

63,000 ±
Cars/Day

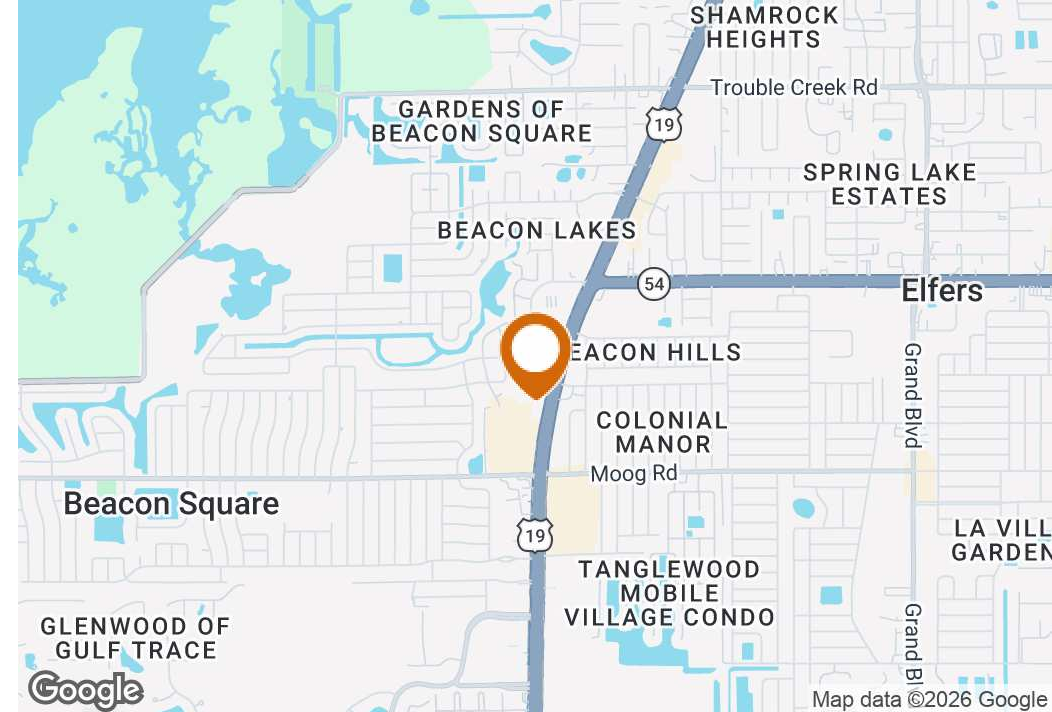


Holiday US Hwy 19 Vacant Commercial Lot

3705 US Hwy 19, Holiday, Florida 34652

Sid Bhatt, CCIM, SIOR
877-518-5263 x484
704-930-8179
sid@saundersrealestate.com

Trace Linder
877-518-5263 x463
863-287-3281
trace@saundersrealestate.com



Offering Summary

Sale Price:	\$1,100,000
Lot Size:	1.22 Acres
Price / Acre:	\$901,639
PIN:	19-26-16-0010-01300-0050
Zoning:	00C2
Market:	Tampa
Traffic Count:	63,000 ± Cars/Day
Road Frontage:	235 ± FT (US Hwy 19)

Property Overview

This 1.2 acre lot boasts excellent visibility and high traffic volume situated on a busy stretch of US-19 in Holiday, FL. With its versatile zoning, size, and strategic location, this property presents an ideal canvas for a quick service restaurant, retail, or industrial development. Situated just minutes from several popular shopping centers, restaurants, and entertainment options, including a neighboring 90,500 SF retail center and CVS Pharmacy, this property is ideally located to create new business that will cater to local residents and traveling tourists alike.

