



For Sale

Owner-User or Investment Opportunity

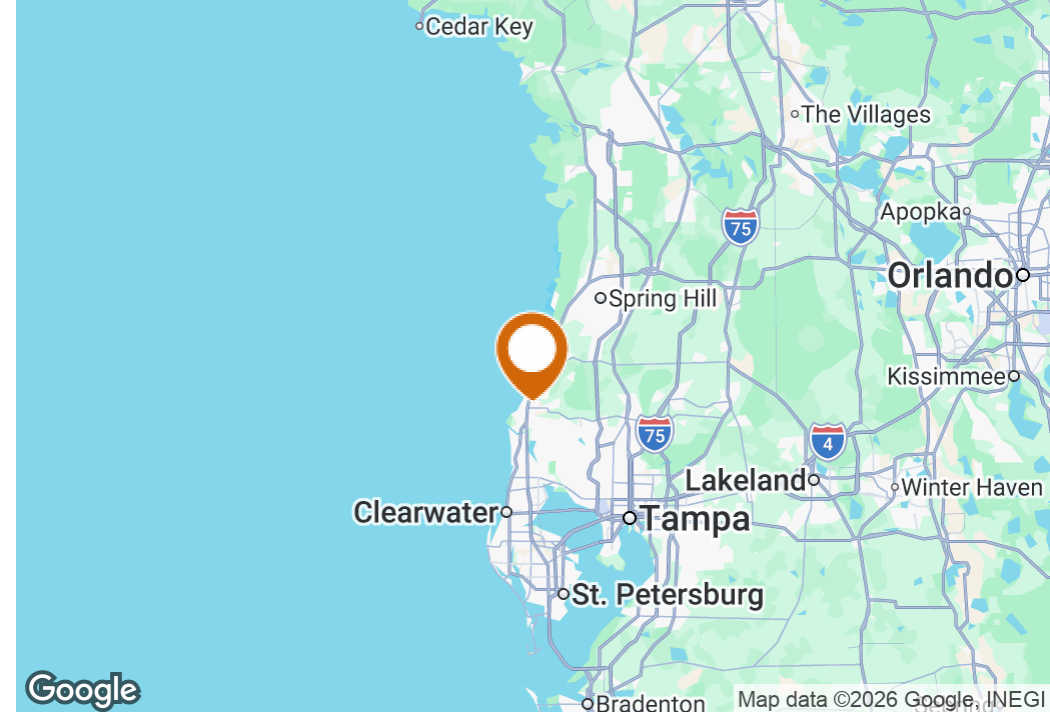
Flex/Outdoor Storage

3830 Grand Boulevard | New Port Richey, Florida

Keaton Greene

770-533-0541

keaton@saundersrealestate.com



Offering Summary

Sale Price:	\$700,000
Cap Rate:	8.14%
NOI:	\$57,000/Yr
Address:	3830 Grand Blvd, New Port Richey, FL 34652
Zoning:	C2
Lot Size:	0.70 Acres
Building Size:	1,348 SF

