

FOR LEASE



5250 Avery Road | City of New Port Richey, FL 34652

Lease Rate | \$15.00 psf Modified Gross

- 3,321 sf free-standing flex building available for immediate occupancy
- Located off US Hwy 19 in the city of New Port Richey
- Approx. 1,600 sf is retail/showroom & office space and the remaining 1,721 sf is warehouse
- Warehouse/workshop comes equipped w/ overhead door, 3-compartment sink with grease trap, industrial wall-mount exhaust fan, built-in work benches and tons of storage shelves - move your business right in!
- 55' x 85' fenced lot for work vehicles, equipment, additional storage and more!
- Accessible from both the north and south via a left-hand median turn bay with convenient ingress / egress

Free-Standing Flex / Retail Bldg.

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 **COMMERCIAL ASSET**
PARTNERS

SPACE PLAN | 3,321 SF



*POINTS & LINES ARE APPROXIMATE
FOR REPRESENTATION PURPOSES ONLY

Pylon Sign - Visible from US 19!

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Demographics | 5 Miles



153,888

Population



3.4%

Population Growth



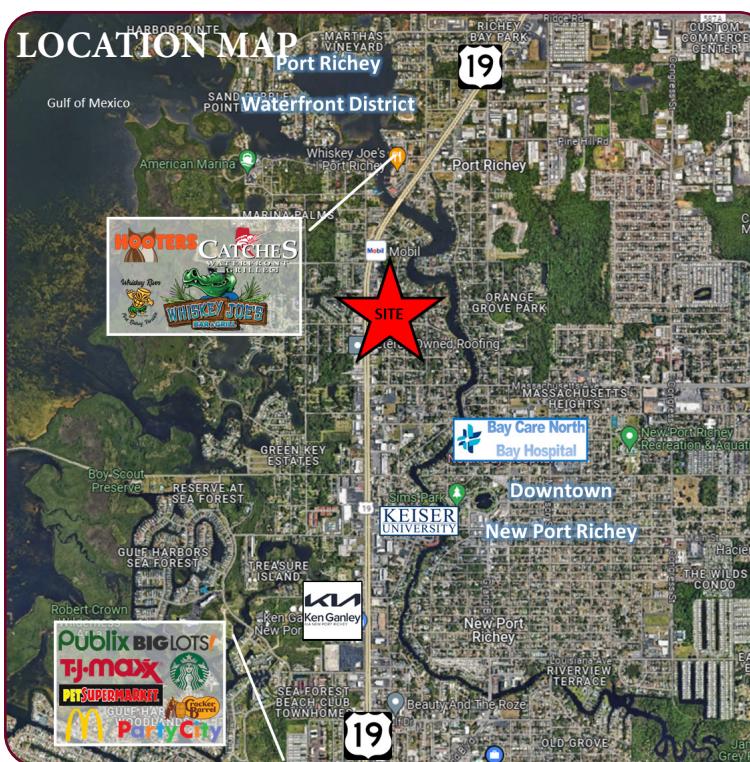
\$61,942

Average HH Income



45.6

Median Age



- Positioned just north of the recently revitalized Downtown New Port Richey with the Cotee River to the east and the Gulf of Mexico to the west
- Traffic counts in excess of 60,000 vehicles per day on US Hwy 19 and a pylon sign provides great visibility

CAP-Realty.com

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