



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





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Executive Summary



OFFERING SUMMARY

Available SF:	5,275 SF
Lease Rate:	\$16 - 22 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

Office suites available 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 (5.9 / 1000) and is surrounded by a host of medical and retail users and sits directly across from the busy River Crossings Publix Shopping Center. Other neighbors include Starbucks, McDonalds, Monticciolo Family Dentistry, Baycare, Prestige Derm., Sonny's BBQ, Verizon Wireless, and Dunkin Donuts. Suite 5155 is 3635 SF and was originally built as medical office space with a 25 person waiting room, large reception office and nurse's station, 12 private offices or exam rooms, large open area in center, staff break room, 2 interior ADA restrooms, and data room. Suite 5140 is a 1,640 SF end-cap unit in the front of complex and is an open floor shell space. Owner is general contractor specializing in building medical spaces and can build to suit for qualified tenants and lease terms allowing you to design the perfect space for your business.

Parking Ratio: 5.9 / 1000 - Estimated Cam: \$7.75 / SF

5140 - 1,640 SF - Initial estimated monthly rent: \$3,246 (includes base rate + CAM) plus applicable sales tax

5155 - 3635 SF - Initial estimated monthly rent: \$9,012 (includes base rate + CAM) plus applicable sales tax

*Please refer to "Spaces" section of property webpage for individual suite photos and info



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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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5155 Deer Park Dr - 3635 Sf

