



6153 Massachusetts Ave | New Port Richey, FL 34653

Freestanding Retail Property

**FOR SALE**

**Marc Pfleger**

Commercial Associate

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# OFFERING

Own a freestanding commercial property in the heart of New Port Richey!

Currently operating as a cigar lounge, this single-story, 2,880 SF building sits on a 0.32-acre lot with a direct frontage on Massachusetts Avenue, offering excellent visibility and strong traffic counts of **11,500 vehicles per day**.

With flexible **C-2 zoning**, the site can also accommodate a wide variety of alternative business uses.

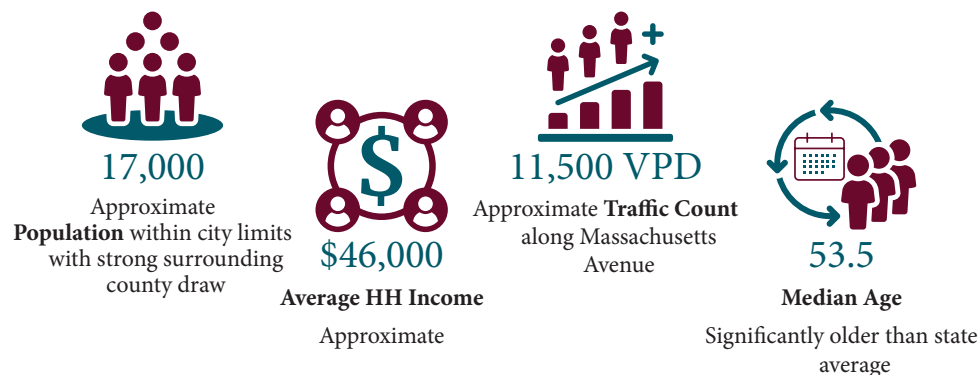
## Key Highlights

Address: 6153 Massachusetts Avenue  
New Port Richey, FL 34653

- Freestanding 2,880 SF building
- 0.32-acre site with ample parking
- Excellent ingress/egress and high visibility
- Outdoor seating area
- Currently operating as a cigar lounge
- Additional income from a Clear Channel billboard lease



## Demographics Snapshot





# PROPERTY PHOTOS



CAP-Realty.com

(727) 376-4900

This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.

