



Office Building For Lease

Deer Park Professional Center (Seven Springs)
5140 Deer Park Dr, New Port Richey, FL 34653

For More Information:

813-254-6756 | EXT 7

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	1,640 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	4.3 Acres
Year Built:	2007
Building Size:	40,000 SF
Zoning:	C2
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	39,000

PROPERTY OVERVIEW

1,640 SF end-cap unit in the front of complex is available. Open floor shell space. Owner is general contractor specializing in building medical spaces. Build to suit or tenant improvement allowance for qualified tenants and lease terms. Design exact floorplan/space for your business. Located in the highly visible Deer Park Professional Center, a multi-specialty professional park in the thriving Seven Springs area along busy Little Road just north of SR 54 and the Trinity Medical Center. The site has ample parking and great visibility on busy Little Road and is surrounded by a host of medical and retail users and sits directly across from River Crossings Shopping Center, one of the busiest Publix shopping centers in the area. Other neighbors include Starbucks, McDonalds, Monticciolo Family Dentistry, Sonny's BBQ, Verizon Wireless, and Dunkin Donuts.

Parking Ratio: 5.9 / 1000

Estimated Cam: \$7.75 / SF

Initial estimated monthly rent: \$3,246 (includes base rate + CAM) plus applicable sales tax

LOCATION OVERVIEW

Located in Seven Springs near the intersection of Little Road and Troublecreek Road, east of US-19, north of State Road 54 and west of the Suncoast Highway, and just north of the thriving Trinity market.

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Available Spaces



LEASE RATE:	-	TOTAL SPACE:	1,640 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
5140 Deer Park Dr	Medical	\$16.00 SF/yr	NNN	1,640 SF	Negotiable	End-cap unit, front of complex. Direct visibility along Little Rd. Open floor shell space. Owner is general contractor specializing in building medical spaces. Build to suit or tenant improvement allowance for qualified tenants and lease terms. Design exact floorplan/space for your business. Initial est monthly rent: \$3,246 (includes base rate + CAM) plus applicable sales tax

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Additional Photos



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5140 Deer Park Dr - 1,640 SF



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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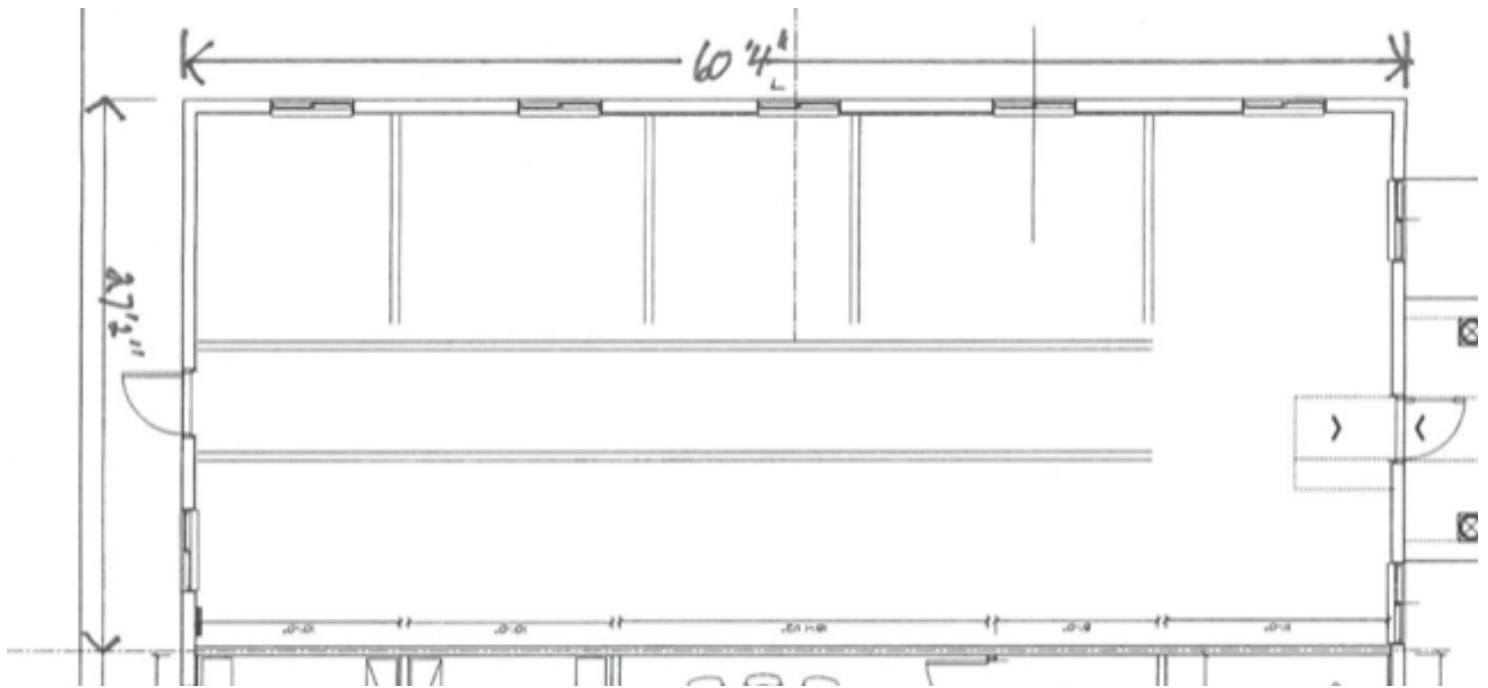




