



6507 MASSACHUSETTS AVE

New Port Richey, FL 34653 | **Tampa MSA**

AVAILABLE FOR SALE
ASKING PRICE \$1,950,000 | \$178.00 PSF

VERSATILE RETAIL **OWNER-USER** OR **INVESTMENT**
OPPORTUNITY CENTRALLY LOCATED IN THE RAPIDLY
GROWING WEST PASCO COUNTY

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Property Size

10,908 SF of GLA with 15 FT ceilings, grade-level door, inventory belt, and drive-thru capability on 1.54 AC with 56 parking spots

#2

Recent Improvements

New roof and repaved and restriped parking lot as of August 2025

#3

The Opportunity

Property presents an amazing owner-user or investment opportunity to acquire a freestanding retail building at a 4-way lighted intersection with 450 FT of aggregate frontage

#4

Site Location

Located at the intersection of Massachusetts Avenue and Congress Street with combined 25,000 AADT with close proximity to US 19 (2.9 mi) and Little Road (2 mi)

#5

Corporate Guarantee

Property is currently subject to a dark corporate-guaranteed Absolute Triple Net (NNN) lease with Aaron's through April 2028, with the ability to recapture prior to lease expiration. The tenant dissolved operations at this location in February 2024

#6

Tenant Responsibility

Tenant is responsible for property taxes, insurance, common area maintenance, and roof and structure

#7

Neighbors

Adjacent to new ALDI, Dollar Tree, Dollar General, and McDonald's



PROPERTY OVERVIEW

RIPCO Real Estate is pleased to present the exclusive offering of a 10,908 SF versatile retail asset centrally located in New Port Richey, Florida—an established yet rapidly growing city in West Pasco County. The property offers excellent flexibility and strong opportunity for an owner-user or re-tenanting play.

Originally constructed as a CVS, the building has undergone a full showroom renovation featuring state-of-the-art fixtures, finishes, lighting, and a new roof completed in August 2025. The design incorporates high ceilings, ample storage, grade-level loading, automatic storefront doors, and drive-thru capability—making it a highly functional asset for both distribution and high-volume retail operations. The newly repaved and re-stripped 1.54-acre parcel offers 56 parking spaces and multiple signage opportunities, providing excellent visibility along this high-growth corridor.

The surrounding trade area benefits from Pasco County’s explosive growth—one of the fastest-growing counties in the nation—with population increasing by 30% over the past decade (approximately 3.8% annually). Located just 2.5 miles from the property, Lennar’s New Port Corners master-planned development is slated to deliver 3,397 new homes and 4.8 million square feet of commercial, retail, and office space, further reinforcing the area’s strong long-term trajectory of growth.

