



Dark Aaron's Absolute Net Investment or Owner-User Opportunity

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FOR SALE

- ◆ Absolute Net Investment or Owner-User opportunity - 10,908 sf Free-standing Retail Building on 1.54 acres
- ◆ Aaron's Rents (The Aaron's Company Inc. NYSE AAN) has dissolved operations at this location but retains a corporate guaranteed absolute net lease through April 2028
- ◆ Tenant is responsible for property taxes, insurance & common area maintenance including roof & structure
- ◆ Property presents an amazing Owner-User opportunity to acquire a Free-standing Building situated at 4-way lighted intersection with over 400 ft of aggregate frontage
- ◆ Site specs include 10,908 sf of GLA on .98 acre parcel with 44 spaces, 15' ceilings, grade-level loading capability, multiple ingress & egress points and prominent building & pylon signage
- ◆ Building experienced a full renovation of the showroom in 2019 providing state-of-the-art fixtures & finishes for a new occupant
- ◆ Located at the intersection of Massachusetts Ave & Congress St with combined 25,000 VPD & benefitting from close proximity to US 19 (2.9 mi) and Little Rd (2 mi)
- ◆ Adjacent to Winn Dixie, Dollar General & Dollar Tree

Schedule Your Tour Today!



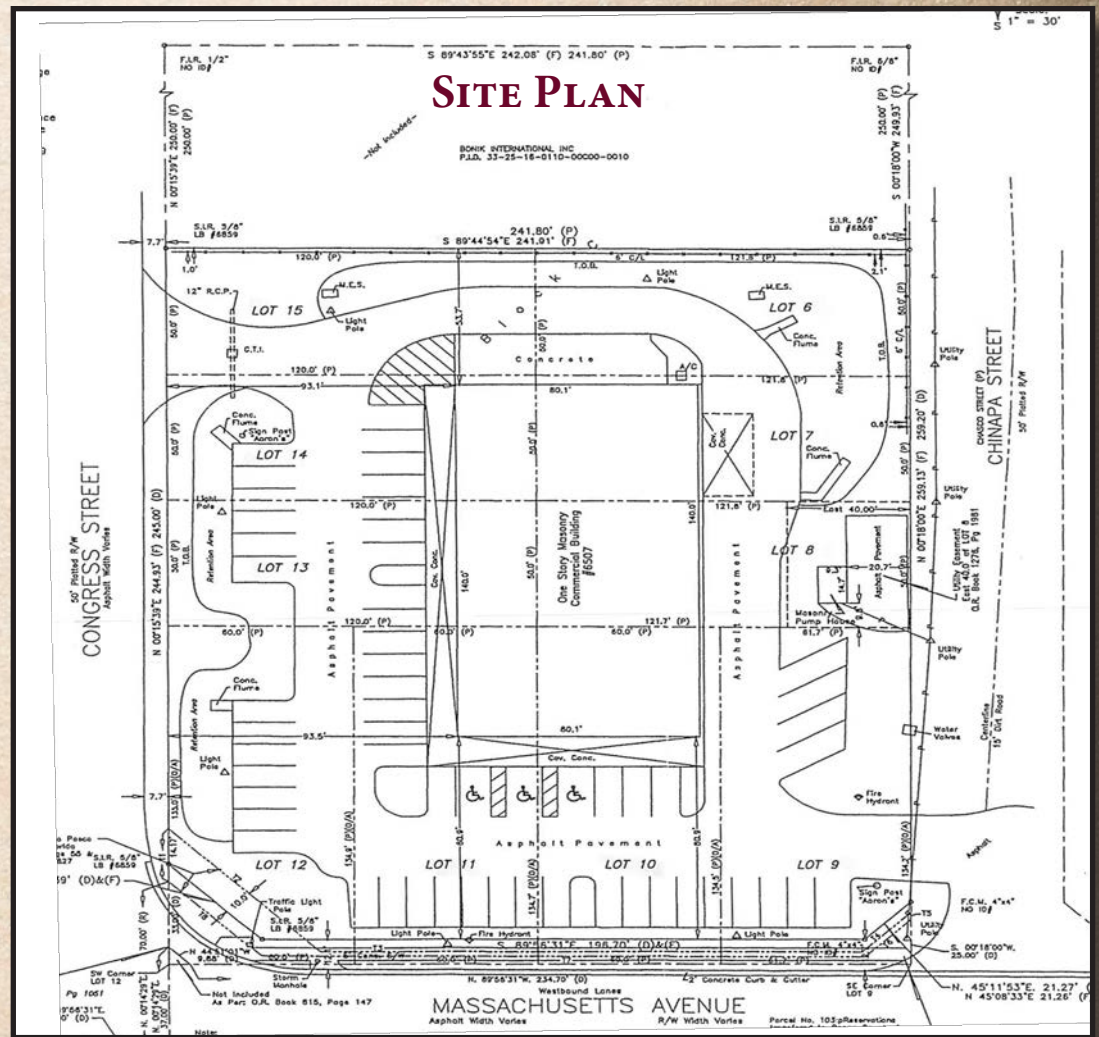
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OFFERING SUMMARY

