



Office Building For Sale

New Port Richey Medical / Professional Office

**5427 Water St, New Port Richey, FL 34652**

**For More Information:**

813-254-6756 | EXT 51

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





## New Port Richey Medical / Professional Office

# 5427 Water St, New Port Richey, FL 34652

### Executive Summary



#### OFFERING SUMMARY

Sale Price:	\$389,000
Price / SF:	\$133.22
Lot Size:	5,000 SF
Year Built:	1982
Building Size:	2,920 SF
Zoning:	NPR-100
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	7,900

#### PROPERTY OVERVIEW

This 2,920 SF New Port Richey professional office building is located on a shared (2 unit) site. The space was formerly used as a medical lab but would work nicely as a medical office as it is located in a market surrounded by dense residential and complementary medical uses. As you walk through the front door, you enter into a large reception and waiting area with a waiting room large enough to accommodate 12-14 guests. The adjacent reception office is set up for two stations with an open bullpen area behind it. At the rear of the space, there are 4 private offices / exam rooms, 2 restrooms, a large open area, and another wide open bullpen area. The space is in need of some cosmetic improvement and is ready for a new occupant to put their imagination to use with this flexible open floor plan.

#### LOCATION OVERVIEW

Located in New Port Richey just east of US-19 with easy access to the Suncoast Parkway and Veterans Express.





