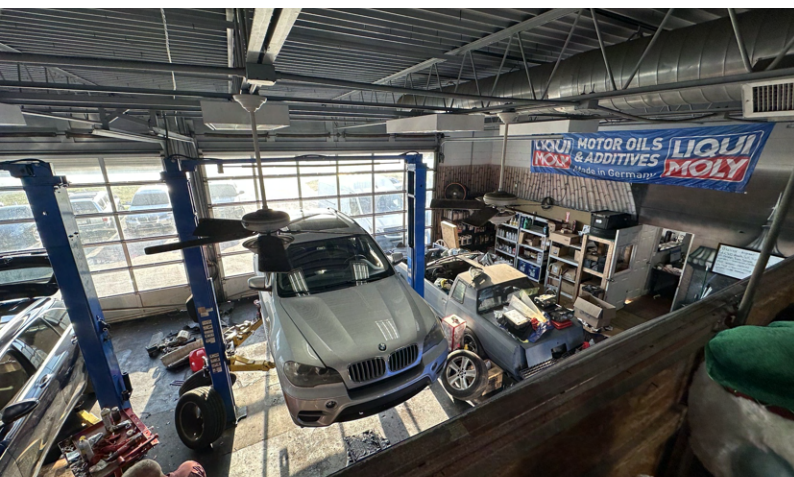
### PROPERTY DESCRIPTION

#### PROPERTY DESCRIPTION

Presenting a highly versatile 1.03-acre commercial property located in one of Pasco County's most active sub-markets. With 125 linear feet of direct US-19 frontage, this site offers unparalleled exposure and accessibility. The property includes a robust 3,760 SF concrete block facility that has been thoughtfully updated into an open-span configuration. Equipped with three oversized bays, the building easily accommodates large-scale operations such as fleet maintenance, marine services, or expansive showrooms. The parcel's topography is strategically divided: the highly visible highway frontage is entirely high-and-dry upland, while the western rear of the property features a Category 3 wetland. This developable wetland area serves as a tranquil natural buffer and an efficient, built-in stormwater management system. Zoned C2, this site presents a prime opportunity for immediate operation or strategic redevelopment. *(Please consult Pasco County Zoning for a comprehensive list of permitted uses).*

#### LOCATION DESCRIPTION

Positioned directly on one of Pasco County's busiest north-south thoroughfares, 5541 US Highway 19 offers unbeatable visibility in New Port Richey. With 125 feet of highway frontage and exposure to over 65,000 vehicles per day, this C2-zoned site sits in a densely populated retail hub. Minutes from SR-54 and neighboring coastal communities, it provides seamless access and a built-in consumer base for retail, automotive, or service-based operators.



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## PROPERTY DETAILS

Sale Price	<b>\$995,000</b>
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### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C2
Lot Size	44,866 SF
APN #	08-26-16-0010-03200-0031
Lot Frontage	125 ft
Lot Depth	364 ft
Corner Property	No
Traffic Count	65000
Traffic Count Street	US Highway 19
Traffic Count Frontage	125

### LOCATION INFORMATION

Building Name	1.03-Acre US-19 Frontage   3,760 SF High-Clearance Flex Building
Street Address	5541 US Highway 19
City, State, Zip	New Port Richey, FL 34652
County	Pasco
Market	Tampa Bay
Sub-market	New Port Richey
Township	26 South
Range	16 East
Section	8
Side of the Street	West
Signal Intersection	No
Nearest Highway	US Highway 19
Nearest Airport	Tampa International Airport

### PARKING & TRANSPORTATION

Street Parking	No
Number of Parking Spaces	15

### UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	Central
Restrooms	2.0

### BUILDING INFORMATION

Building Size	3,760 SF
Building Class	C
Tenancy	Single
Number of Floors	1
Year Built	1977
Construction Status	Existing
Roof	Flat
Free Standing	Yes
Number of Buildings	1
Exterior Walls	Concrete Block Stucco
Bay Doors	3

