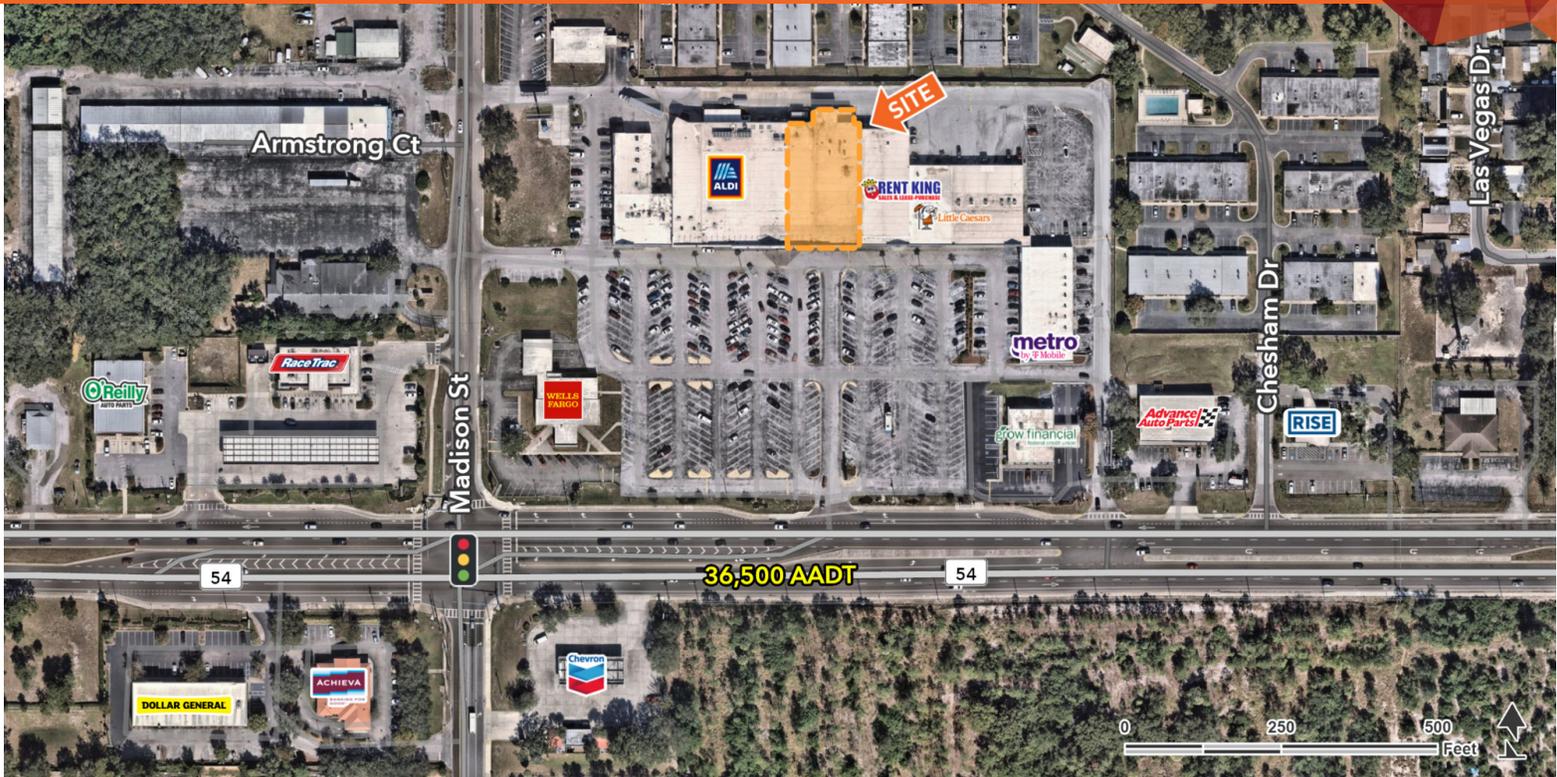


ALDI EXCESS SPACE - ELFERS SQUARE

6033 FLORIDA 54, NEW PORT RICHEY, FL 34653

FOR SUBLEASE



LOCATION DESCRIPTION

New Port Richey, Pasco County, FL

PROPERTY HIGHLIGHTS

- 18,516 SF Available
- 110' frontage 158' depth 29' ceiling height
- Cotenants Include: Wells Fargo Bank, Little Caesars Pizza and Advance Auto Parts
- Nearby Retailers: Harley-Davidson, Chevron, Dollar General, Dairy Queen Grill & Chill, O'Reilly Auto Parts
- Nature preserves and trails within a short drive to include: James E. Grey 80-acre riverside nature preserve, Sims Park with playground and picnic areas, 18 acres of protected Boy Scout Preserve coastal hammock and marsh habitat, and Eagle Point Park with kayak/canoe launch, fishing piers next to a 116- acre preserve
- Traffic Count (AADT): State Road 54 - 36,500 and Madison St - 6,600



