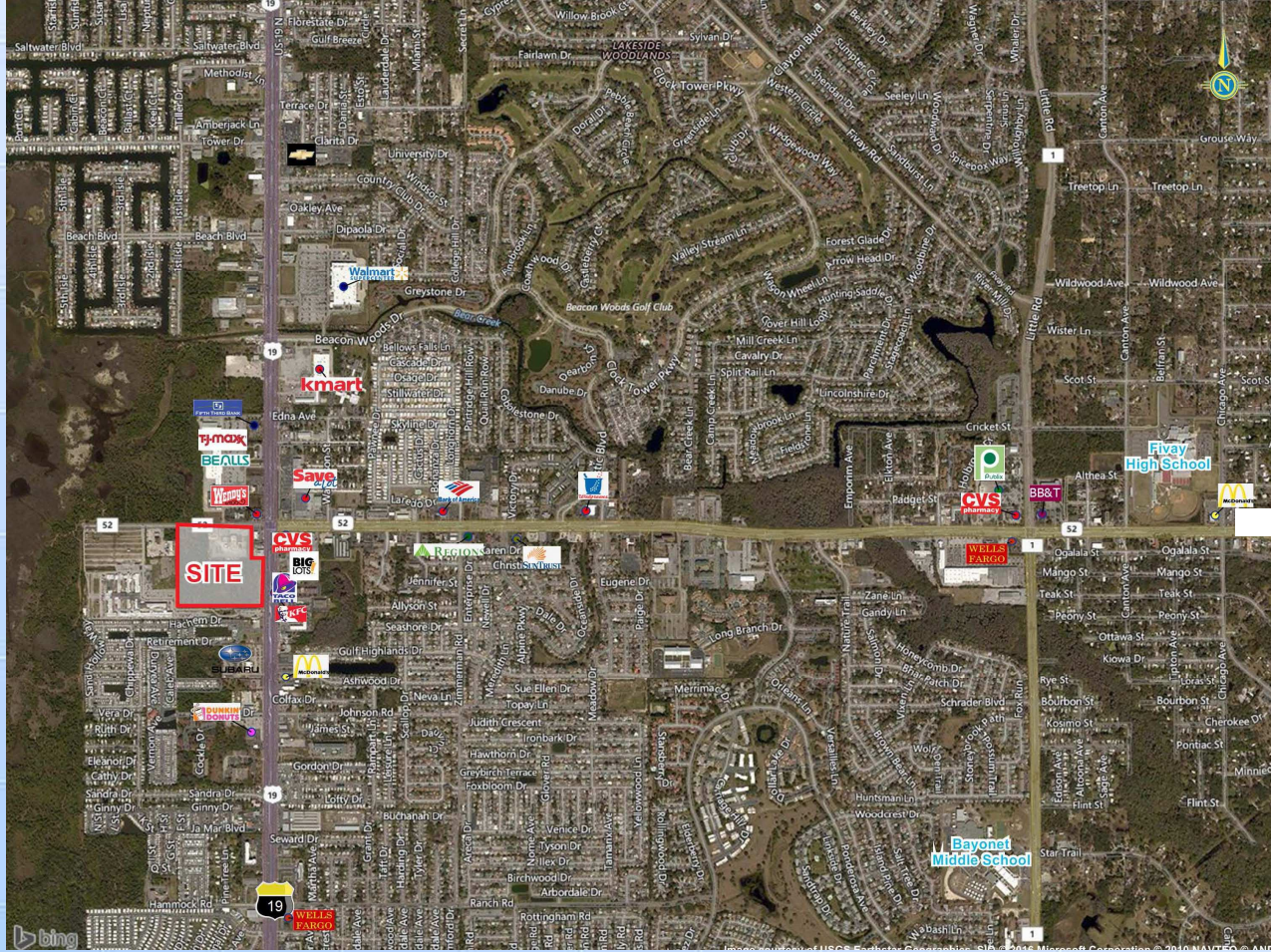


# Bayonet Point

## 28.6 Acre MOL Master Planned Site for Development or Sale

SWC US Hwy 19 & State Road 52  
Port Richey, Florida 34668



### For Sale, Lease or Build-to-Suit

The property is offered in its entirety with vested rights for a 250,000 s.f. (mol) retail development including preserved concurrency and established ingress and egress. The sale or ground lease of individual parcels will be priced separately. At one of Pasco County's busiest intersections (92,000 AADT), this property offers a unique development opportunity. SR 52 is one of only two east/west arterial roads in Pasco connecting US Highway 19 with both the Suncoast Parkway and I-75. US Highway 19 is Pasco's primary commercial corridor which connects Pinellas County to the south with Hernando County to the north.