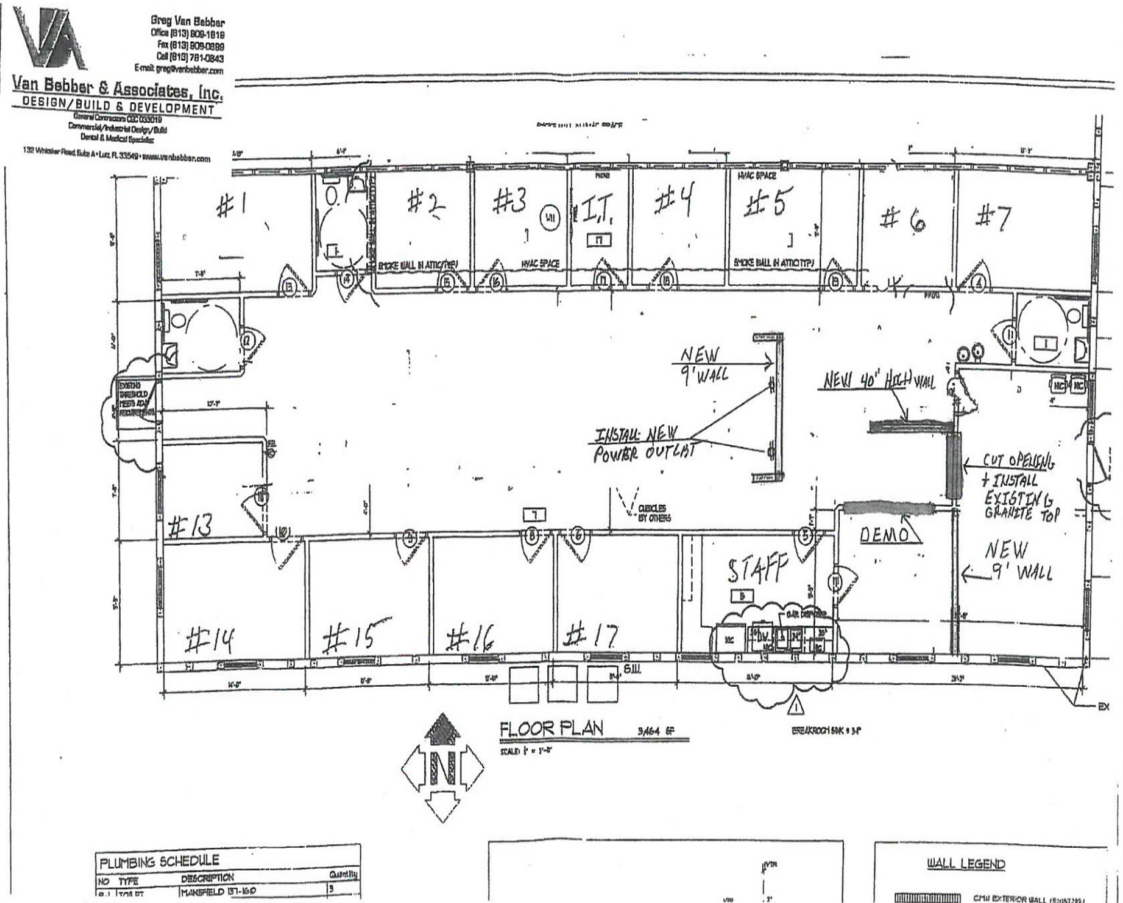




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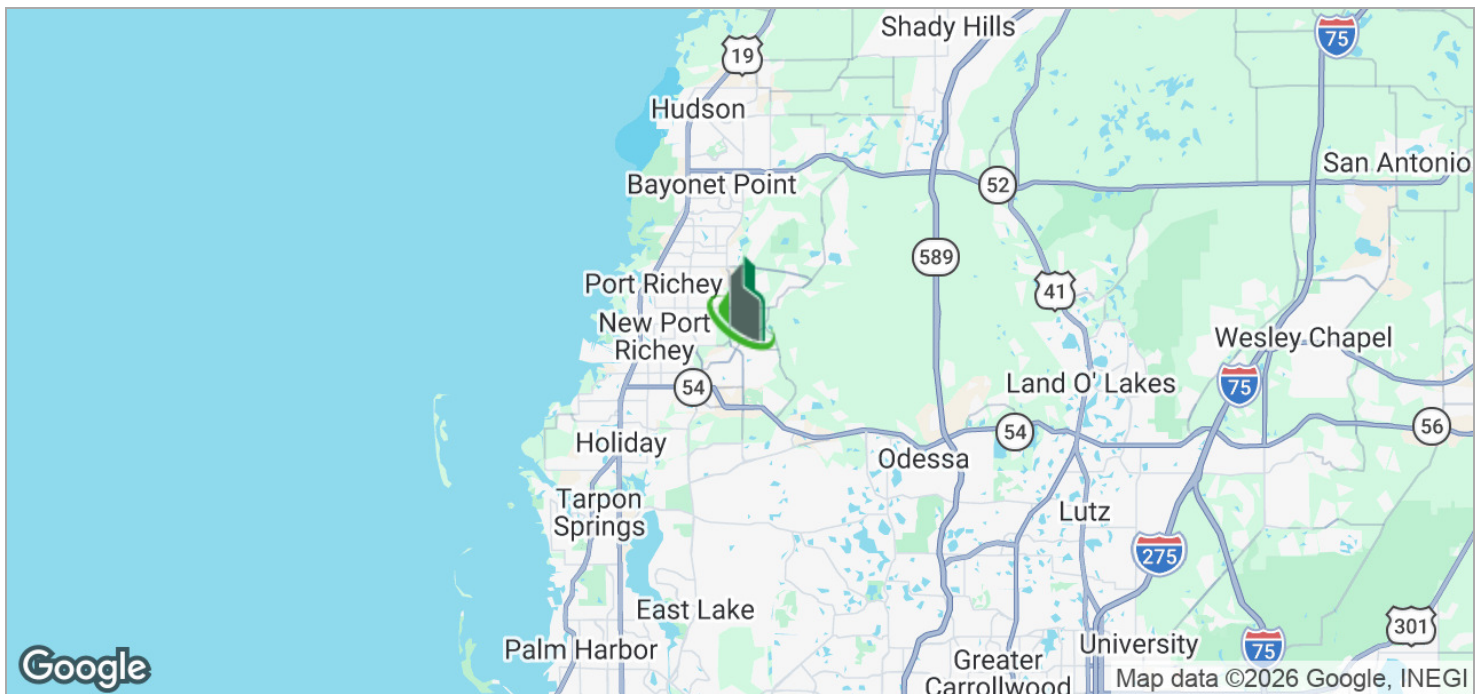
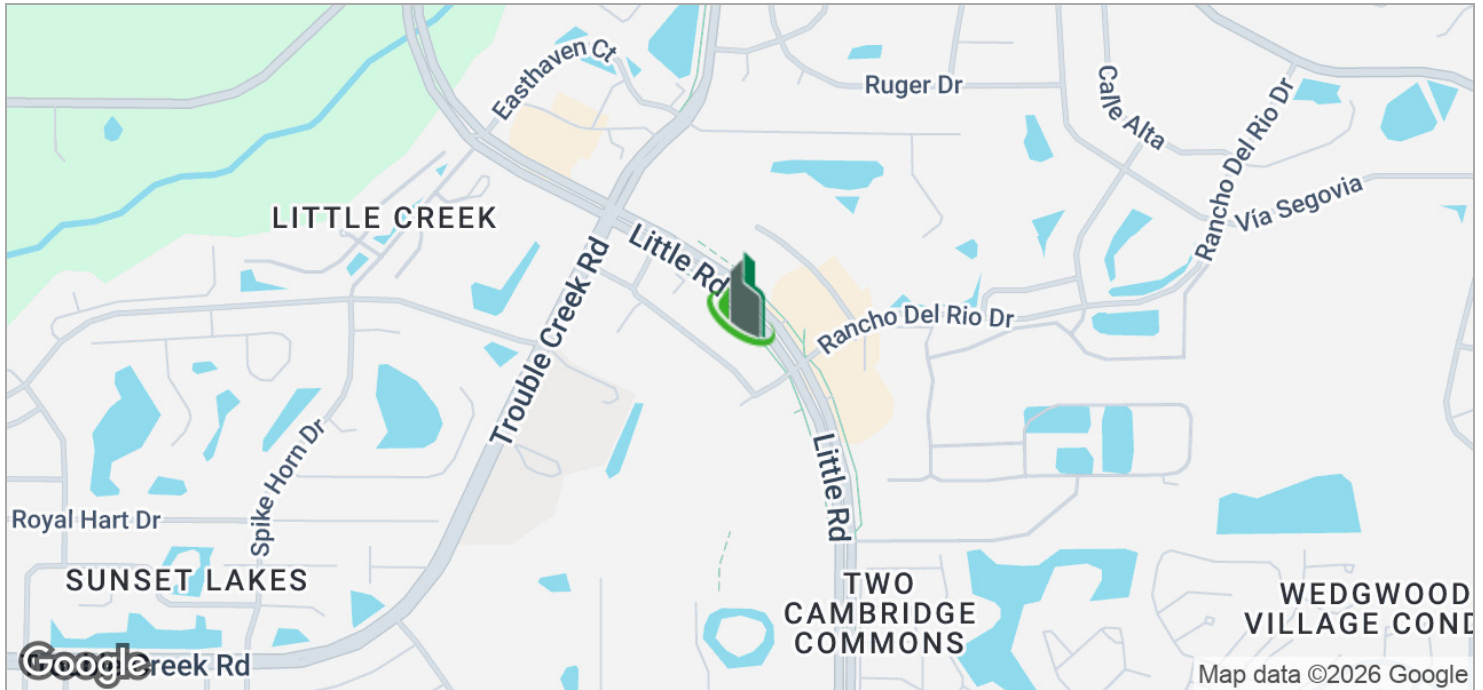