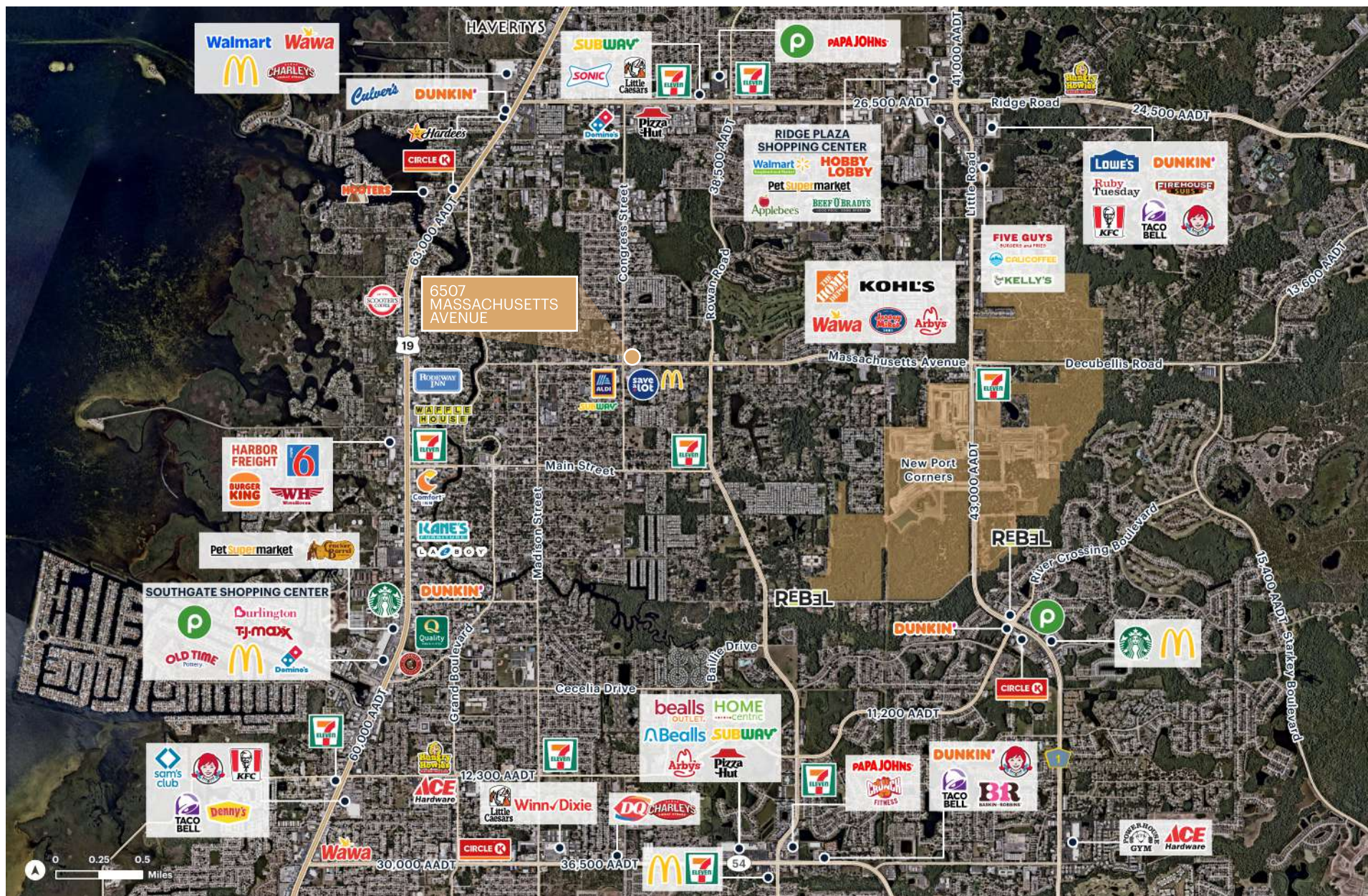
PROPERTY OVERVIEW

LEASE SUMMARY

Property Address	6507 Massachusetts Avenue New Port Richey, FL 34653
County	Pasco
Asking Price	\$1,950,000.00 \$178.00 PSF
NOI	\$148,894.20 NNN
Tenant	Aaron's
Lease Type	Dark Corporate Guaranteed ABS NNN (Aaron's, Inc.)
Expiration	04/08/2028