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| Total Population | 13,712 | 90,624 | 159,220 |
| Daytime Population | 11,882 | 83,566 | 149,044 |
| Total Households | 5,791 | 40,238 | 70,300 |
| Average HH Income | \$69,679 | \$77,942 | \$84,857 |



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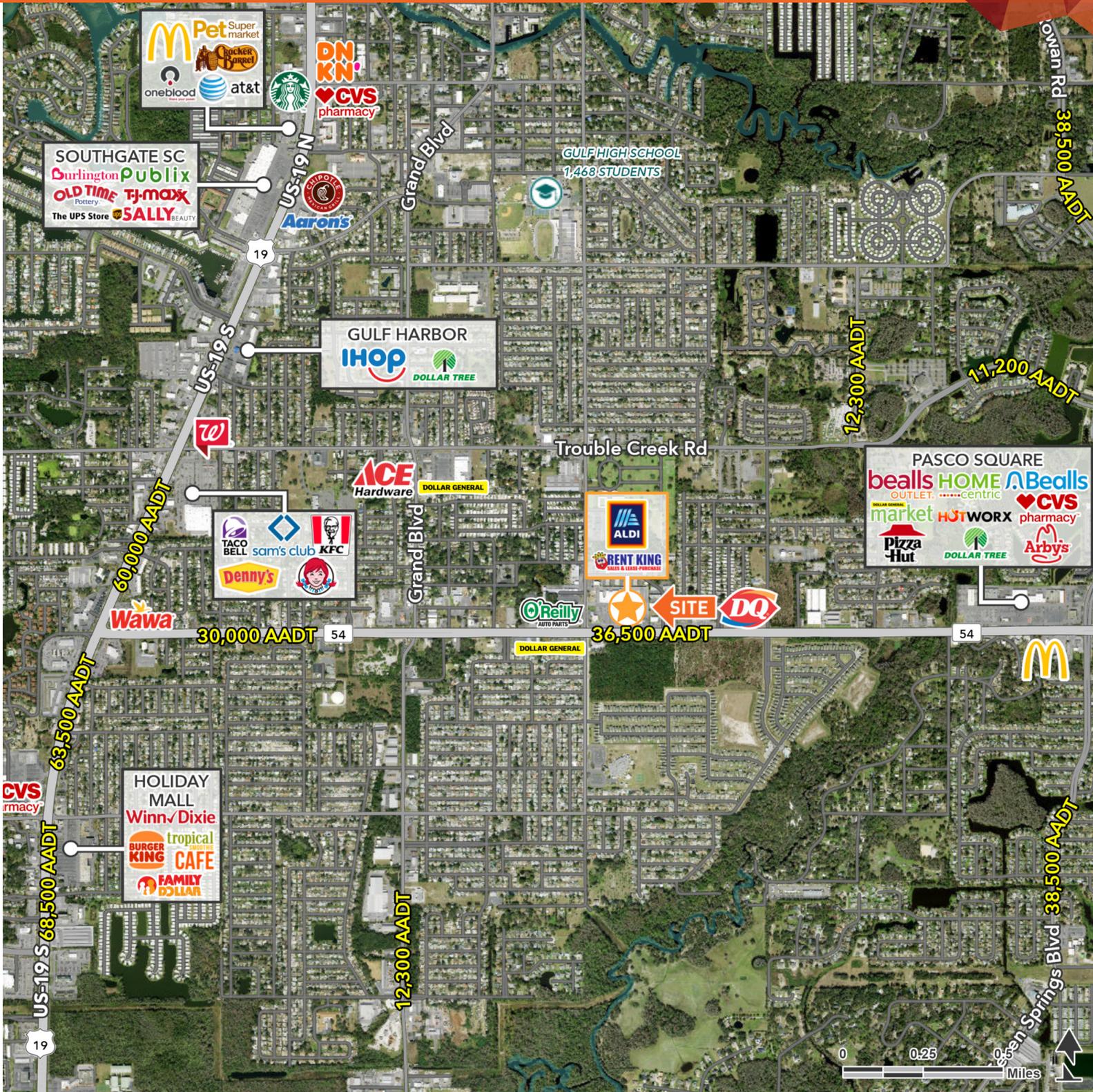
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