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Floor Plan



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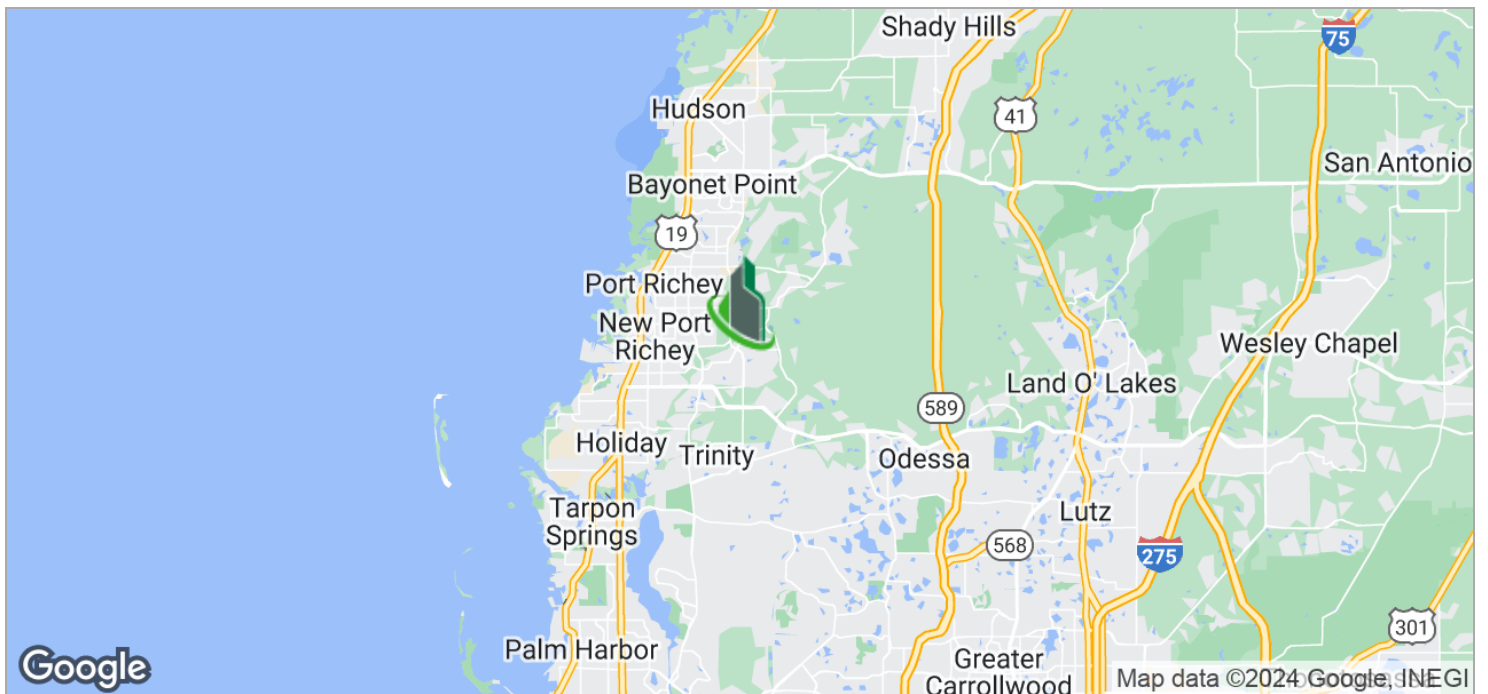
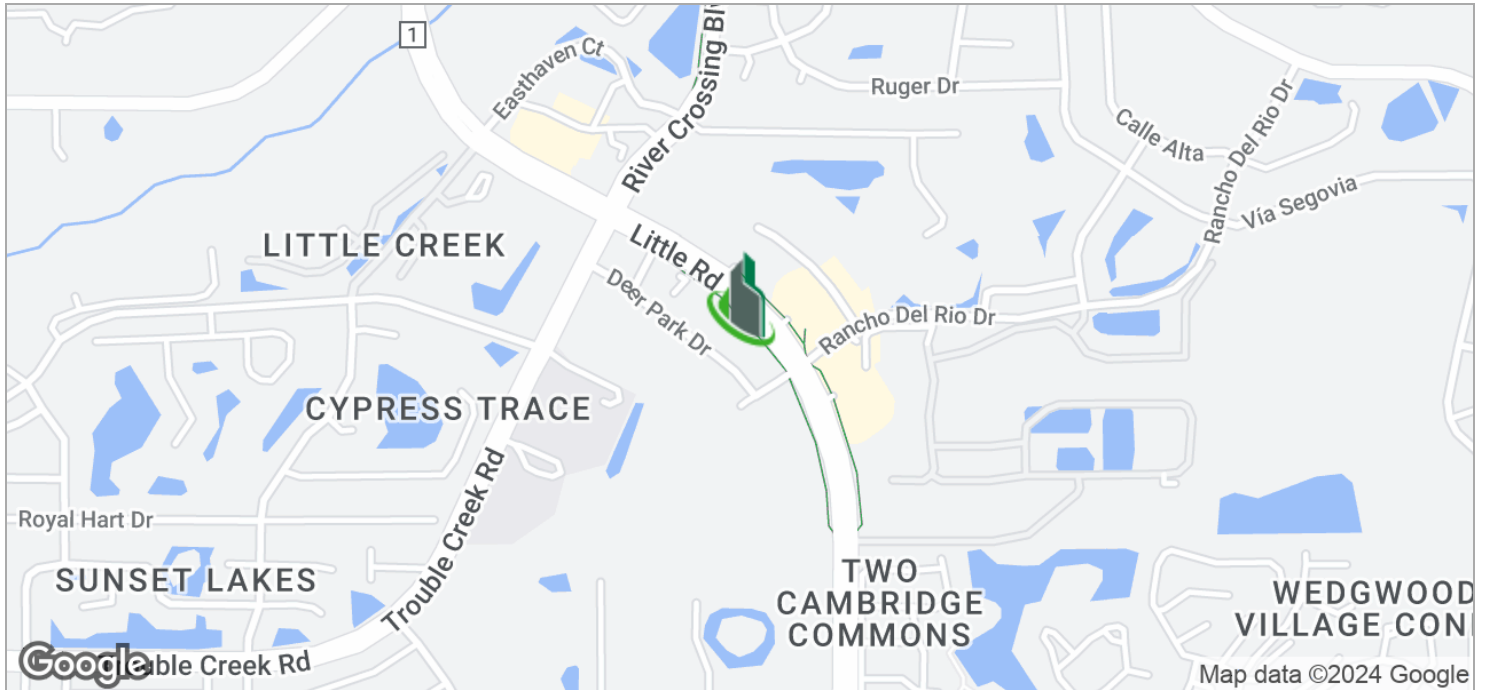
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Location Maps



