FOR LEASE

LIGHT MANUFACTURING BUILDING

7916 Evies Way | Port Richey, FL 34668

PROPERTY Industrial

BUILDING SIZE 4,000 SF

LEASING RATE \$14.75/PSF





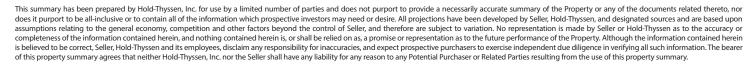
CAROL KINNARD
M: 727-809-0184
T: 727-238-3876 ext. 404
ckinnard@holdthyssen.com

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



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









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@holdthyssen.com

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