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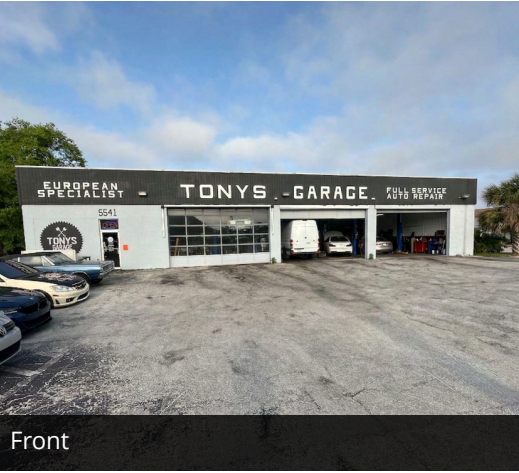
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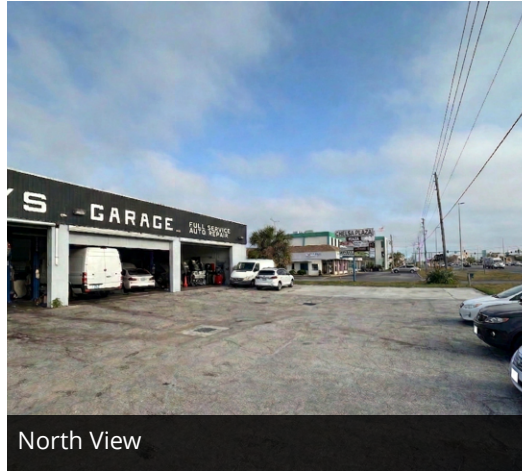
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ADDITIONAL PHOTOS



Front



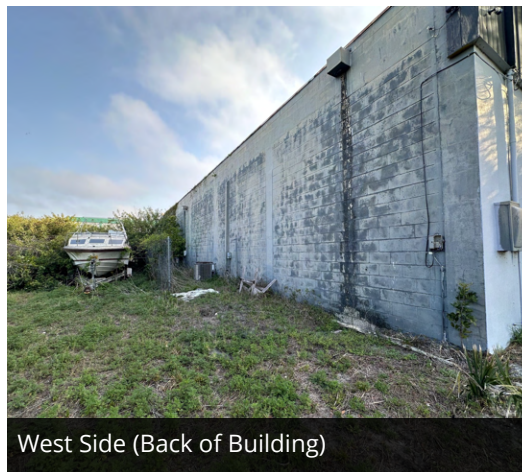
North View



South View



North Side



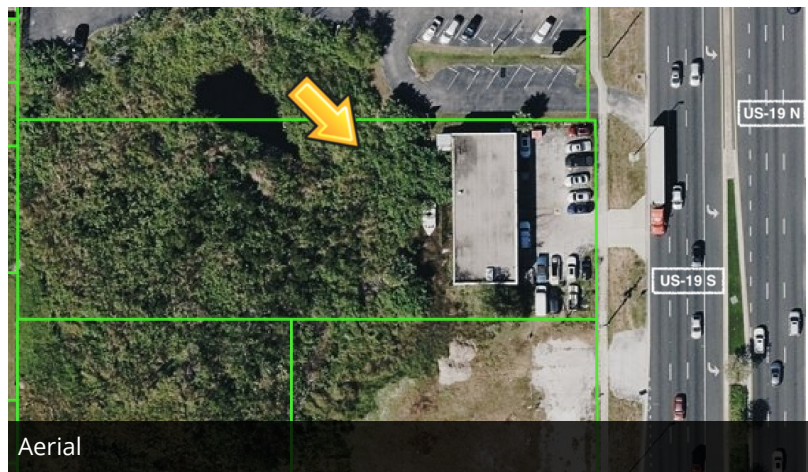
West Side (Back of Building)