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Aerial Map



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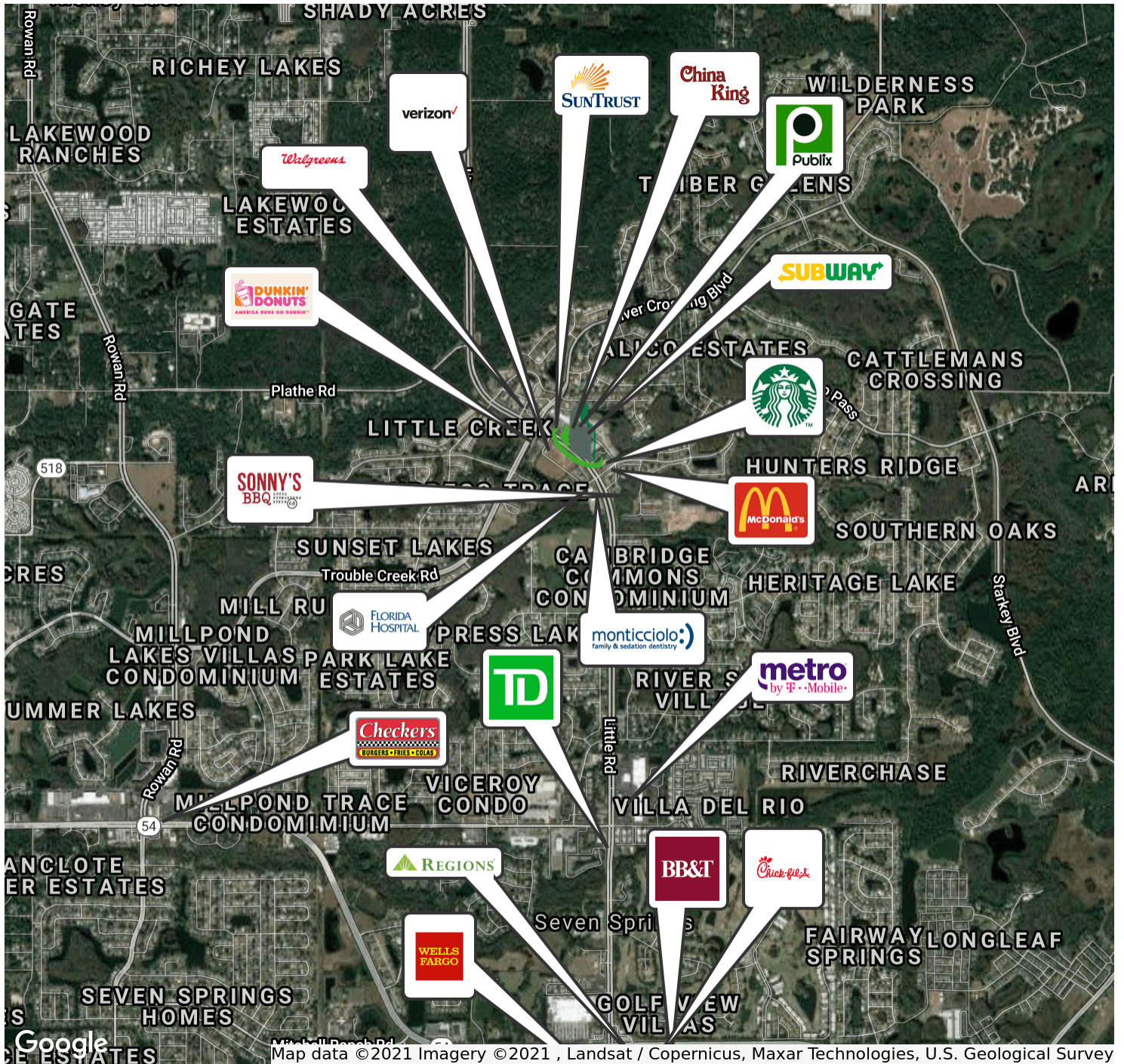
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Retailer Map