ADDRESS	6507 Massachusetts Ave New Port Richey, FL 34653
COUNTY/MARKET	Pasco / Tampa Bay Area
PARCEL ID#	33-25-16-0110-00C00-0090
AVAILABLE SPACE	10,908 SF
USE	Retail
ZONING	C2
YEAR BUILT	1998
PRICE	\$1,950,000
NOI	\$148,894.20
CAP RATE	7.65%



DEMOGRAPHICS - 5 MI



Population Est: 160,272



Median Age: 44.6



Avg HH Income: \$60,911

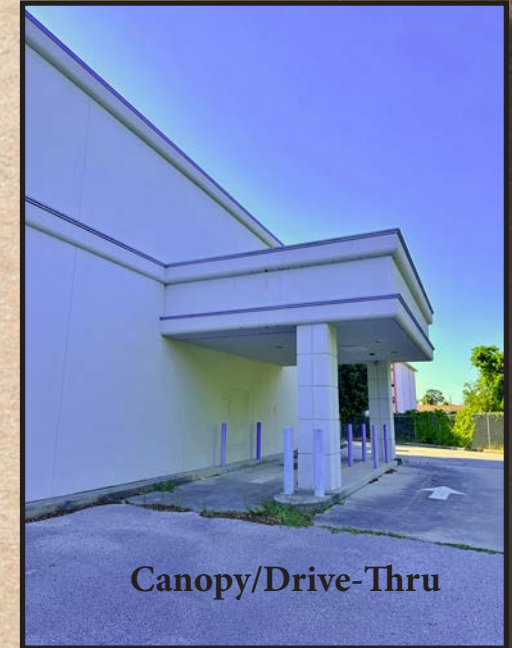
EXECUTIVE SUMMARY-

Commercial Asset Partners is pleased to exclusively offer this versatile retail asset centrally located in New Port Richey – a fast growing city in west Pasco County. This acquisition offers a unique opportunity to acquire Aaron's Rents – a publicly traded furniture & appliance giant or utilize the building as an owner-occupant.