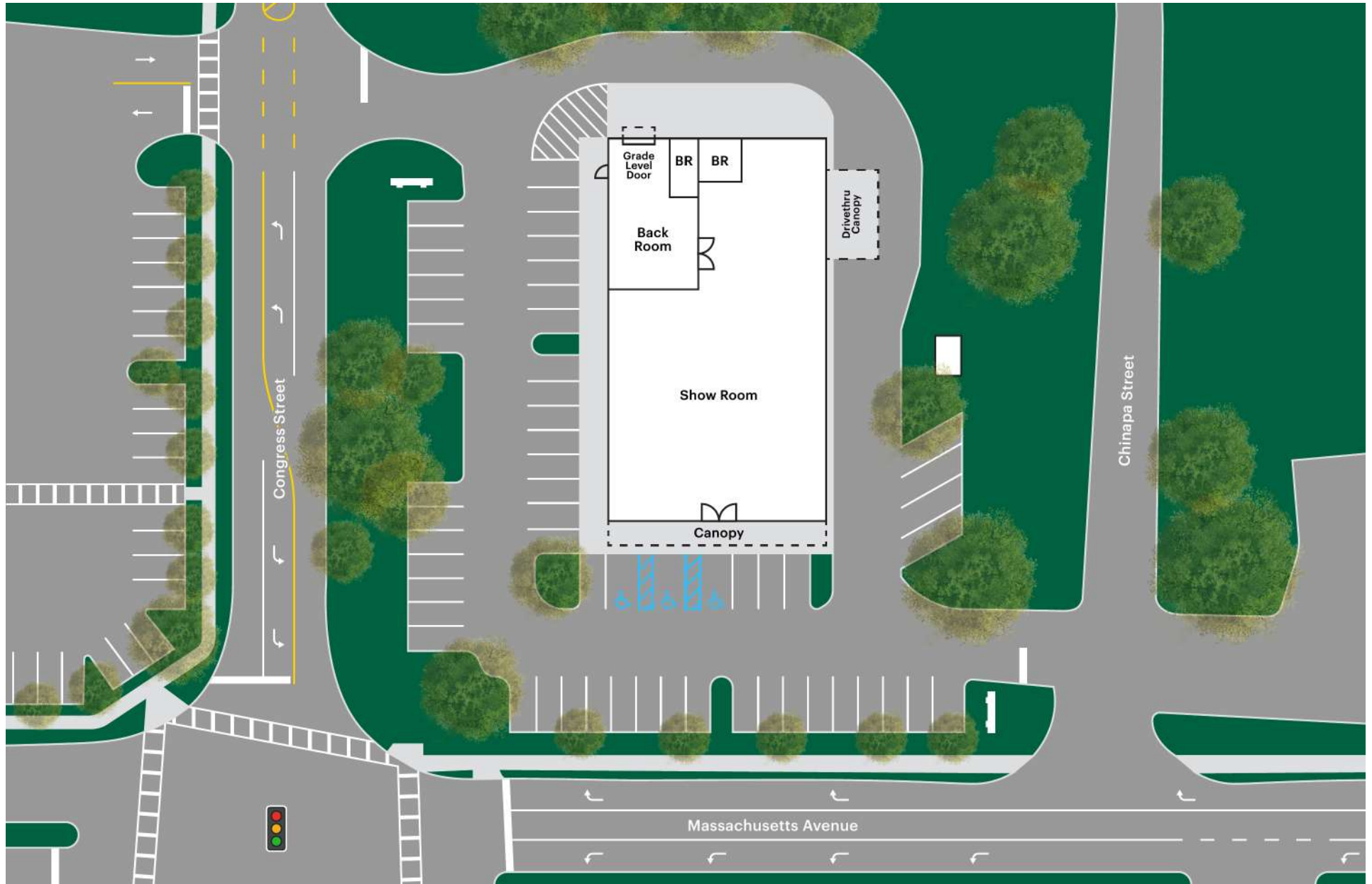
BUILDING INFORMATION

Number of Buildings	1
Stories	1
Building Sq. Ft.	10,908 SF GLA (approx.)
Ceiling Heights	15 FT
Year Built	1998
Gross Lot Sq. Ft.	67,082 SF (approx.)
Lot Area	1.54 AC
Frontage	450 FT
Parking	56