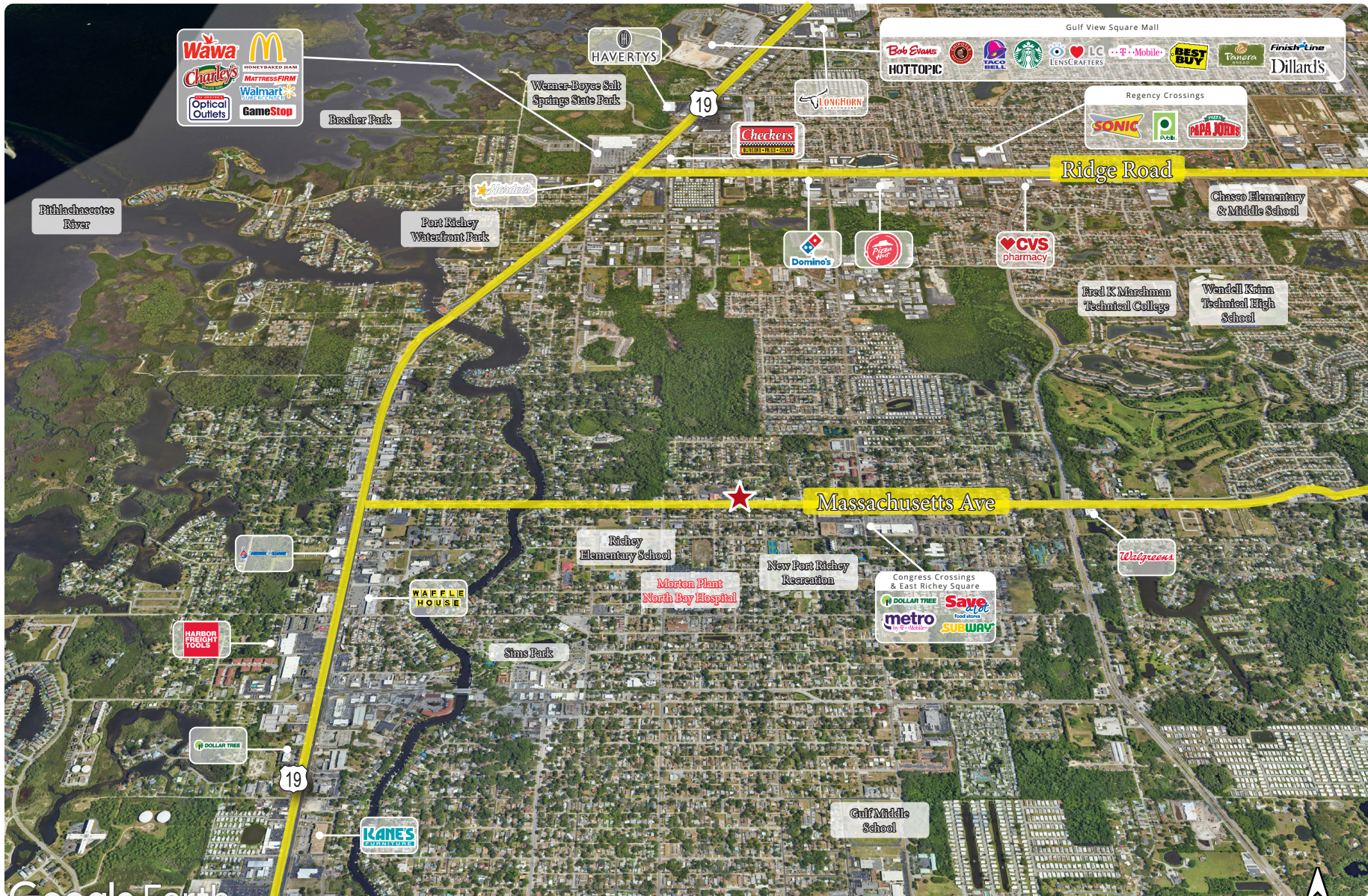


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# LOCATION SUMMARY



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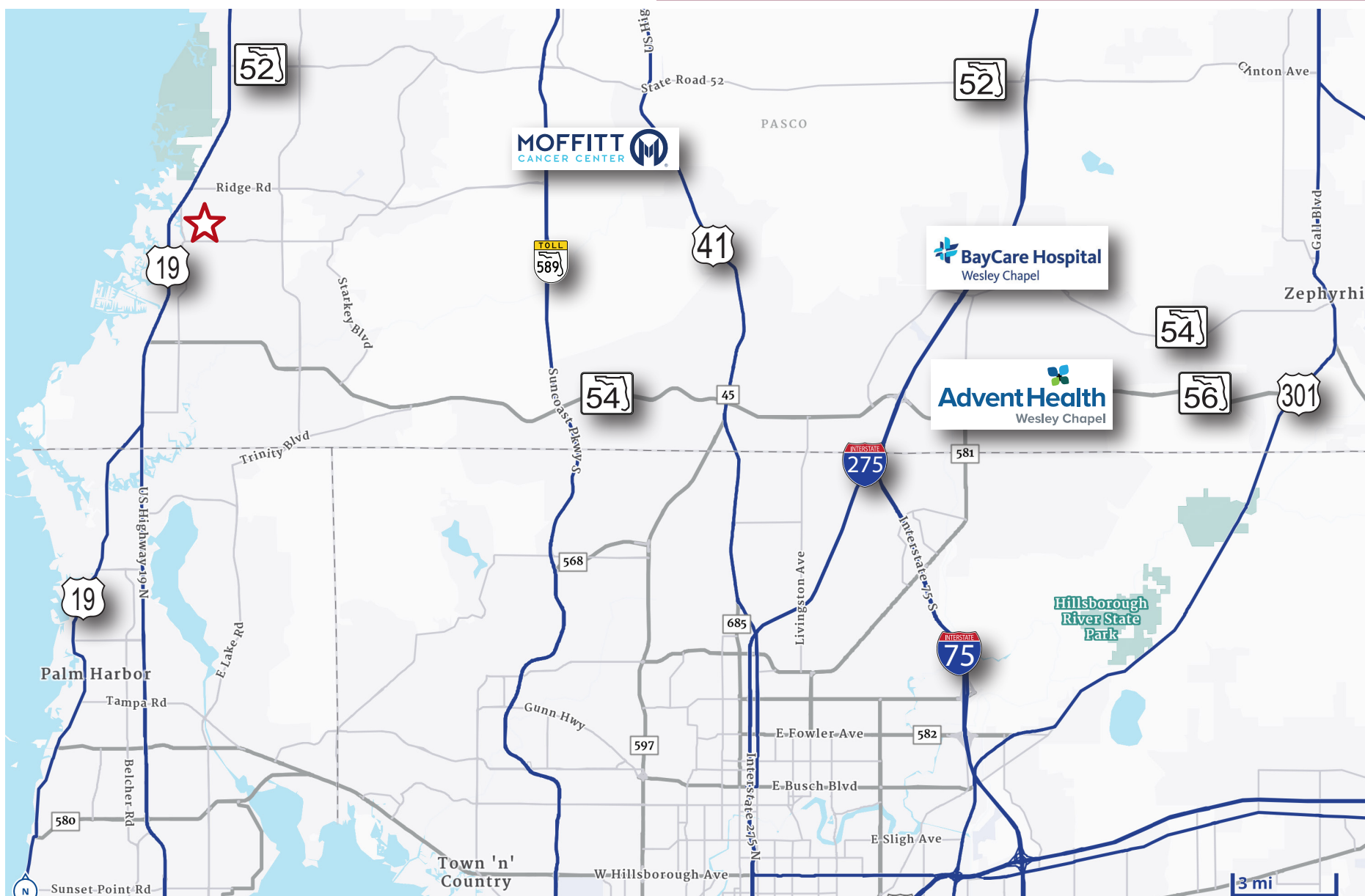
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