Property Highlights

- 1.2 acre commercial development site
- Zoned Commercial General
- Heavy traffic on US Hwy 19
- 235 ± FT of frontage on US Hwy 19

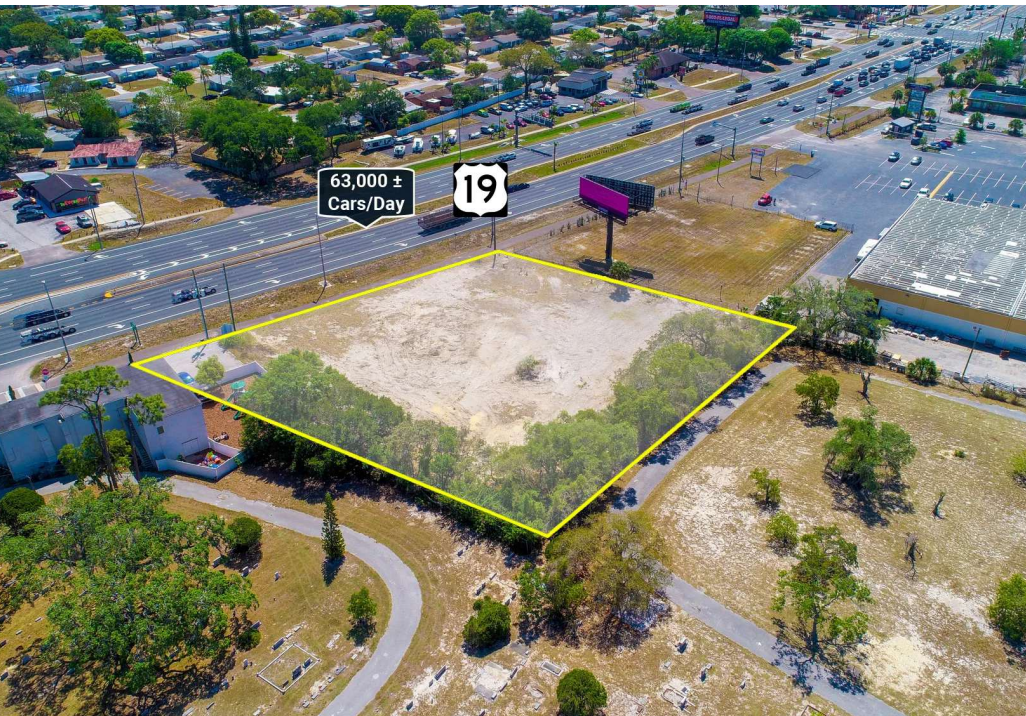
LOCATION DESCRIPTION



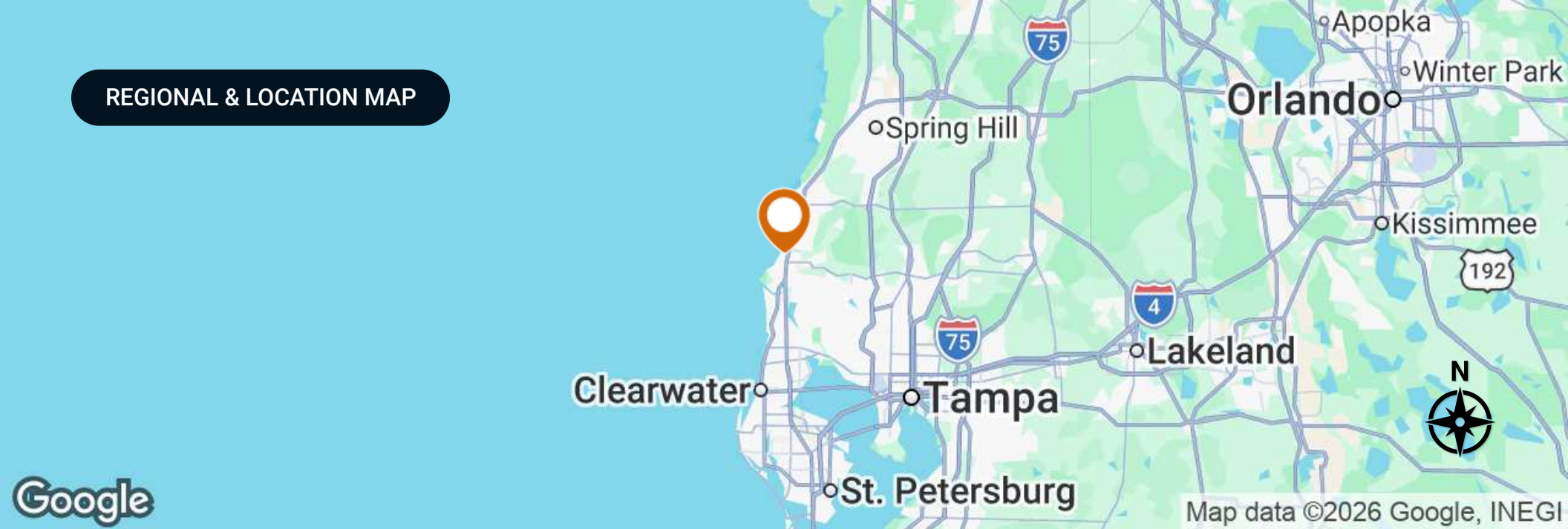
Location Description

Located at 3705 US-19 in Port Richey, Florida, this commercial property is situated in a prime location with high visibility and easy access. The property sits on a busy