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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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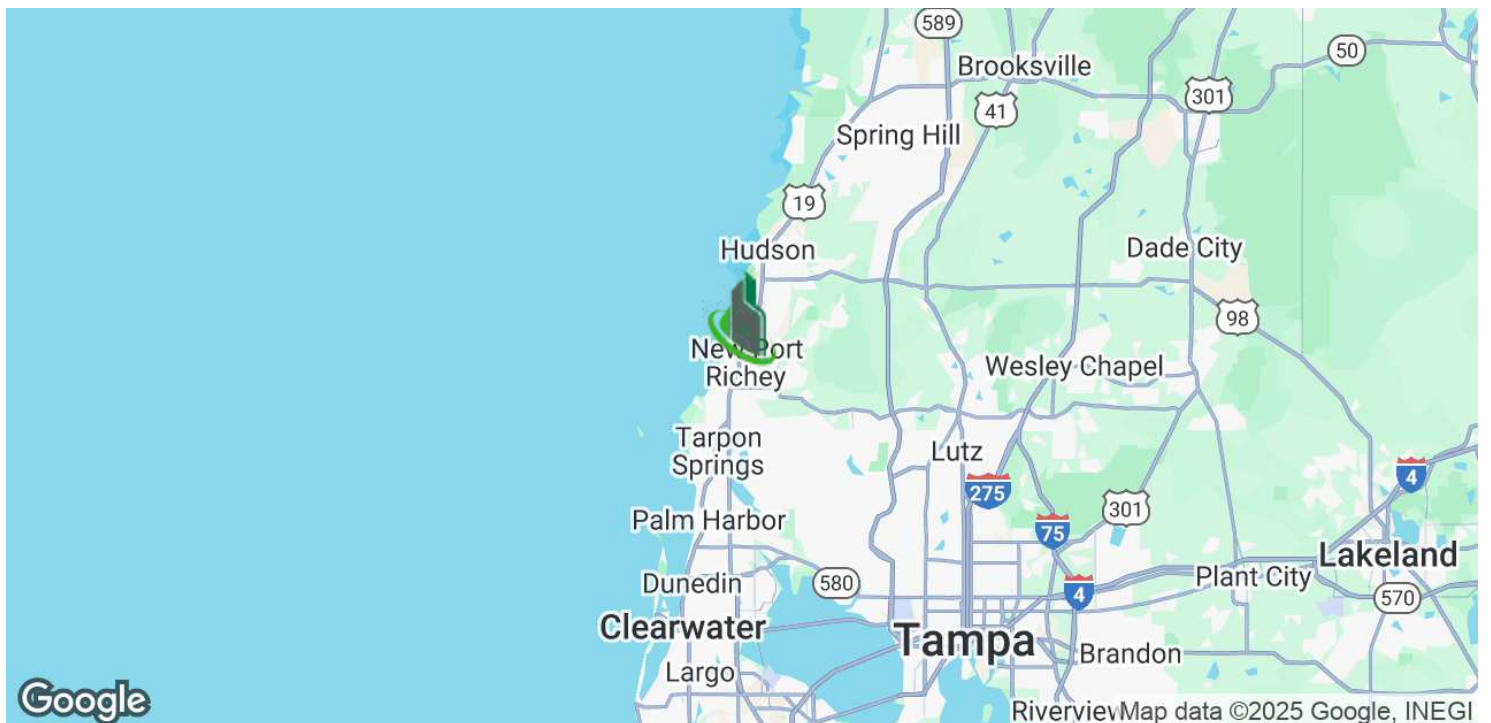
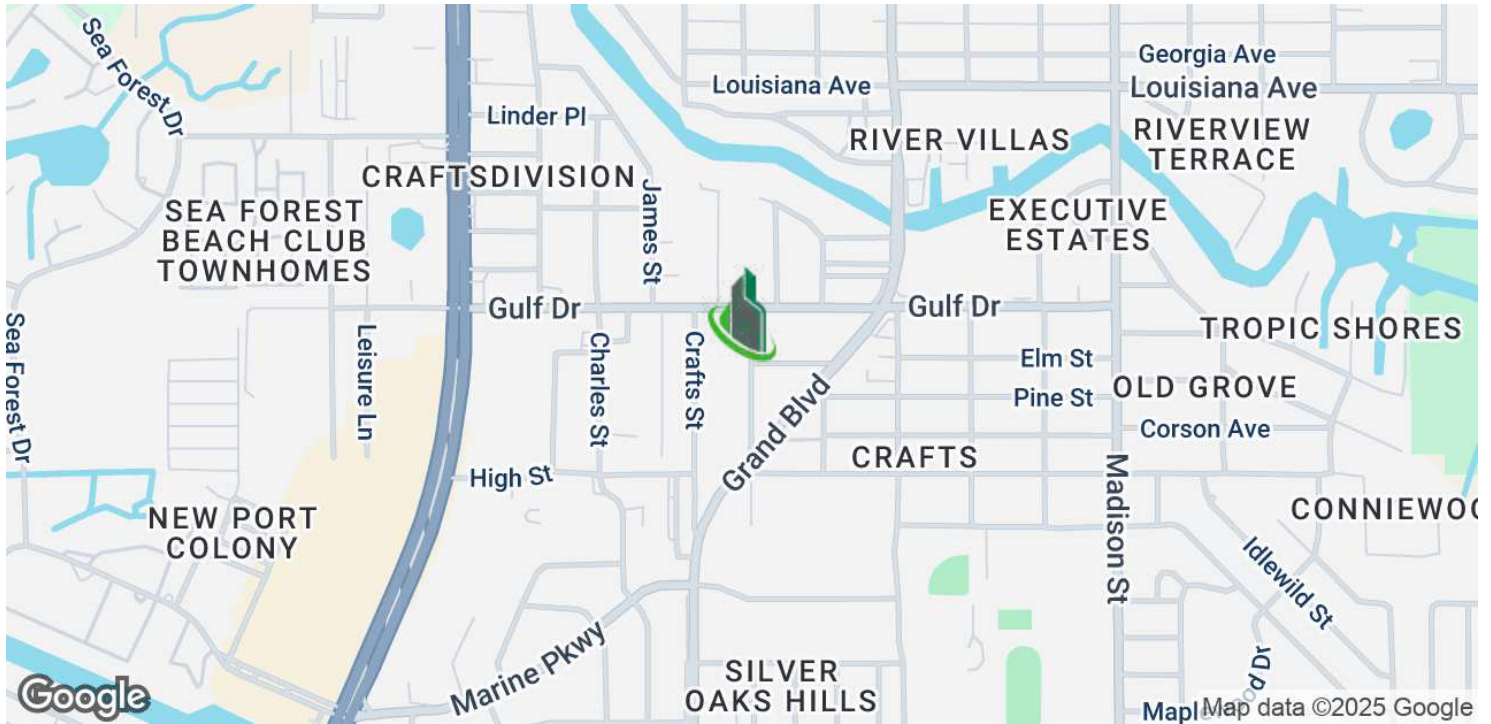




