

# FOR LEASE

6,681 SF

- Available for immediate occupancy
- Flexible layout includes 16 private offices and open workspace
- Unit includes large reception and waiting area with a secure rear door for deliveries or secondary access
- Abundant natural light with windows in all private offices
- Excellent roadway visibility with signage directly on US Highway 19
- Phenomenal access at traffic lighted intersection
- Well-maintained building with ample on-site parking and easy ingress/egress from both directions



11031 US Highway 19 | Port Richey, FL 34668

Lease Rate | \$14.50 psf Modified Gross

## Prime US 19 Office Space

**Marc Pflieger**

Commercial Associate

Cell (727)262-5998

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www.cap-realty.com



**COMMERCIAL ASSET  
PARTNERS**



# PROPERTY SPECIFICATIONS

Parcel ID#: 09-25-16-0010-04400-0020  
County: Pasco/Northern Tampa Bay  
Use: Office Building  
Available Space: 6,811 SF  
Parcel Size: 1.74 AC  
Year Built: 1999  
Zoning: C2  
Utilities: Pasco County Water/Sewer  
Withlacoochee - Electric



## Demographics | 5 Miles



118,478  
Population



4%  
Population Growth



\$58,068  
Average HH Income



48.6  
Average Age

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This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



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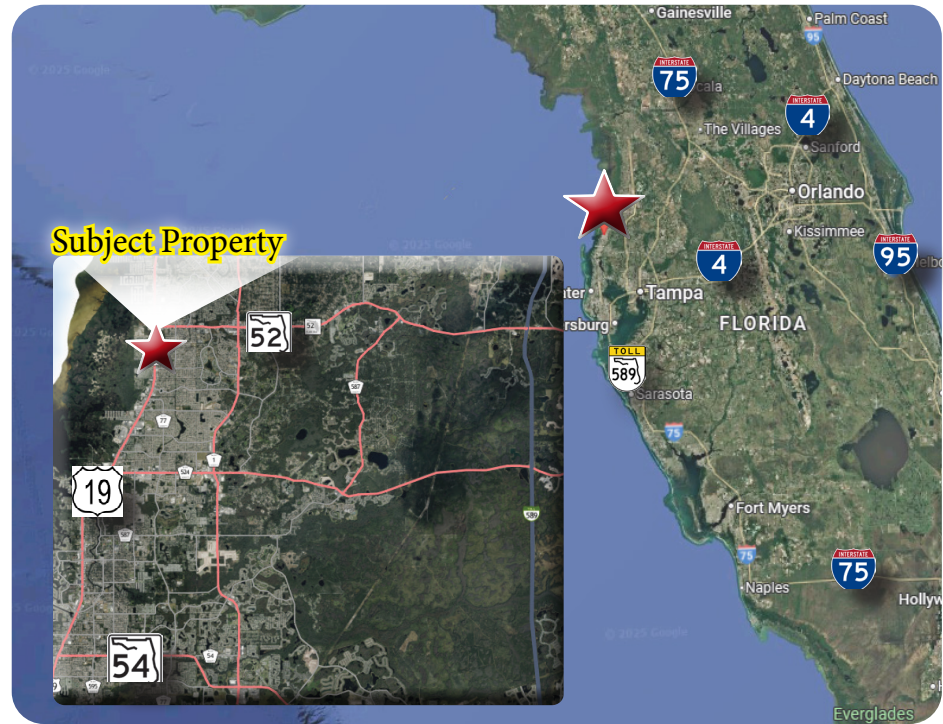


# LOCATION SUMMARY



Highly Visible Signage

- Situated on US Highway 19, one of Florida's highest volume roads
- Less than 1 mile from State Road 52
- Consistent daily traffic with a daily traffic count of 52,000 vehicles per day