stretch of US-19, a major thoroughfare in the area, which sees a high volume of daily traffic.

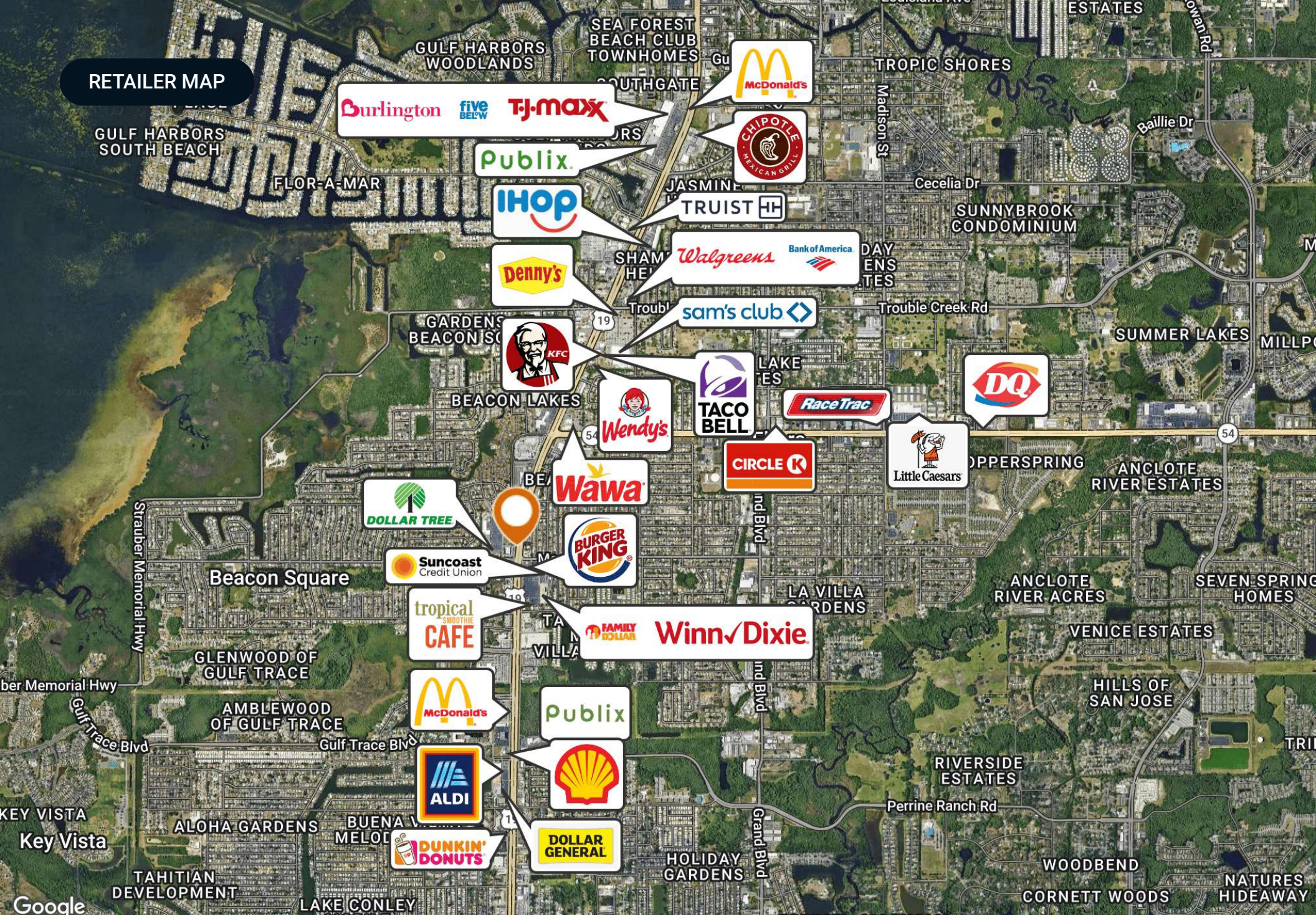
The surrounding area is bustling with activity, with a mix of commercial and residential properties nearby. The property is situated just minutes from several popular shopping centers, restaurants, and entertainment options, making it an ideal location for businesses that cater to local residents and tourists alike.