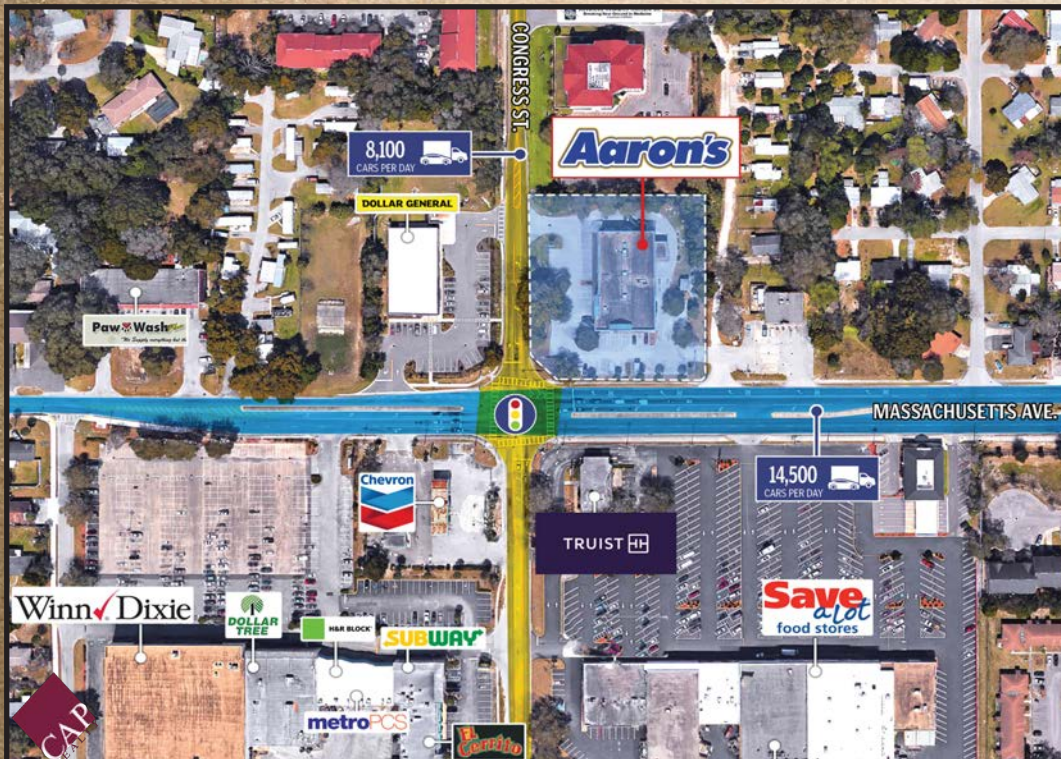
Aaron's vacated this location in late February, 2024 but retains a Corporate Guaranteed Lease through April, 2028. Prior to dissolving their operations, they occupied the property for over a decade and maintained it in first class condition. Headquartered in Atlanta, Aaron's is a leading, technology enabled, omni-channel provider of lease-to-own & retail purchase solutions for furniture & appliances. There is a strong demographic and customer base for the building.

This CVS prototype building benefits from high ceilings with state-of-the-art light display. The abundance of storage space and grade loading capability presents a functional asset for distribution and high-volume retail operations. Automatic store front door & canopy with drive-thru increase access for customers. Multiple signage opportunities present a highly visible environment for your tenant or business.

Pasco County has been recognized as one of the fastest growing counties in the country with an astounding 30% growth in the past decade and 3.8% annually. New Port Richey is one of the more well-established cities in the west Pasco submarket poised for a population uptick.



Canopy/Drive-Thru

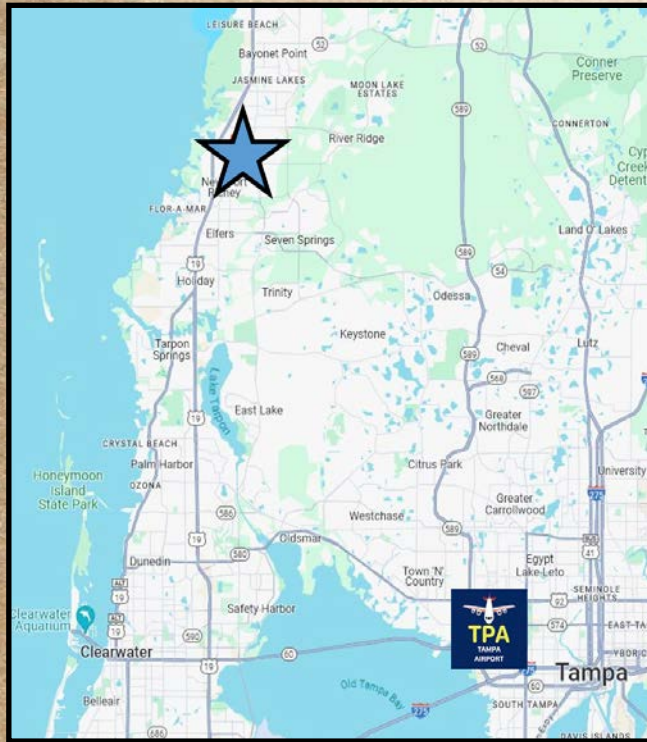


Sales Floor/Back Sales Display



Mezzanine & Inventory Belt

LOCATION & AREA MAPS



Less than 2.5 miles to the new large community development "New Port Corners" on Little Road and Decubellis Road / Massachusetts Ave in New Port Richey. The development will encompass 3,397 single and multifamily homes. The project also includes 4.8 million square feet of commercial, retail, and office space.

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