South Side



Category 3 Wetlands



Aerial

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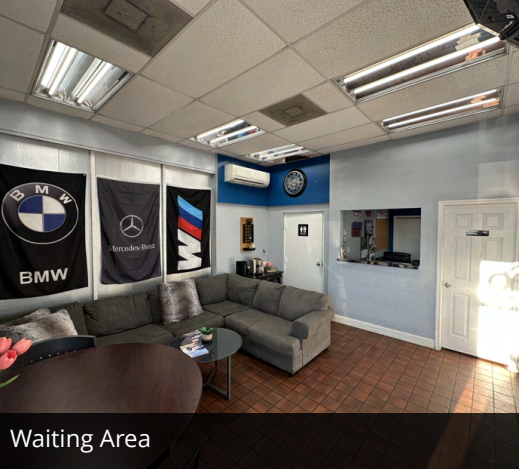
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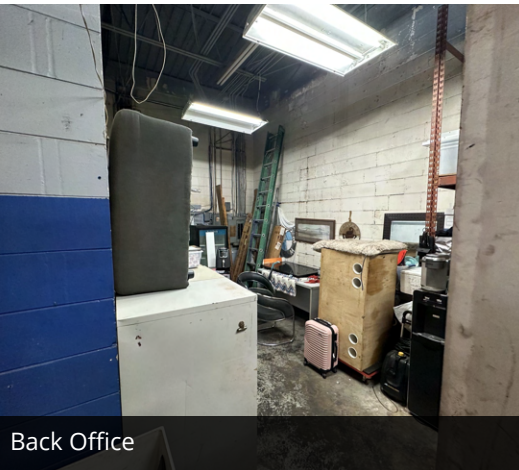
Waiting Area