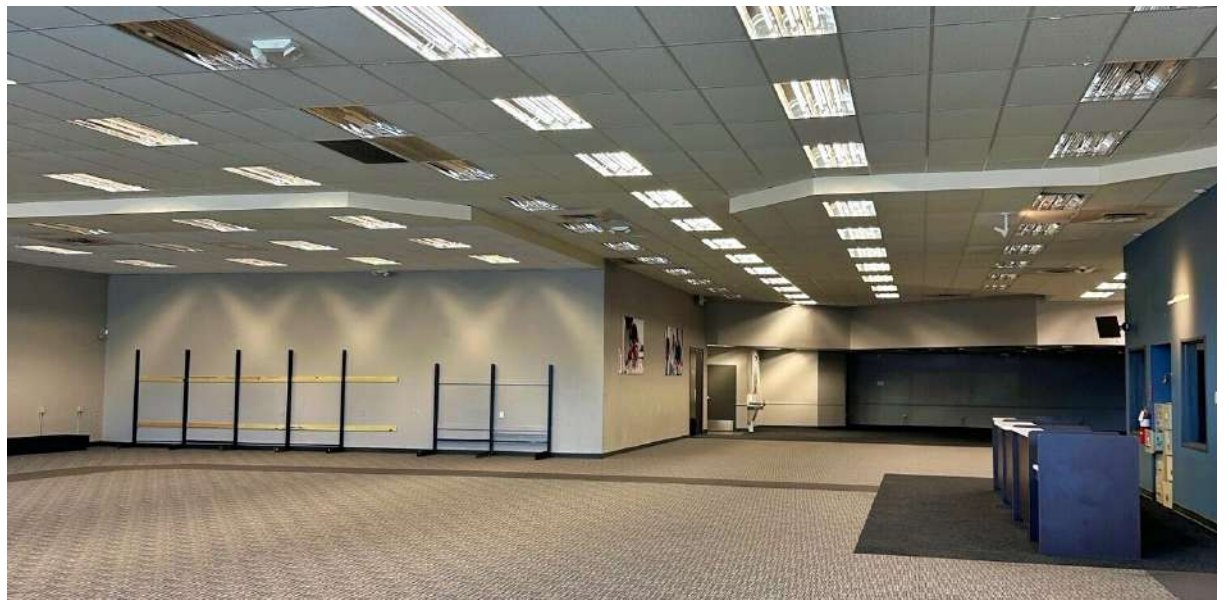


SITE PLAN

Floor plan is for illustrative purposes only and
may not reflect the exact layout or dimensions



