

Your Office Destroyed by Helene or Milton?

CHECK OUT THIS SHORT TERM LEASE OPTION!

7845 Grand Boulevard | Port Richey, FL 34668

PROPERTY	Office
BUILDING SIZE	+/- 1,000 SF
LEASING RATE	\$15/PSF



PROPERTY HIGHLIGHTS

- > Ready and Waiting for You! Short Term or Long Term Lease
- > Second Floor Office Above Busy Restaurant near US 19
- > Highly Visible - NW Corner of Grand Boulevard and River Gulf Road
- > Numerous Windows with Three Private Offices and Large Common Area
- > Electric and Utilities Included
- > Ample Parking and Great Visibility
- > Don't Miss This Opportunity!



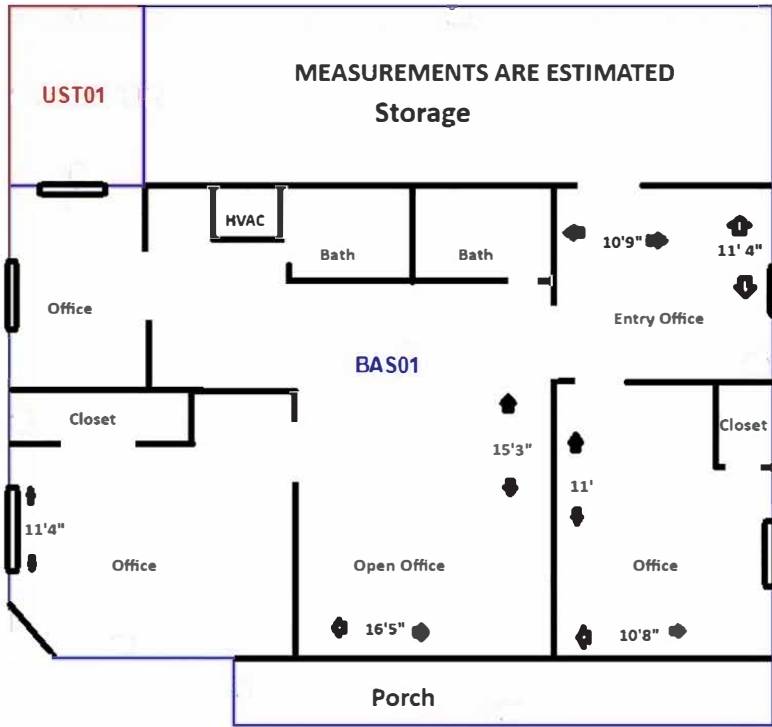
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MARKET DEMOGRAPHICS



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



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