Waiting Area



Office



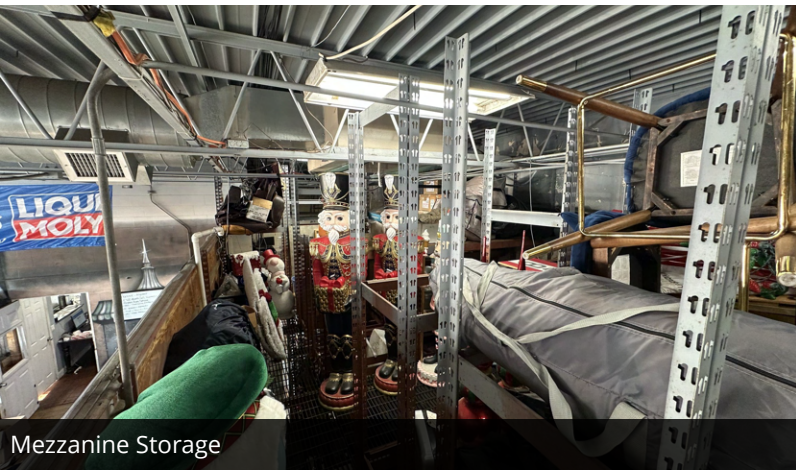
Back Office



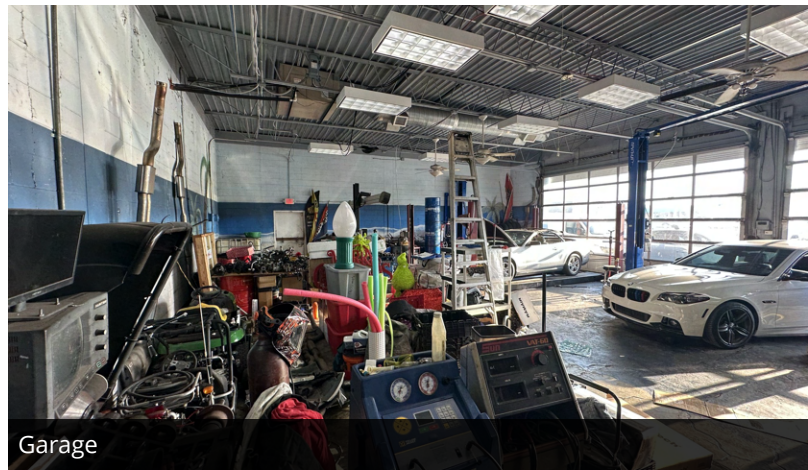
Back Office/Storage



Storage



Mezzanine Storage



Garage

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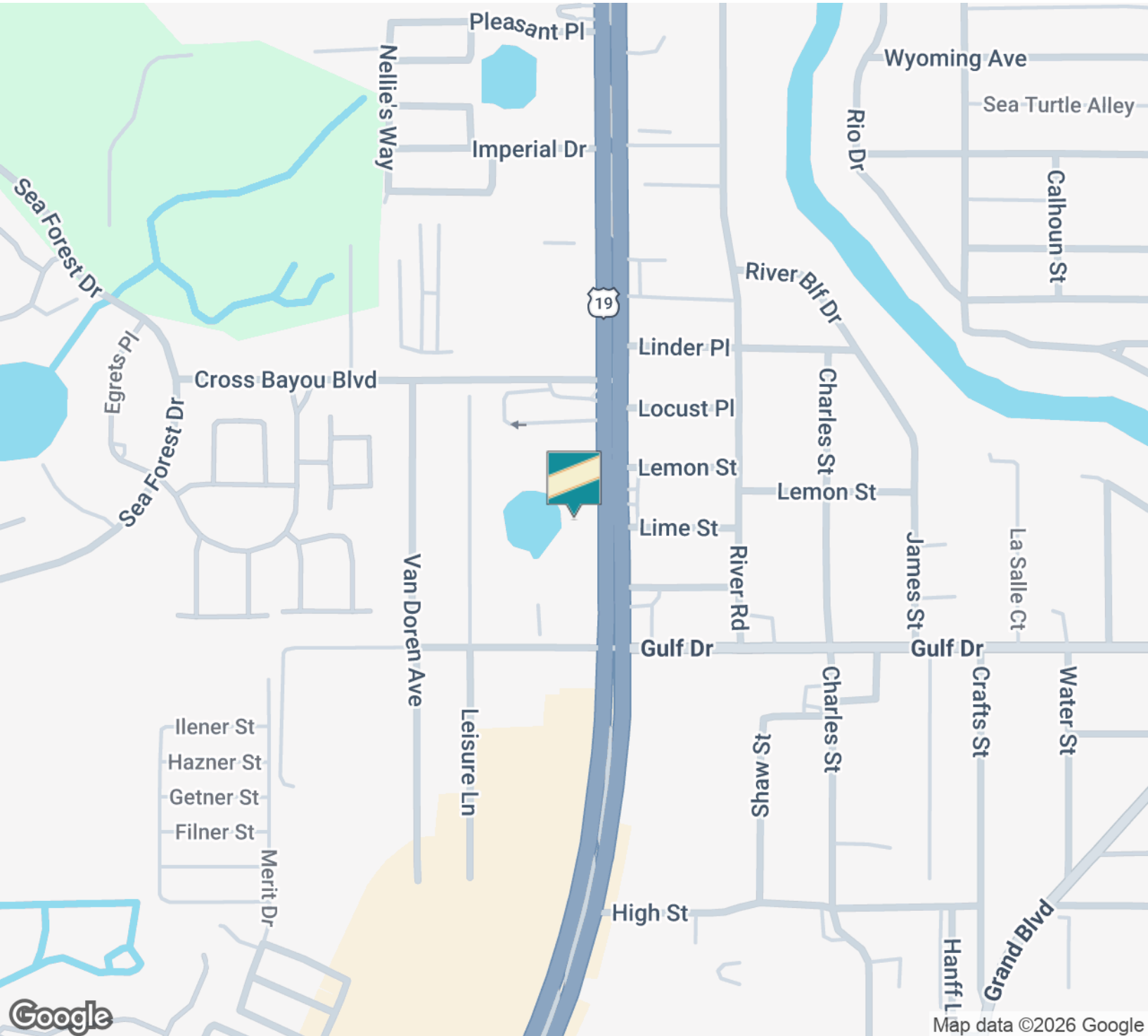
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	656	2,706	10,446
Average Age	51.4	49.7	48.0
Average Age (Male)	51.1	49.5	46.9
Average Age (Female)	50.8	49.0	48.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	299	1,209	4,697
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$64,425	\$63,904	\$67,049
Average House Value	\$231,697	\$222,958	\$239,156