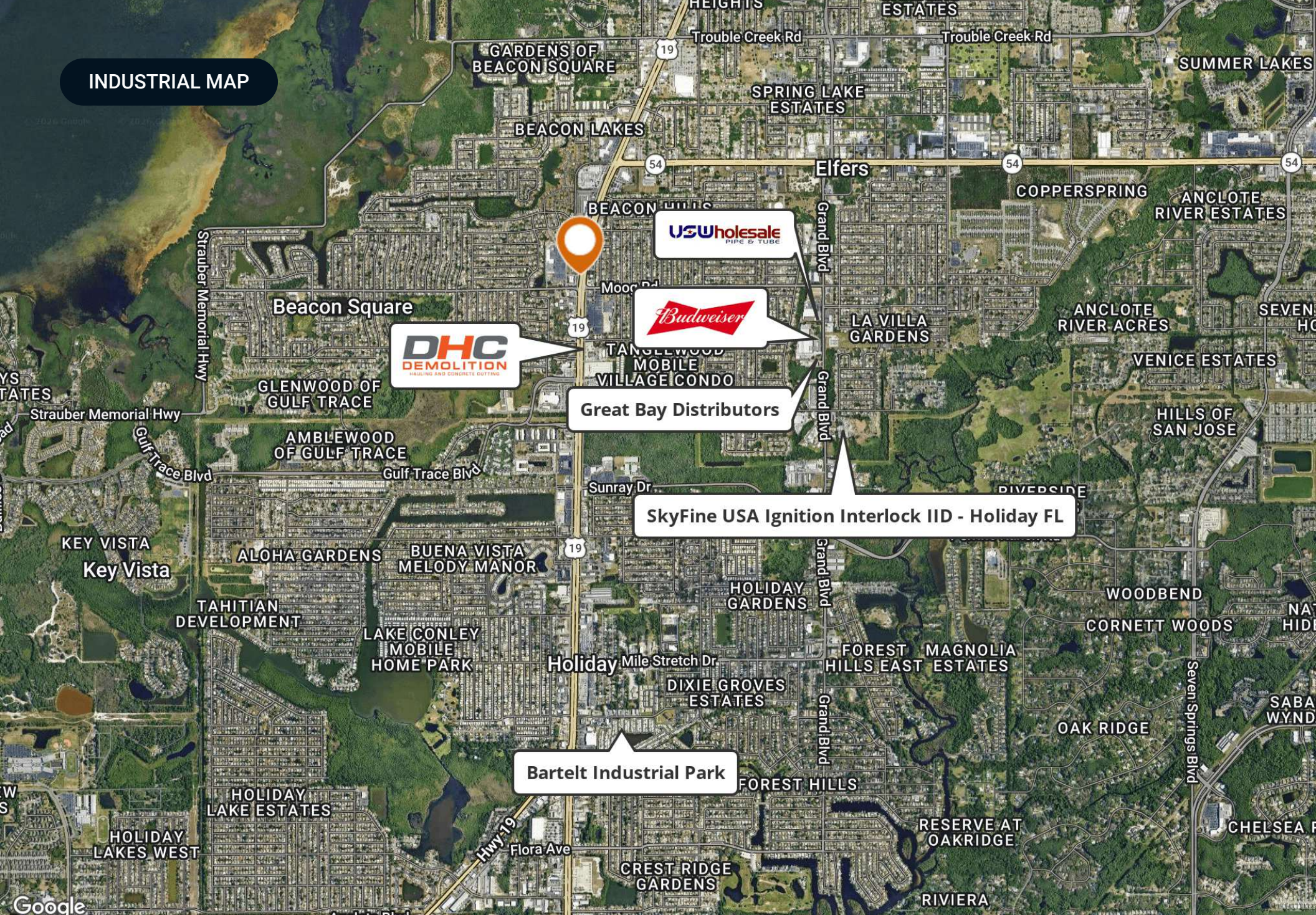
REGIONAL & LOCATION MAP



RETAILER MAP



INDUSTRIAL MAP



Within 3 Mile Radius



9

Bars and Pubs



4

Coffee Shops



14

Pizza Restaurants



5

Bakeries



5

Ice Cream Parlors



105

Other Restaurants

Recent Acquisitions & Improvements

- 2020 Acquisition of **Universal Mall** (next door to property)
- 2020 Acquisition of Holiday Center (**Publix**)
- 2020 Acquisition of Holiday Mall (**Winn Dixie**) + \$4M of Renovations
- 2021 Sale New America Townhomes (**62 Units**)
- 2021 Sale Main Street Landings (**80 Units**)
- New **426 Homesite** master-planned by LENNAR
- \$3 Million of **Landscaping Improvements** to US Hwy 19

Winn✓Dixie.

♥ **CVS** pharmacy®



