

AVAILABLE

MEDICAL/PROFESSIONAL OFFICE

5424 Grand Blvd | New Port Richey, FL 34652

| | |
|----------------------|-----------------------------|
| PROPERTY | Medical/Professional Office |
| BUILDING SIZE | 3,536 SF |
| LAND | +/- .42 Acres |
| ASKING PRICE | \$1,600,000 |



PROPERTY HIGHLIGHTS

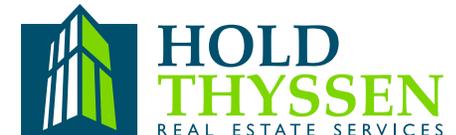
- Two-Story Medical / Professional Building
- Total Building Size: 3,536 SF
 - First Floor: 2,744 SF
 - Second Floor: 792 SF
- Prominent Grand Boulevard Frontage: 123 Feet
- Highly Visible Location in the City of New Port Richey
- Situated in a Busy Professional and Business Corridor
- Dedicated Drop-Off/Drive-Up Entryway for Convenience and Accessibility
- Paved Parking Lot with Ample Parking for Staff and Visitors
- Ideal for Medical, Dental, Legal, Financial, or Professional Offices
- Excellent Opportunity for Owner-Occupant or Investment



CAROL KINNARD
M: 727-809-0184
T: 727-238-3876 ext. 404
ckinnard@holdthyssen.com

15500 Lightwave Dr
Suite 201
Clearwater, FL 33760
www.holdthyssen.com

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MARKET DEMOGRAPHICS



| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|------------------|--------|---------|---------|
| 2029 Projection | 18,434 | 100,312 | 210,529 |
| 2024 Estimate | 15,241 | 83,327 | 175,017 |
| Growth 2020-2024 | 3.6% | 2.5% | 2.6% |
| Growth 2024-2029 | 4.2% | 4.1% | 4.1% |
| Median Age | 48.2 | 46.4 | 45.3 |



| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
|------------------|--------|--------|--------|
| 2029 Projection | 8,536 | 44,717 | 91,082 |
| 2024 Estimate | 7,052 | 37,145 | 75,680 |
| Growth 2020-2024 | 1.2% | 1.0% | 1.2% |
| Growth 2024-2029 | 4.2% | 4.1% | 4.1% |



| INCOME | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|----------|----------|----------|
| 2025 Average Household Income | \$62,126 | \$60,931 | \$63,420 |
| 2025 Median Household Income | \$43,044 | \$44,958 | \$47,012 |



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