2023 American Community Survey (ACS)

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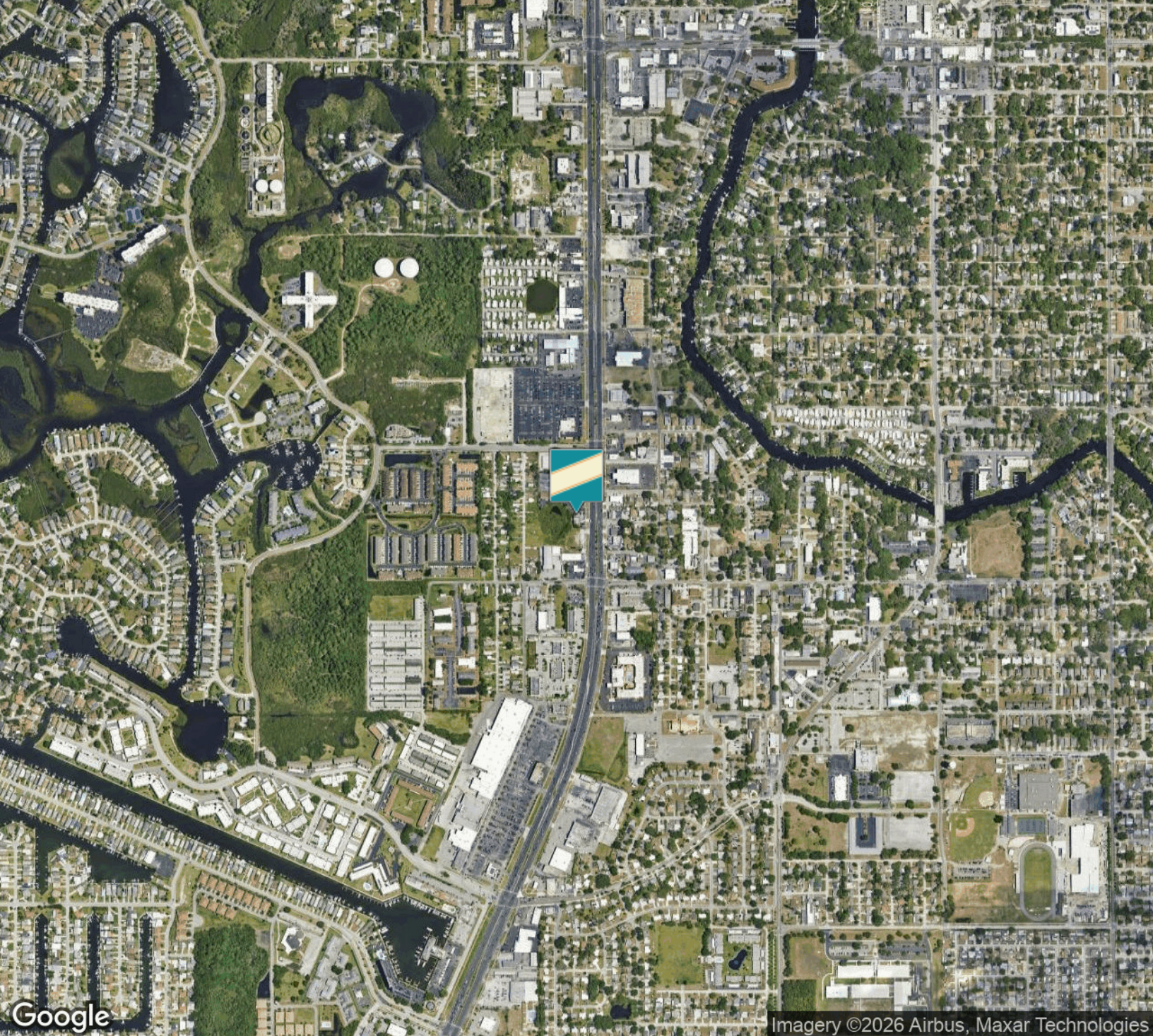
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AERIAL MAP