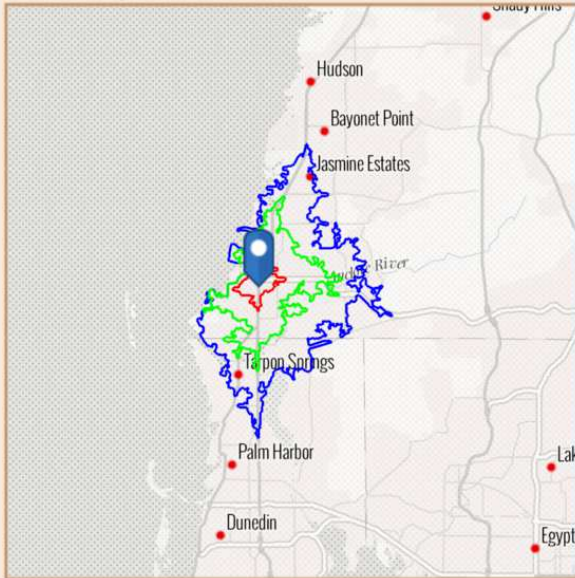
Publix.



BENCHMARK DEMOGRAPHICS

3705 US Highway 19, New Port Richey, Florida, 34652

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS

	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Pasco County	Tampa-St. Petersburg-Clearwater, FL	Florida	
0 - 4	5.48%	4.71%	4.40%	4.81%	4.70%	4.68%	5.39%
5 - 9	5.75%	4.93%	4.56%	5.23%	5.03%	4.97%	5.68%
10 - 14	5.45%	4.97%	4.81%	5.76%	5.36%	5.32%	5.93%
15 - 19	5.83%	4.99%	5.10%	5.86%	5.83%	5.81%	6.43%
20 - 34	16.53%	15.98%	16.00%	16.42%	18.55%	18.48%	20.35%
35 - 54	24.92%	23.78%	23.41%	24.75%	24.99%	24.37%	25.21%
55 - 74	26.22%	28.96%	29.37%	26.11%	25.29%	25.43%	22.77%
75+	9.77%	11.65%	12.36%	11.08%	10.25%	10.91%	8.23%