EXHIBIT
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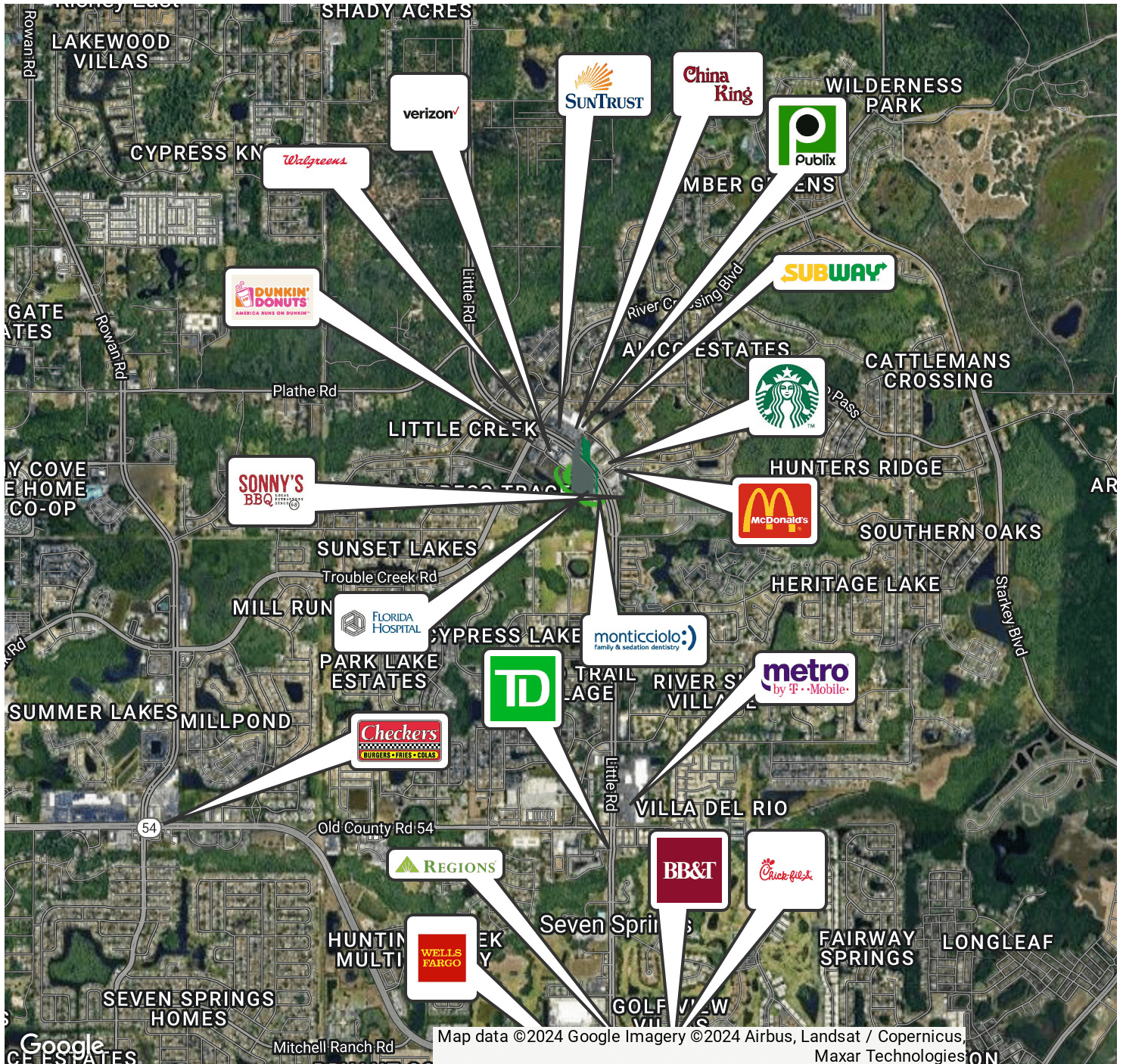
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Demographics Map & Report



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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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