Google

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**FULL DISCLOSURE**

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Sales Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty Corp. and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty Corp.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the Sales Brochure. If you have no interest in the subject property, please promptly return this Sales Brochure to Grimaldi Commercial Realty Corp.

This Sales Brochure has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty Corp. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this Sales Brochure has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty Corp. does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty Corp.

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### ADVISOR BIO & CONTACT 1

#### JORDAN LEVY

Commercial Real Estate Advisor



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#### PROFESSIONAL BACKGROUND

Originally from St. Louis, Jordan Levy moved to Tampa in 2019. A student-athlete graduate from Southern Illinois University with a Sports Administration degree, he later received an MBA from Maryville University. Jordan then became an NFL Agent, representing players in contract negotiations, while also implementing their strategic marketing and career plans.

As an agent, he prided himself on his ability to cultivate relationships and prioritize his client's needs. His decision to transition his skill set into commercial real estate was driven by his passion for market dynamics and his desire to apply his negotiation expertise and strategic thinking to his interest in commercial real estate. His deep understanding of client needs, coupled with his experience in managing complex transactions, make him a valuable asset to the commercial real estate industry. Joining the Grimaldi Commercial Realty team, renowned for their expertise and legacy, was an effortless decision for Jordan, who understood the importance of being mentored by the best in the industry.

Jordan believes in the power of integrity, transparency, and relentless pursuit of excellence. His approach is client-focused, ensuring that each transaction is handled with the utmost professionalism and dedication. He remains committed to delivering results that exceed expectations and building lasting relationships based on trust and mutual success. In his off time, Jordan likes to work out, play golf, and enjoy the beach.

#### Areas of Expertise:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Gas Stations/Convenience Stores
- Investment Assets

#### Jordan Levy

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# GRIMALDI COMMERCIAL REALTY CORP.



## ADVISOR BIO

### JIM TANNER

Commercial Real Estate Advisor



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### PROFESSIONAL BACKGROUND

Jim Tanner is a native Floridian and lifelong resident of Pinellas County, where his family's roots span three generations. Born and raised in the Tampa Bay area, Jim brings unmatched local knowledge, integrity, and a deep commitment to service in his role in commercial real estate.

Jim studied Criminal Justice at St. Petersburg College before serving five years in the United States Army as a Military Police Officer, both stateside and overseas. After his military service, he dedicated 25 years to law enforcement, including a distinguished career as a detective in a specialized unit. During this time, Jim built strong, lasting relationships with residents, business owners, and community leaders throughout the region—further deepening his understanding of the area he calls home.

With a career rooted in service and leadership, Jim developed a strong foundation in communication, investigation, negotiation, and problem-solving. These skills naturally transferred to his work in commercial real estate, where he is passionate about helping clients succeed.

Jim joined the Grimaldi Commercial Realty team because of their reputation for integrity, market expertise, and a client-first approach. He saw an opportunity to align his values with a firm that shares his deep commitment to the community and to delivering results with professionalism and transparency. Through Grimaldi, Jim continues his mission of service—helping clients navigate the commercial real estate market with confidence and care.

### Areas of Focus:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Seller Financing and Creative Financing



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### ADVISOR BIO & CONTACT 2

#### KARI L. GRIMALDI/ BROKER

President



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#### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

#### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

#### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member

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