HOUSEHOLD INCOME

<\$15,000	8.5%	11.0%	11.1%	8.4%	7.6%	7.7%	8.0%
\$15,000-\$24,999	7.5%	8.1%	7.6%	5.2%	5.3%	5.6%	5.5%
\$25,000-\$34,999	10.3%	11.4%	10.6%	7.2%	6.2%	6.1%	5.8%
\$35,000-\$49,999	17.4%	14.5%	13.7%	9.9%	10.2%	9.9%	9.3%
\$50,000-\$74,999	20.5%	19.5%	19.0%	16.8%	15.8%	16.0%	15.1%
\$75,000-\$99,999	14.8%	12.3%	12.4%	12.5%	12.1%	12.8%	12.4%
\$100,000-\$149,999	13.1%	13.6%	14.2%	17.9%	18.7%	18.8%	18.0%
\$150,000-\$199,999	4.0%	5.3%	5.8%	10.7%	10.3%	9.6%	10.4%
\$200,000+	3.7%	4.3%	5.7%	11.5%	13.8%	13.5%	15.4%

KEY FACTS

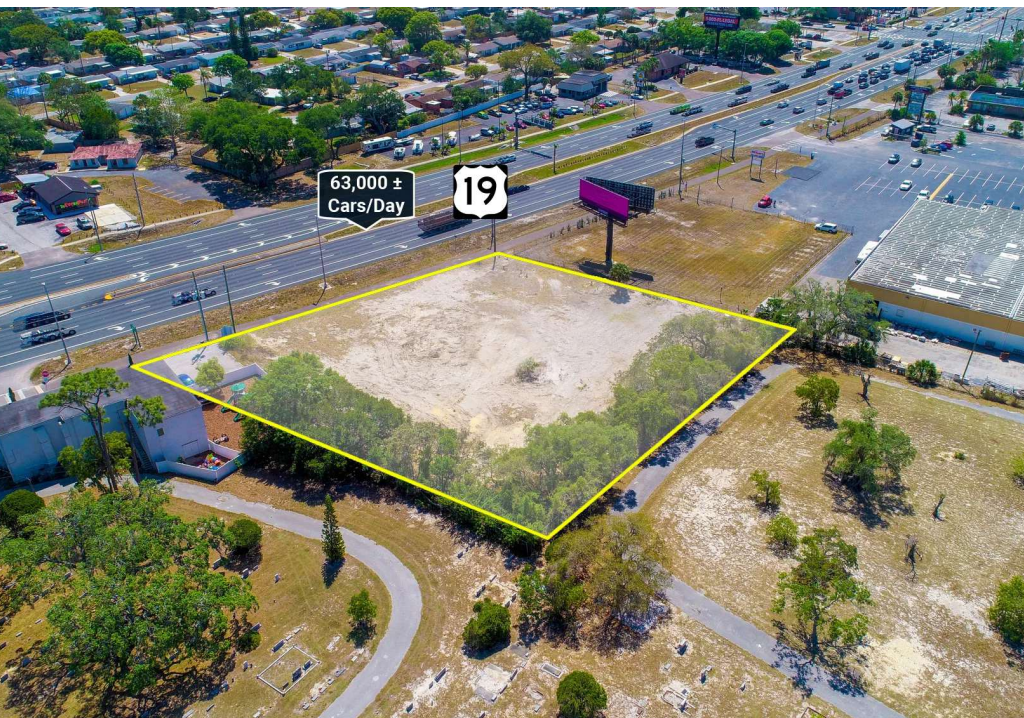
Population	10,267	75,320	153,535	672,499	3,461,785	23,597,813	343,528,394
Daytime Population	8,897	68,230	148,756	595,178	3,443,807	23,413,280	341,846,552
Employees	4,716	31,981	65,546	292,746	1,670,789	11,049,242	168,700,572
Households	4,310	33,120	68,403	271,834	1,441,344	9,529,651	134,397,562
Average HH Size	2.37	2.25	2.22	2.44	2.36	2.43	2.49
Median Age	43.2	47.0	48.0	44.7	43.2	43.6	39.6

HOUSING FACTS

Median Home Value	184,520	243,063	290,348	377,748	408,966	421,319	376,272
Owner Occupied %	64.1%	65.5%	65.2%	75.0%	66.4%	66.6%	64.0%
Renter Occupied %	35.9%	34.5%	34.8%	25.0%	33.6%	33.4%	36.0%
Total Housing Units	4,848	38,721	77,686	306,560	1,602,695	10,955,223	149,274,959

