

For Lease | 7 Springs Plaza

7268 ST RD 54 , NEW PORT RICHEY, FL 34653



PROPERTY DESCRIPTION

Retail stores are located on FL-54 in a high traffic center with visibility to be seen and successful.

Recent renovations to parking, fencing, painting and roofing. Prices quoted NNN (does not include CAM or Sales Tax)

PROPERTY HIGHLIGHTS

- Terrific Visibility on SR 54 with a Traffic count of +45k
- Lighted Corner Ingress and Egress
- Proximity to Intersection of FL-54 and Seven Springs Boulevard a major traffic artery in Pasco County
- Major tenants include Rossi Restaurant, Fabi's Farmer's Market KSplitz Ice Cream, and Z Orange Pharmacy
- 2025 CAM = \$7.60/SF

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	1,456 SF
Building Size:	21,136 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,888	30,582	64,027
Total Population	9,460	72,712	148,195
Average HH Income	\$53,514	\$53,775	\$53,102



Eric Odum

813.514.1070

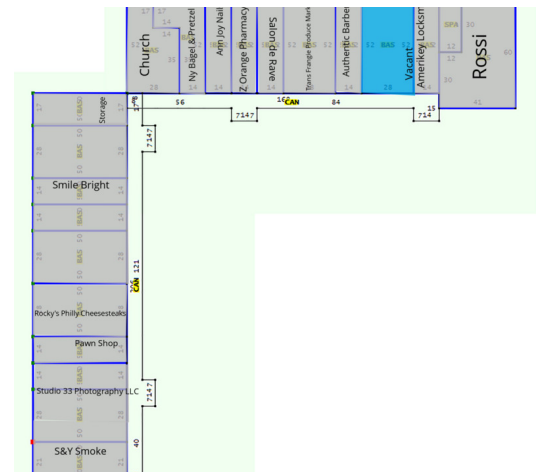
eodum@floridatriplenet.com



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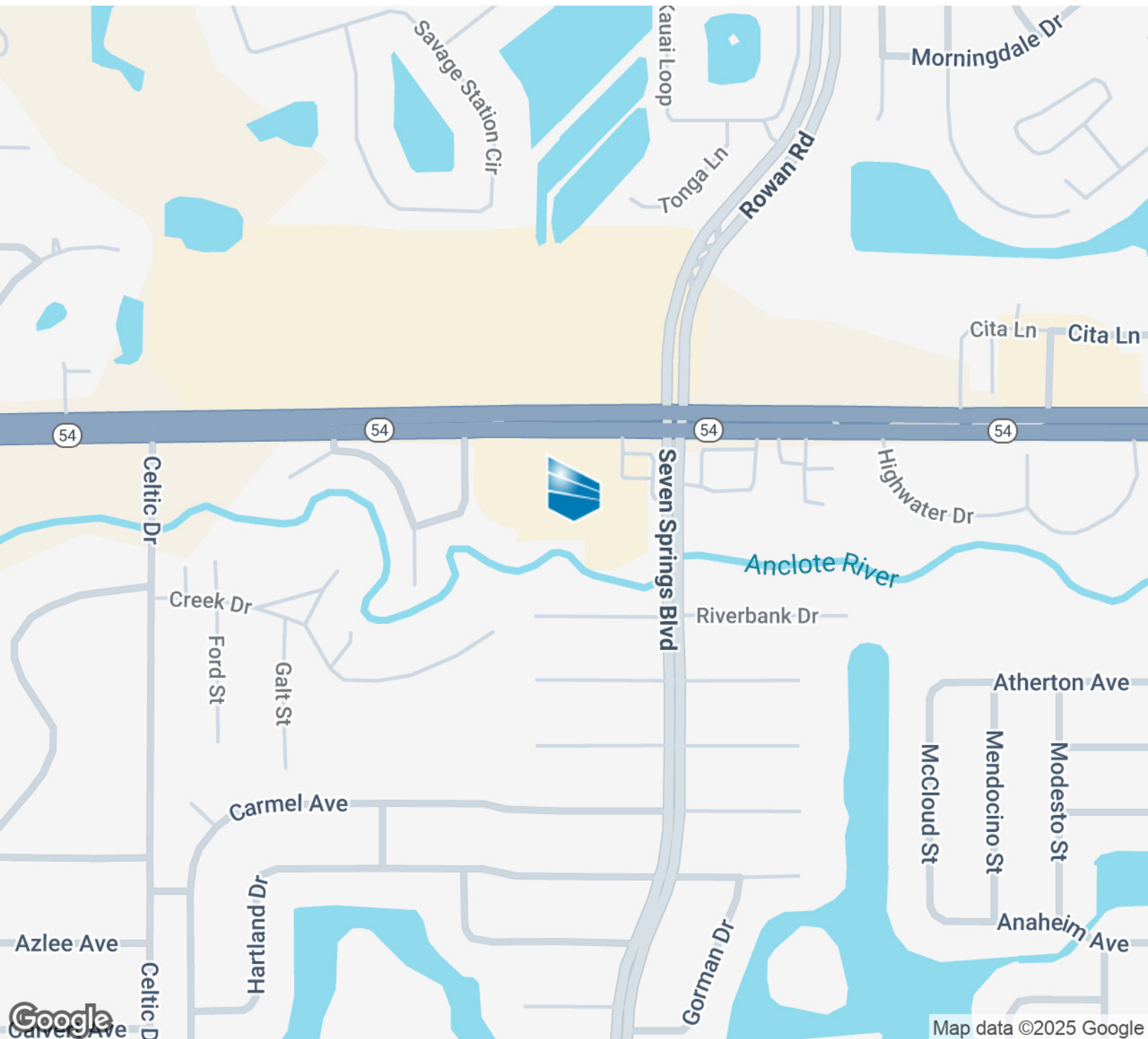
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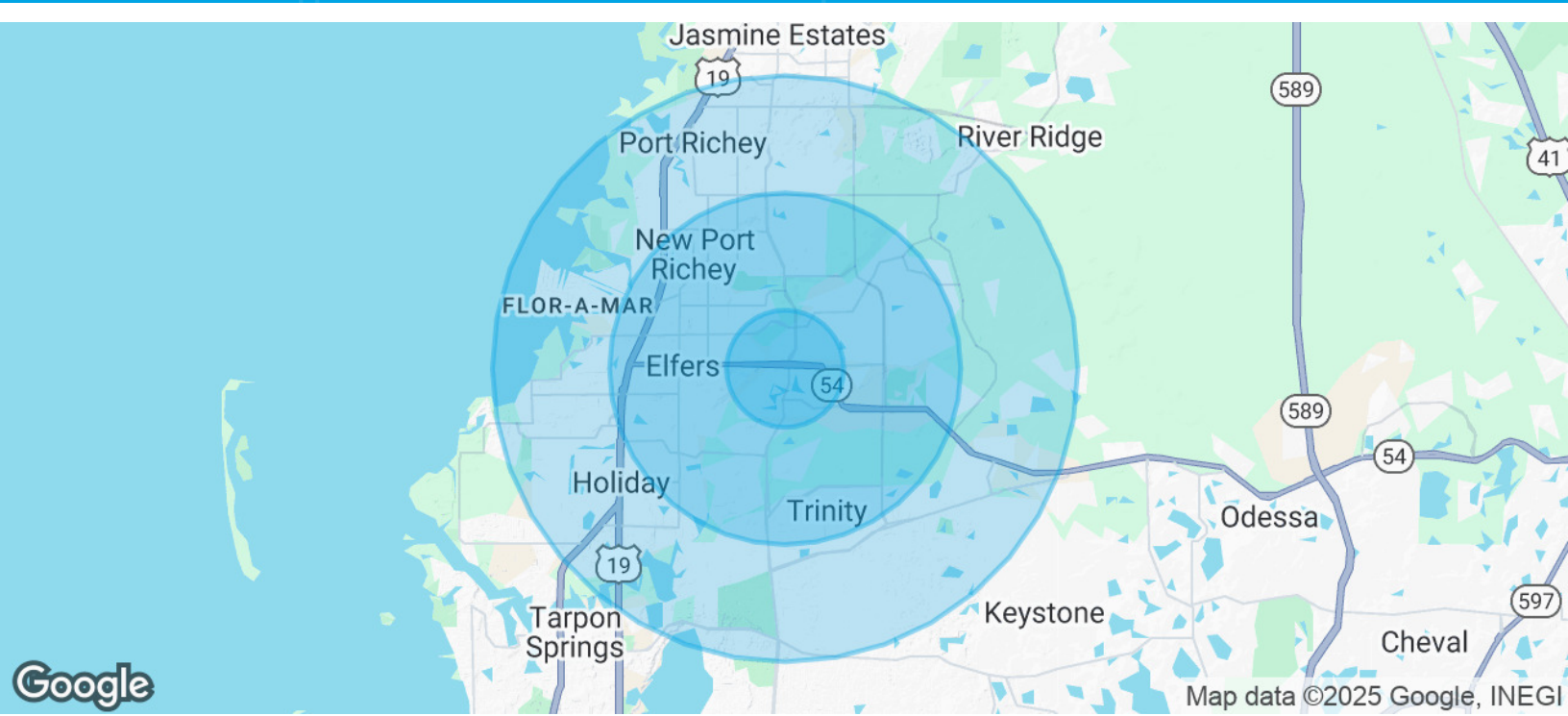
Member of:



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,460	72,712	148,195
Average Age	41.4	44.5	45.2
Average Age (Male)	38.3	42.3	43.3
Average Age (Female)	44.5	46.1	46.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,888	30,582	64,027
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$53,514	\$53,775	\$53,102
Average House Value	\$167,780	\$204,679	\$204,121

2020 American Community Survey (ACS)



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