PROPERTY PHOTOS



MARKET OVERVIEW

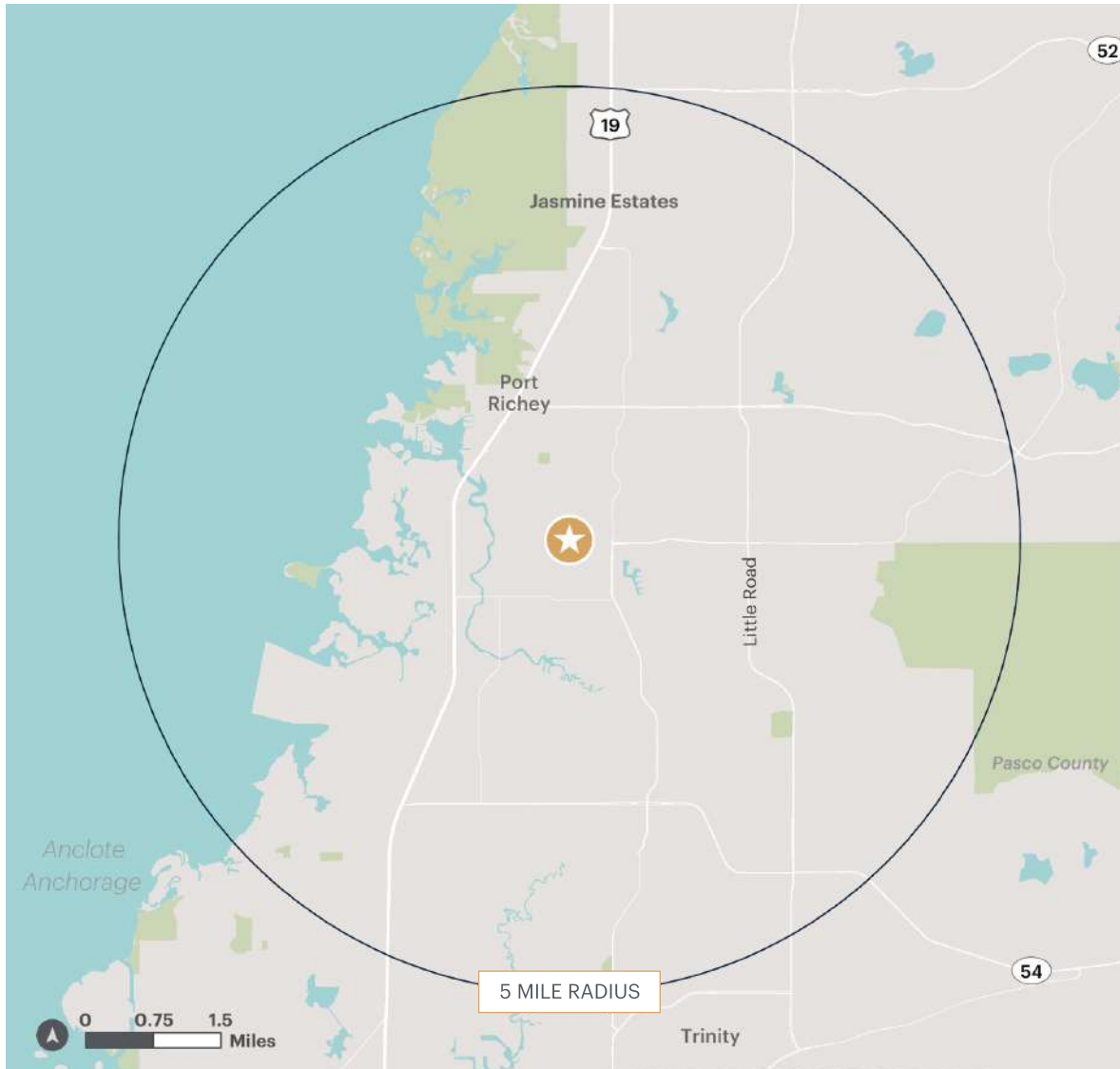
New Port Richey, located in Pasco County along Florida's Gulf Coast, offers a unique blend of suburban tranquility and proximity to urban amenities. As a part of the Tampa-St. Petersburg-Clearwater metropolitan area, New Port Richey benefits from the economic vitality of the region while maintaining its own distinct, small-town character. The city's strategic location, coupled with its expanding infrastructure and continued growth, makes it an attractive destination for both residential and commercial investments.

In recent years, New Port Richey has experienced steady population growth, driven by its affordability relative to neighboring areas like Tampa and Clearwater. The city's housing market has seen increased interest from both retirees and young families seeking a more affordable coastal lifestyle. The demand for single-family homes and multifamily properties has been bolstered by the area's appealing mix of waterfront properties, local amenities, and recreational opportunities, such as nearby beaches, parks, and golf courses.

Commercial development in New Port Richey is also on the rise. With its easy access to major highways, including U.S. Highway 19, the city has become a desirable location for retail, service, and healthcare businesses. The proximity to Tampa Bay's economic hubs provides a strategic advantage for businesses seeking to tap into a larger regional market while benefiting from a more cost-effective base of operations.



AREA DEMOGRAPHICS



5 MILES

Population	155,246
Number of Households	68,672
Average Household Income	\$78,307
Median Household Income	\$58,395
College Graduates	36,772 31%
Total Businesses	5,072
Total Employees	53,966
Daytime Population	147,210

CONTACT EXCLUSIVE AGENTS

Gene Ruiz

813.921.5641
gruiz@ripcofl.com

FOR FINANCING INQUIRIES

Adam Hakim

646.290.2011
ahakim@ripcony.com

James Murad

646.290.2012
jmurad@ripcony.com