

FOR LEASE

OFFICE/RETAIL BUILDING

7919 Grand Blvd | Port Richey, FL 34668

PROPERTY	Office/Retail
BUILDING SIZE	1,044 SF
LAND	.27 Acres
LEASING RATE	\$2,305/mo - incl. utilities



PROPERTY HIGHLIGHTS

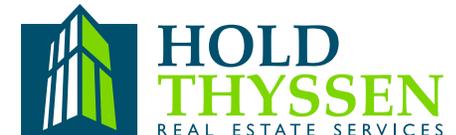
- Zoned C-3 (within city limits)
- Property has a paved asphalt driveway, an open garage, and a large backyard with open porch (providing 1,288 SF of undercover space).
- Space is made up of six rooms, including a large area for water use.
- Ideal for a pet shop, automotive business, general storage, electrical appliance, retail services, or marketing company.



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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
2025 Average Household Income	\$68,250	\$58,553	\$60,104
2025 Median Household Income	\$44,394	\$43,427	\$45,656



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