Demographics	3-Mile	5-Mile	10-Minute Drive Time
Population	56,009	96,927	124,299
Average HH Income	\$43,946	\$45,105	\$46,342
Daytime Population	15,047	30,262	39,397

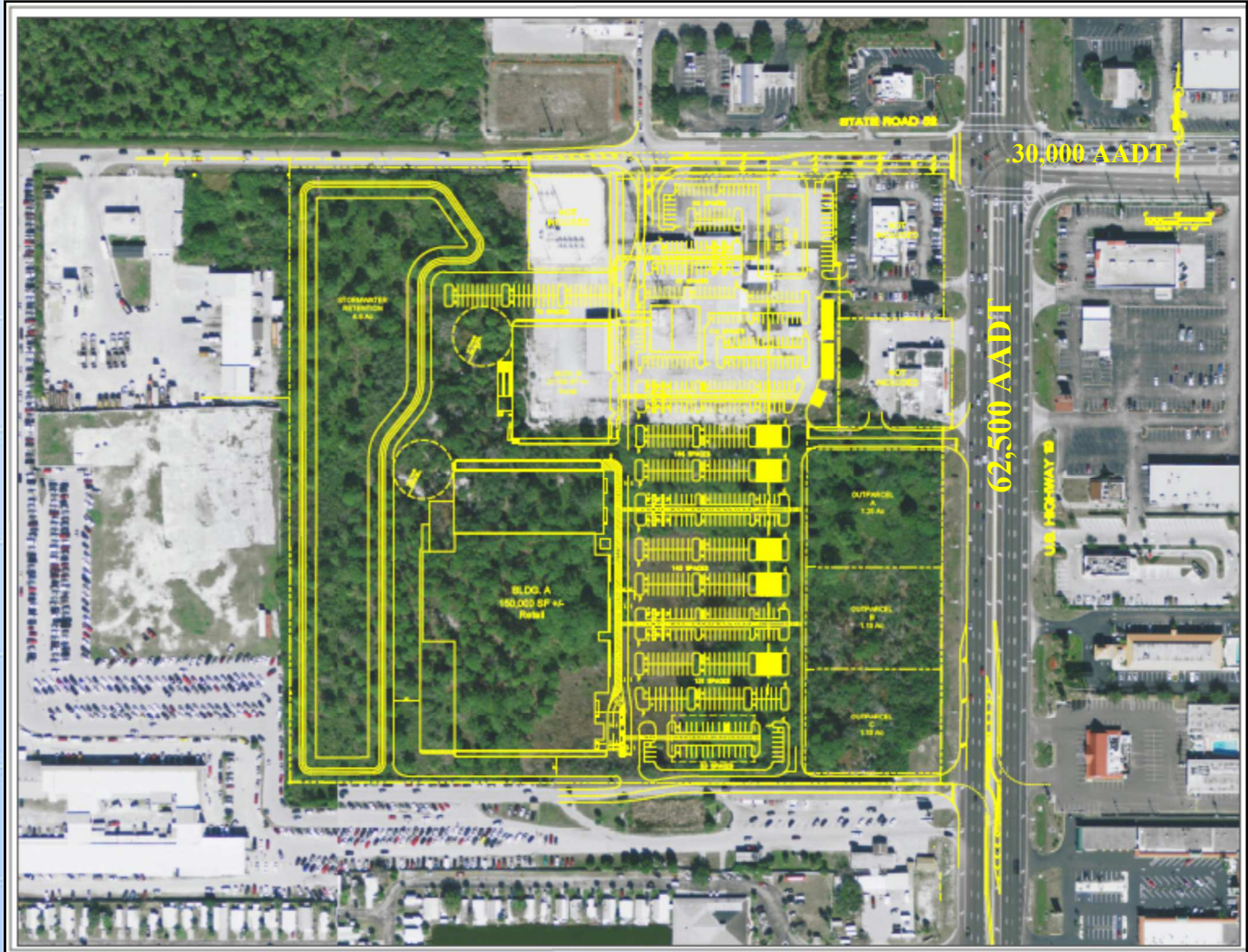


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# Bayonet Point 28.6 Acre (mol) Master Planned Site



Governmental approval for the above conceptual site plan has been completed .

For Additional Information  
Contact

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727.445.9331

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