

FOR SUBLEASE > RETAIL

40,000± SF for Sublease

7101 State Road 54, New Port Richie, FL 34653

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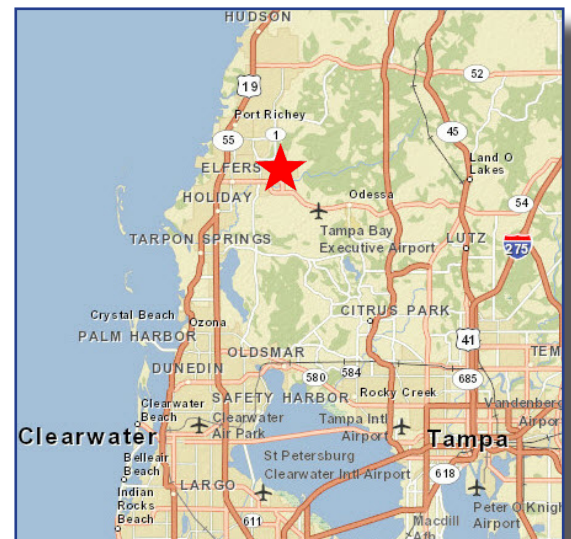


Property Features

- > Pasco Square Shopping Center anchor space
- > Space Available: minimum 40,000± SF; total building size 102,000± SF
- > Located at the intersection of County Road 54 and Rowan Road
- > Excellent exposure and visibility with great ingress/egress
- > 344 parking spaces with cross access and parking
- > Pasco Square's tenancy is a large mix of "value" oriented retailers, personal care and service providers
- > Surrounding retailers include: UPS, RadioShack, Dollar Tree, GNC, Subway, CVS and Badcock Home Furnishings
- > Center design provides expansive frontage
- > Tenants enjoy excellent site line visibility and signage exposure
- > Traffic Counts: 41,000 AADT on County Rd. 54
27,000 AADT on Rowan Rd.

BELOW MARKET RATES
Call for sublease details!

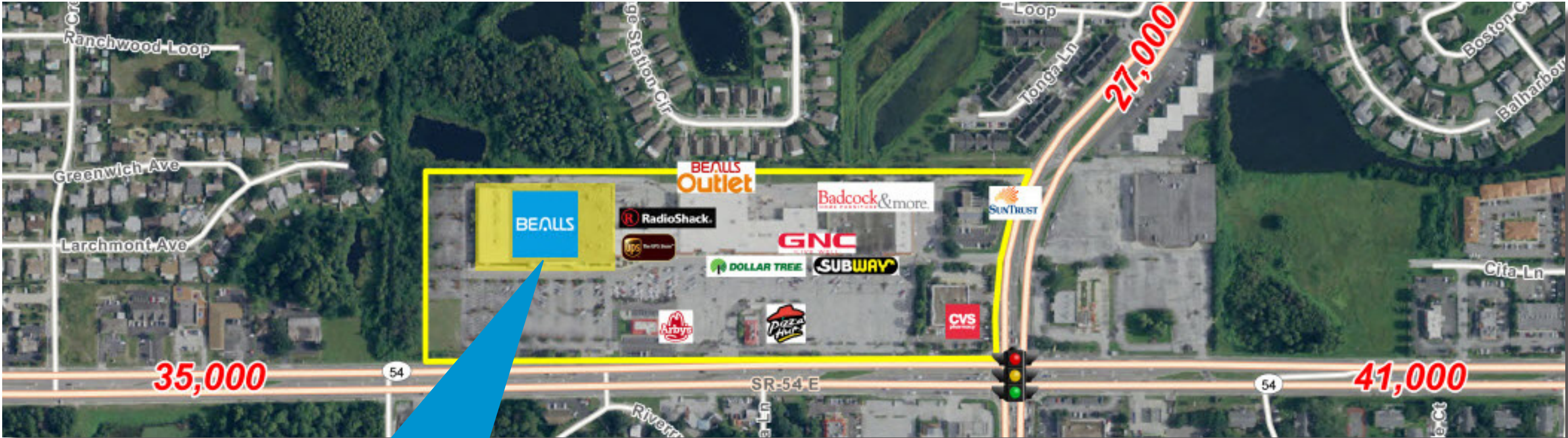
The Tampa - St. Petersburg - Clearwater MSA is the 2nd largest in Florida. This retail-focused center is located just 19 miles northwest of the Tampa International Airport.



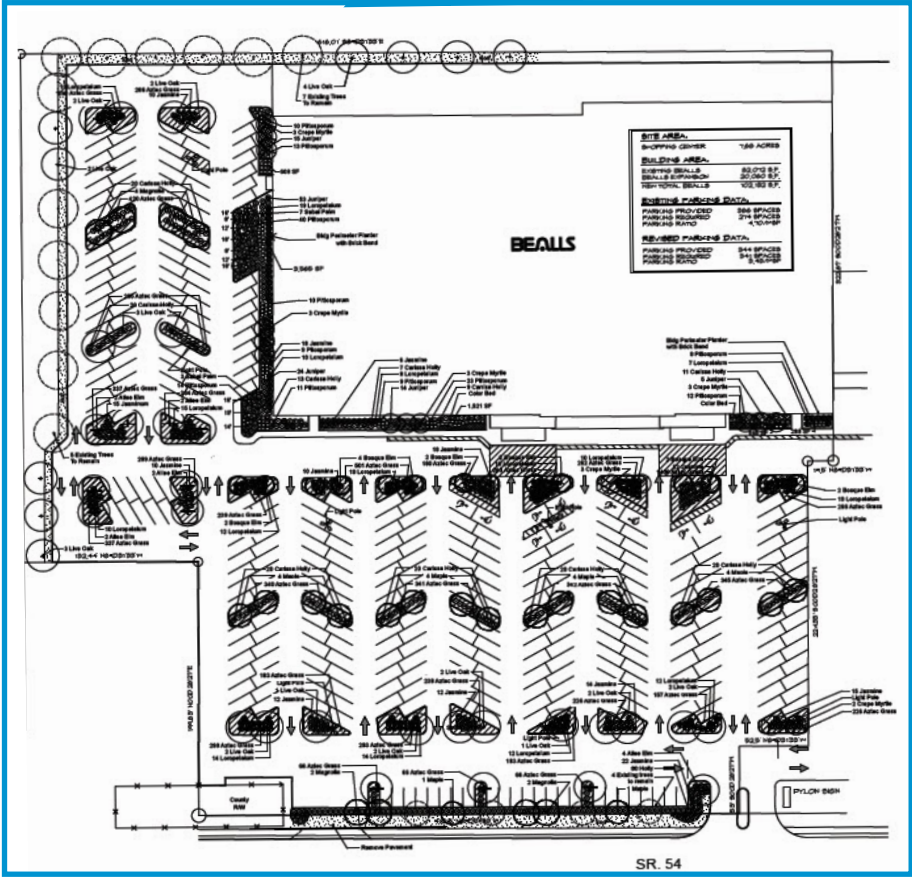
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Area Plans & Highlights



Site Plan



Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Total Population	10,198	72,342	144,399	315,569
Total Households	4,416	31,528	62,342	134,911
Average HH Income	\$48,868	\$50,517	\$54,440	\$64,804

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7101 STATE ROAD 54 | NEW PORT RICHEY, FL 34653

Market Aerial



Contact Us

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