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Location Map



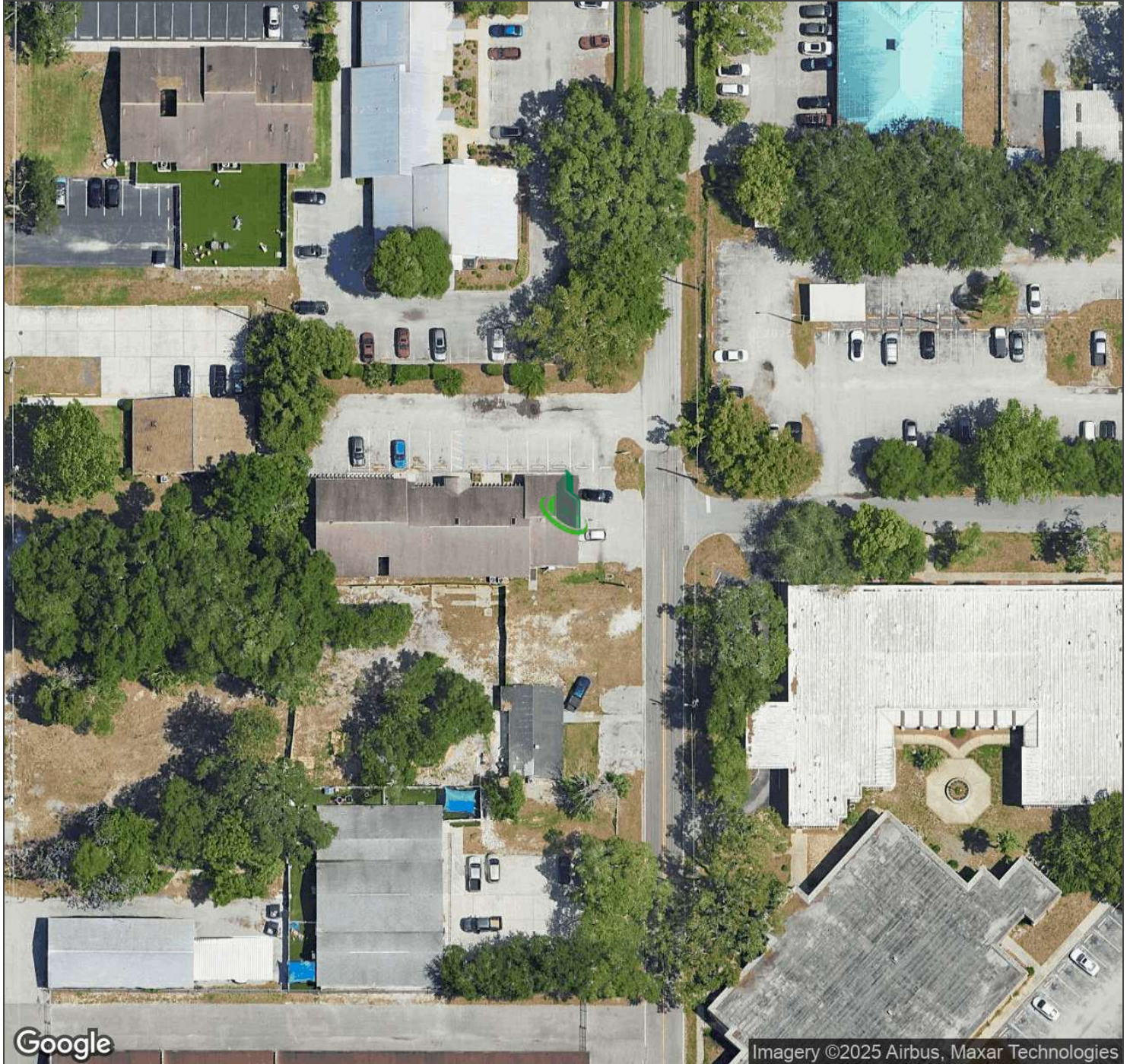




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Aerial Map



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### Retailer Map



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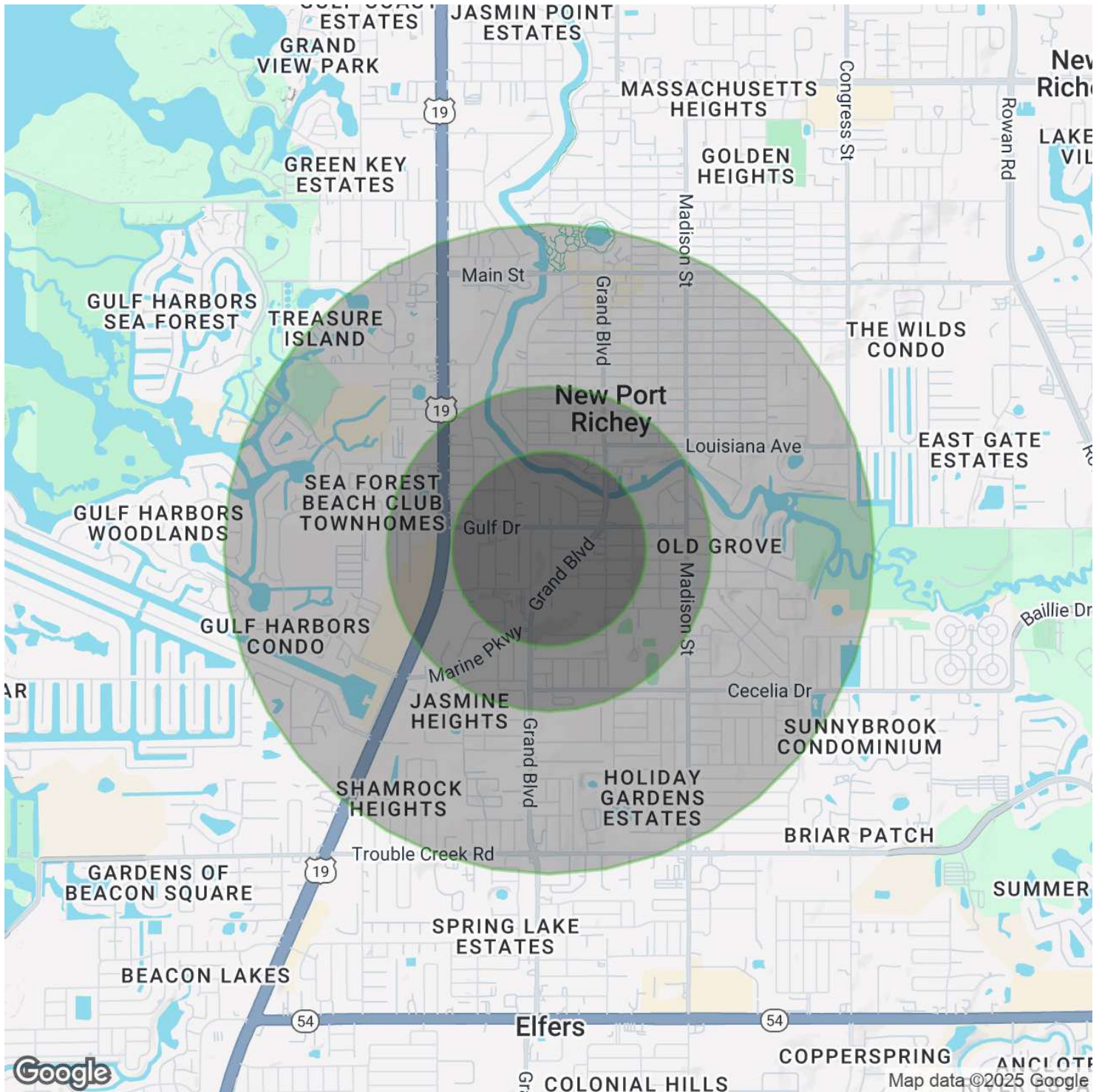




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Demographics Map & Report







## New Port Richey Medical / Professional Office

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### Demographics Map & Report

#### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	953	3,114	13,609
Average Age	46	47	47
Average Age (Male)	45	46	46
Average Age (Female)	47	48	48

#### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	407	1,375	6,230
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$66,153	\$65,363	\$66,528
Average House Value	\$244,449	\$247,865	\$254,295

#### ETHNICITY (%)

	0.3 MILES	0.5 MILES	1 MILE
Hispanic	20.8%	19.5%	18.8%

#### RACE

	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	719	2,349	10,169
% White	75.4%	75.4%	74.7%
Total Population - Black	51	167	729
% Black	5.4%	5.4%	5.4%
Total Population - Asian	17	58	284
% Asian	1.8%	1.9%	2.1%
Total Population - Hawaiian	1	4	19
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	6	22	101
% American Indian	0.6%	0.7%	0.7%
Total Population - Other	54	177	776
% Other	5.7%	5.7%	5.7%

#### TRAFFIC COUNTS

Water St & Gulf Dr	7,900/day
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*Demographics data derived from AlphaMap*

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