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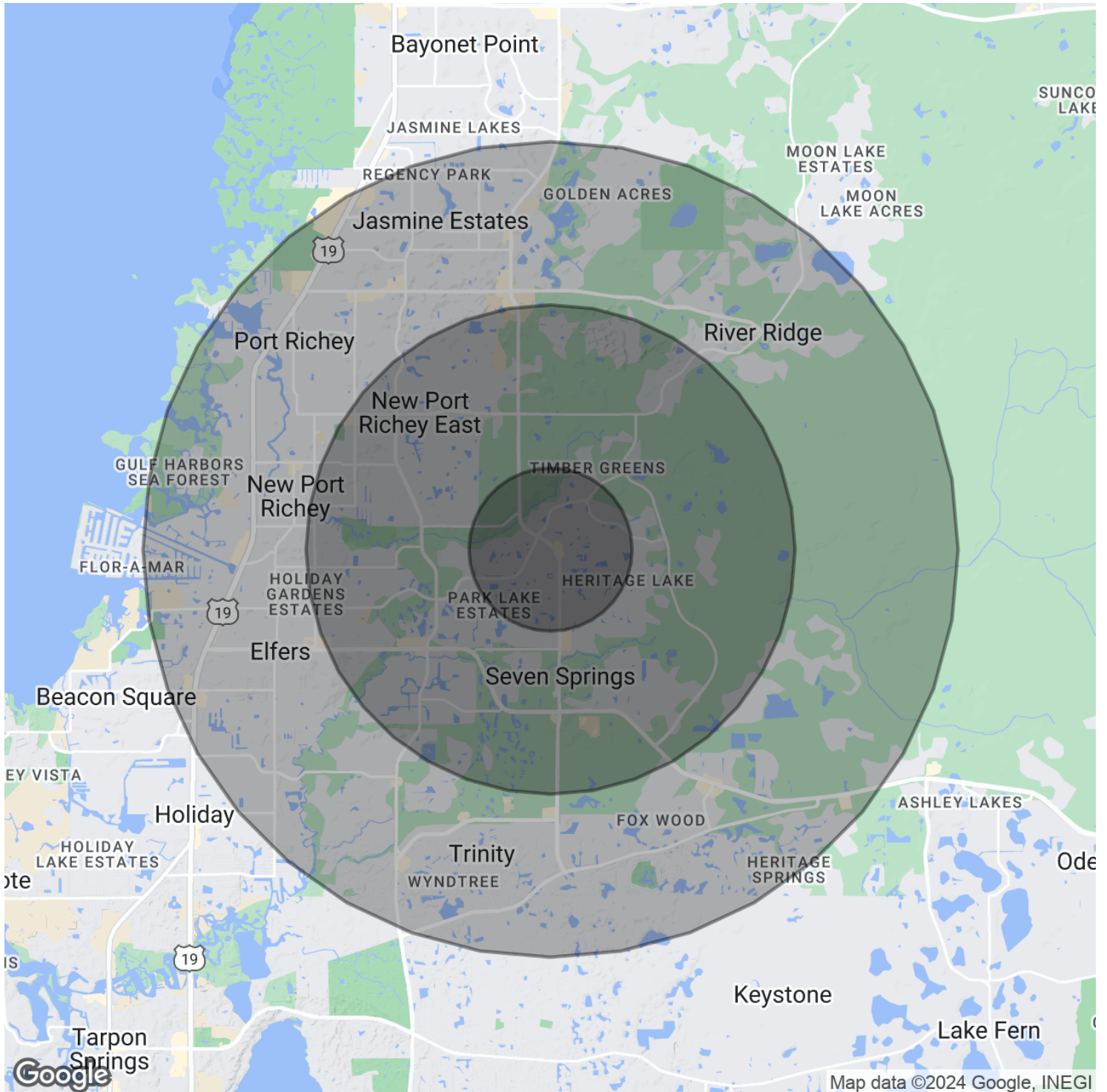
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,525	51,409	134,102
Average Age	50.8	48.1	44.4
Average Age (Male)	50.4	46.4	42.7
Average Age (Female)	50.7	49.4	45.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,314	22,192	56,604
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$56,943	\$55,604	\$54,503
Average House Value	\$195,372	\$207,713	\$206,212

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	4.2%	6.5%	7.9%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	7,098	47,664	124,428
% White	94.3%	92.7%	92.8%
Total Population - Black	58	907	2,893
% Black	0.8%	1.8%	2.2%
Total Population - Asian	204	1,195	2,660
% Asian	2.7%	2.3%	2.0%
Total Population - Hawaiian	0	10	103
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	31	81	283
% American Indian	0.4%	0.2%	0.2%
Total Population - Other	69	783	1,767
% Other	0.9%	1.5%	1.3%

TRAFFIC COUNTS

Deer Park Dr & Little Rd	39,000/day
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* Demographic data derived from 2020 ACS - US Census

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