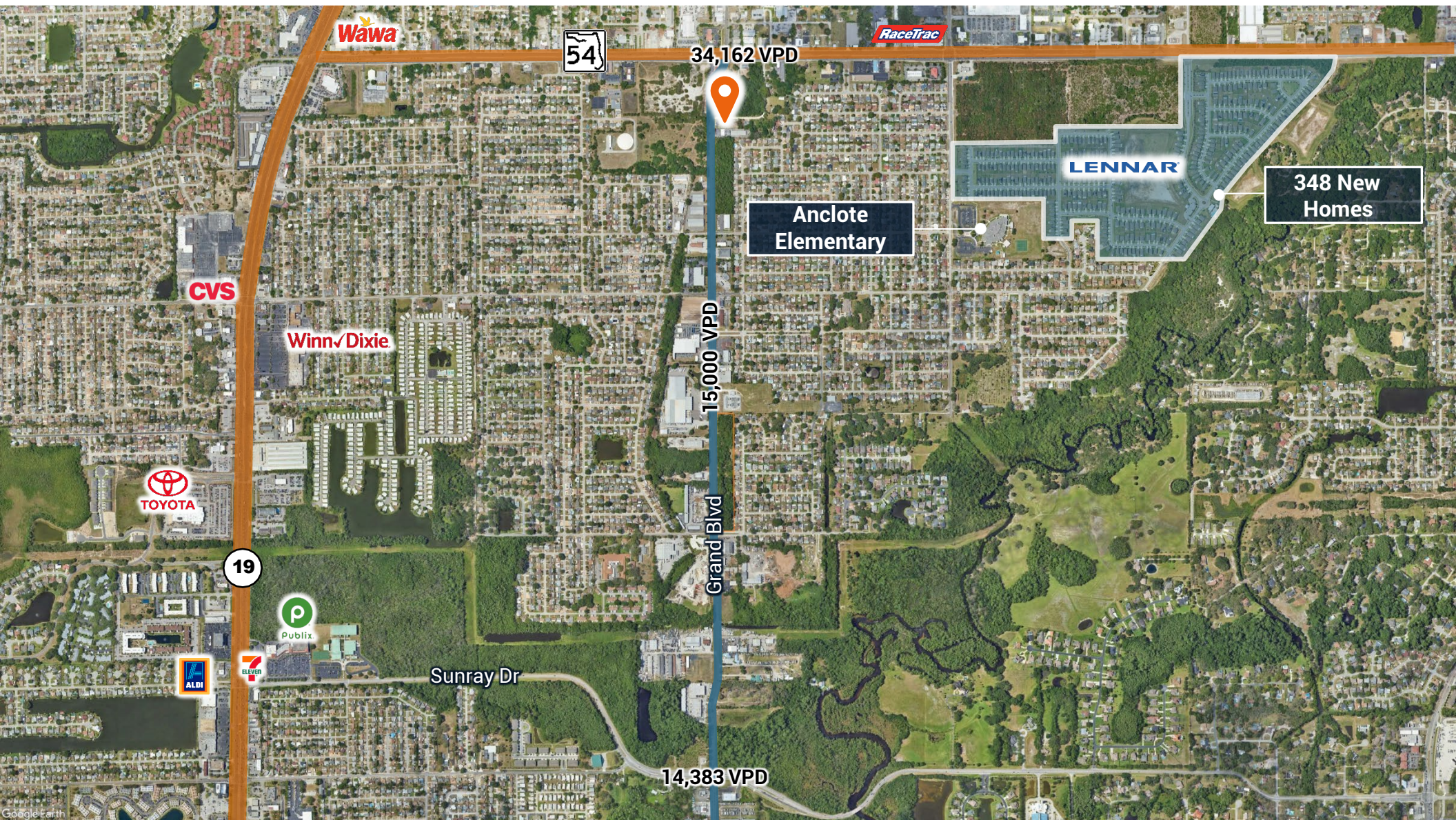
Property Overview

IOS/Flex site in Northwest Tampa logistics corridor, with room to grow income and flexibility for both buyer types. Investors get in-place income today with a clear path to push rents through modest capital improvements. Owner-users get a fenced yard and office space in a high-growth Pasco County corridor, with in-place tenants carrying the property until they're ready to occupy.

Property Highlights

- Located within a 20-minute drive of 9,949 businesses employing over 81,000 people, and a residential base of 123,000+ households.
- Investor or Owner/User Opportunity
- Turn-key income: the property is fully leased with in-place cash flow
- Below-market in-place rents create a clear, near-term path to grow income with modest capex
- Well-maintained front office building with recent capital improvements (New roof, HVAC system, water well, and windows. Private well and septic system)
- Fenced, functional rear yard suited for outdoor storage, laydown, or contractor use
- Direct access to SR 54 and US Highway 19, connecting to Tampa, Lakeland, and Orlando
- Surrounded by national and regional tenants, reinforcing the corridor's commercial demand

AREA OVERVIEW



Submarket Overview

PASCO COUNTY



BayCare Health System — 32,000+ Employees Across Tampa Bay Region

BayCare Health System is the largest private employer in the Tampa Bay region, with 32,000+ employees across its network of hospitals, outpatient facilities, and urgent care centers. The system maintains a significant presence throughout Pasco County, including facilities serving the Dade City and Zephyrhills submarkets.



Tampa Bay Employment Base | 1.6M+ Jobs

The Tampa MSA supports over 1.6 million jobs, with major employment concentrations in healthcare, construction, retail trade, and professional services. These sectors directly drive demand for small-bay industrial, contractor space, and service-oriented commercial users.



Rooftop Delivery Driving Retail Absorption

Pasco County population is approximately ~620,000+ (2024 estimate), representing growth of ~11%–13% since 2020, materially outpacing national averages. Growth is concentrated along the I-75 / US 301 corridor, including Dade City and surrounding eastern submarkets. This expansion continues to drive incremental demand for retail, service-commercial, and contractor-oriented land uses.

Migration fuels New Port Richey – ranking among fastest growing markets in the U.S

Advanced Manufacturing

- Siemens Energy (Tampa): \$150M expansion for grid tech.
- Sparton Electronics (New Port Richey): Defense/aerospace supplier.

Life Sciences

- Moffitt Cancer Center: \$400M+ Pasco campus (1,500 jobs).
- Johnson & Johnson MedTech: Tampa innovation lab.

Logistics & Distribution

- Amazon's 1M+ SF fulfillment centers in Pasco/Hillsborough.
- FedEx's \$300M regional hub (Tampa Airport).
- Pasco County tax abatements for target industries.
- Opportunity Zones: 3 designated zones in New Port Richey.



