

RETAIL SPACE FOR LEASE

3621 US Highway 19

3621 US HIGHWAY 19 • NEW PORT RICHEY, FL • 34652

IDEAL RETAIL LOCATION ON US HWY 19



PROPERTY OVERVIEW

Square Footage Available	21,265 sf
Property Size	40,680 sf
Property Type	Retail
Parking Ratio	6.2/1,000 (can be expanded)
Year Built	1974
Zoning	C-2

PROPERTY FEATURES

- + Large end cap with an open floor plan & mezzanine - perfect for big box stores, furniture showrooms, and grocery stores
- + Multiple points of ingress/egress provide easy access: N/S on US Hwy 19 or E/W on Moog Rd
- + Located near major retail establishments: Winn Dixie, Family Dollar, CVS Pharmacy, Tires Plus, Burger King, and Wawa
- + High visibility and traffic counts of 64,500 vehicles per day
- + 2 outparcels available for possible building or parking expansion

LOCATION

- + Located on a major arterial road, and just 0.5 miles south of State Road 54
- + Less than 30 miles from both Tampa International Airport & St Petersburg/Clearwater International Airport

For additional information, contact:

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REAL ESTATE SERVICES

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DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
2018 Population	12,280	74,091	133,566
2018 Total Households	5,278	32,238	57,672
2018 Median Age	44.9	46.8	47.8
2018 Median HH Income	\$35,788	\$38,514	\$40,719
2018 Traffic Count		64,500 vpd	

Source: Esri Market Profile/US Census Bureau



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