

C3 Lot with Highway Frontage

.74+ Acre Parcel on High Traffic Roadway

8532 US-19, Port Richey, FL 34668



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- .74+ acres Zoned C3 on US-19
- 191+ feet of highway frontage
- Access via US-19 and Leo Kidd Ave.
- Just north of Ridge Rd. & US-19 intersection
- Dense commercial area near Walmart Supercenter
- Excellent exposure to 51,500 vehicles per day
- Sale Price: \$875,000



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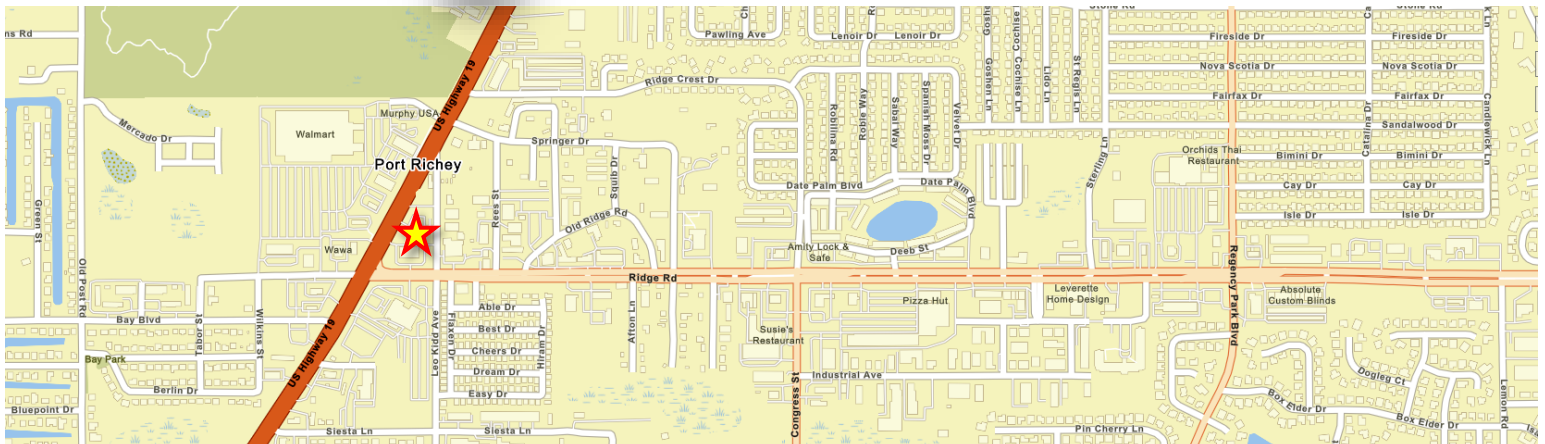
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DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

128,316
Population

50.2

Median Age

2.2

Average Household Size

122,177

Daytime Population

ANNUAL HOUSEHOLD SPENDING

\$1,321
Apparel & Services

\$104
Computers

\$2,372
Eating Out

\$3,606
Groceries

\$4,374
Health Care

INCOME

\$42,282
Median Household Income

\$25,538
Per Capita Income

\$92,164
Median Net Worth

EMPLOYMENT

63%
White Collar

22%
Blue Collar

15%
Services

4.9%
Unemployment Rate

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