Private Office



Reception Area/Workspace



North Corridor

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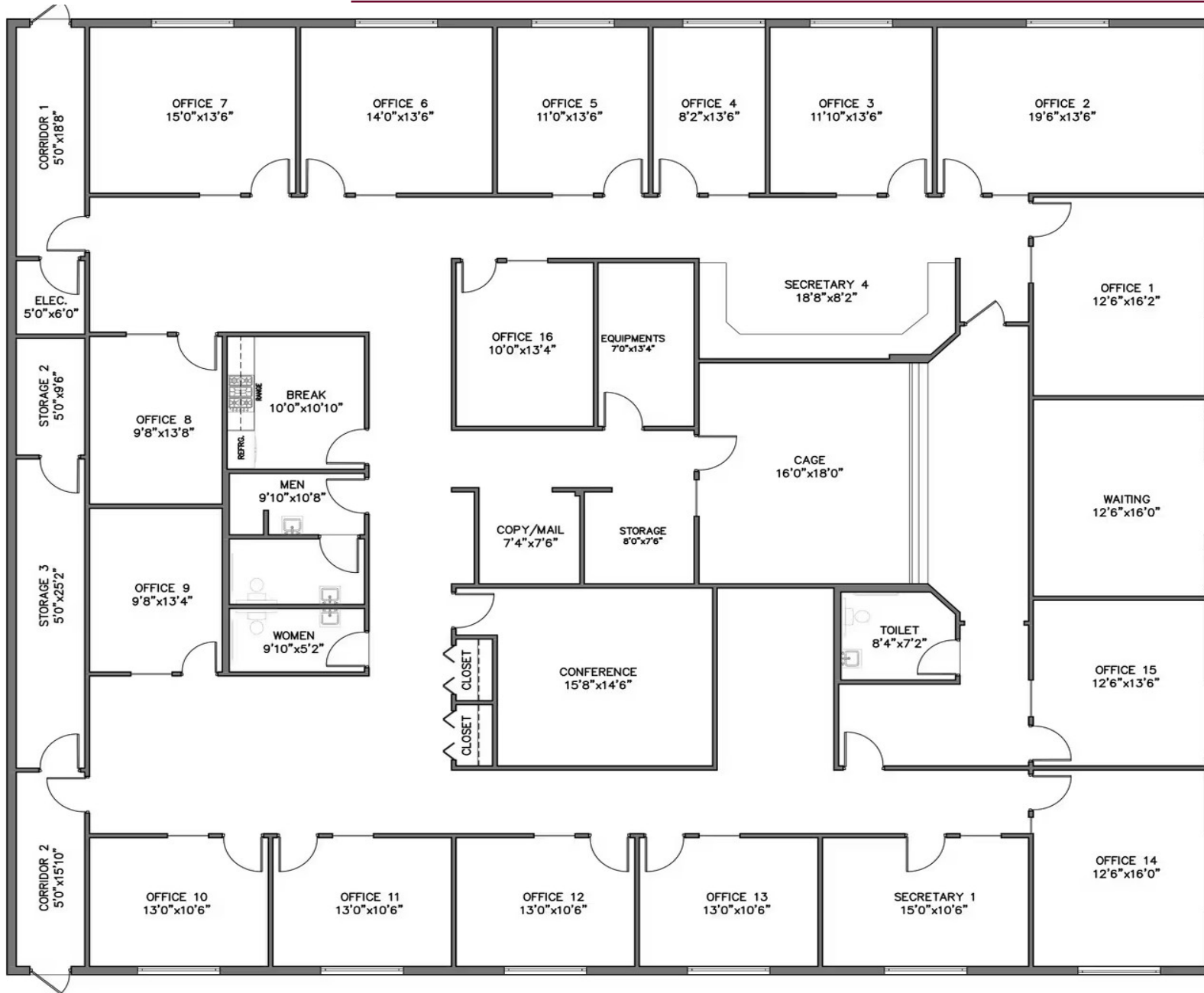
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# FLOOR PLAN



SPACE  
PLAN

6,811  
SQ. FT.

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