Coastal Manufacturing Solutions, a marine and aerospace component manufacturer, expanded its Pasco County operations with a \$24.5 million investment in a new advanced manufacturing facility.

175 new jobs



Sunrise Logistics, a regional freight and warehousing leader, is establishing its Gulf Coast headquarters in New Port Richey, investing \$8.9 million in a state-of-the-art distribution hub.

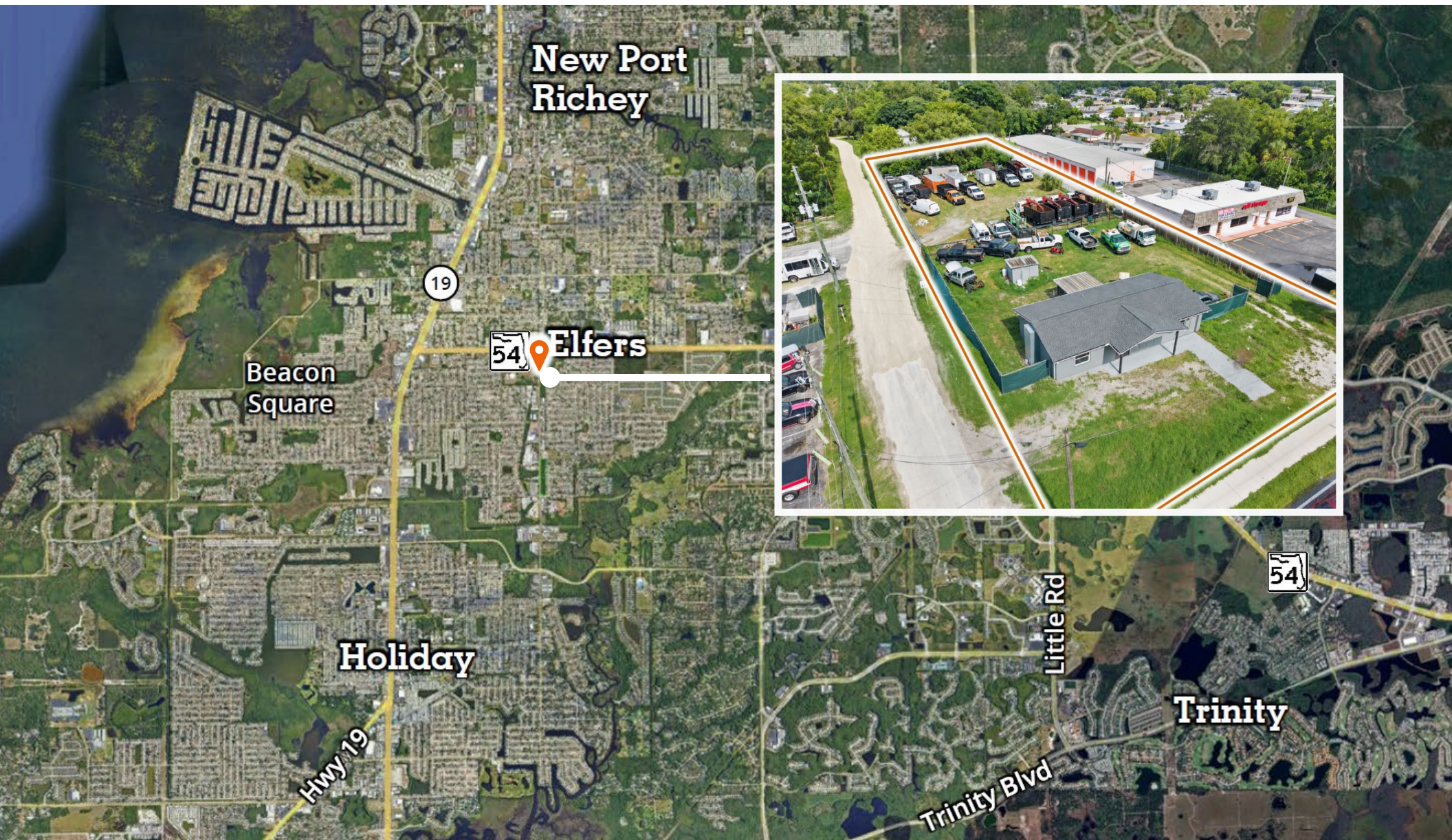
120 new jobs



Blue Tide Technologies, an innovator in marine renewable energy, will open its first Florida R&D center with a \$16.2 million commitment.

90 high-tech jobs.

LOCATION OVERVIEW







Grand Blvd



PROPERTY OUTLINE



State Dr

102 FT

306 FT

Grand Blvd

ADDITIONAL PHOTOS





ADDITIONAL PHOTOS



Get in touch

CONTACTS:

Keaton Greene
Associate Advisor, Analyst
Tampa, FL
Office: 877-518-5263
Cell: 770-533-0541
keaton@saundersrealestate.com



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.