INCOME FACTS

Median HH Income	\$55,673	\$55,238	\$57,988	\$79,107	\$83,517	\$82,707	\$85,893
Per Capita Income	\$31,595	\$33,827	\$36,920	\$42,886	\$49,147	\$47,873	\$48,241
Median Net Worth	\$160,209	\$167,529	\$179,677	\$316,029	\$291,476	\$292,996	\$276,821



ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

sid@saundersrealestate.com

Direct: **877-518-5263 x484** | Cell: **704-930-8179**

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office

ADVISOR BIOGRAPHY



Trace Linder

Advisor

trace@saundersrealestate.com

Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

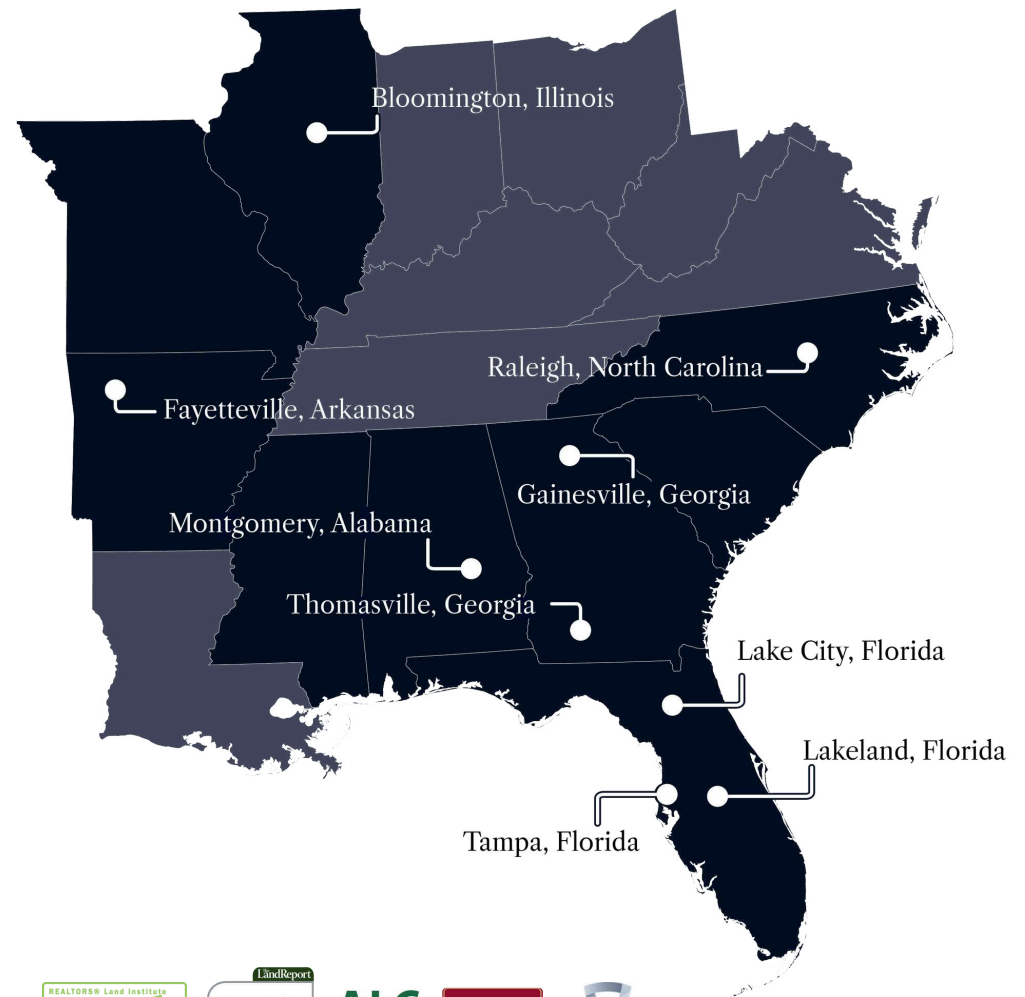
- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land



877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.