

**FOR LEASE**

# LIGHT MANUFACTURING BUILDING

7916 Evies Way | Port Richey, FL 34668

<b>PROPERTY</b>	Industrial
<b>BUILDING SIZE</b>	4,000 SF
<b>LEASING RATE</b>	\$14.75/PSF



## PROPERTY HIGHLIGHTS

- > Three Overhead Doors
- > Storage Space includes: two inside units, two ceiling storage units and one exterior storage shed
- > 3 Entryway Doors
- > Ceiling Fan
- > Asphalt Parking
- > \$14.75 psf mg



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

28163 US Hwy 19 N  
Suite 200  
Clearwater, FL 33761  
www.holdthysen.com

This summary has been prepared by Hold-Thysen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thysen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thysen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thysen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thysen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.





# MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	8,667	78,775	176,608
2024 Estimate	7,203	65,558	147,129
Growth 2020-2024	2.4%	2.1%	1.9%
Growth 2024-2029	4.1%	4.0%	4.0%
Median Age	47.6	46.2	46.4



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,940	35,216	77,284
2024 Estimate	3,274	29,301	64,371
Growth 2020-2024	0.2%	0.6%	0.6%
Growth 2024-2029	4.1%	4.0%	4.0%



INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$68,250	\$58,553	\$60,104
2024 Median Household Income	\$44,394	\$43,427	\$45,656



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

28163 US Hwy 19 N  
 Suite 200  
 Clearwater, FL 33761  
**www.holdthysen.com**



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold Thyssen, Inc. is a licensed real estate broker.