

For Sale Former Fast Food Restaurant

4205 US Highway 19
New Port Richey, FL 34652 |
Pasco County

DAVID GABBAI
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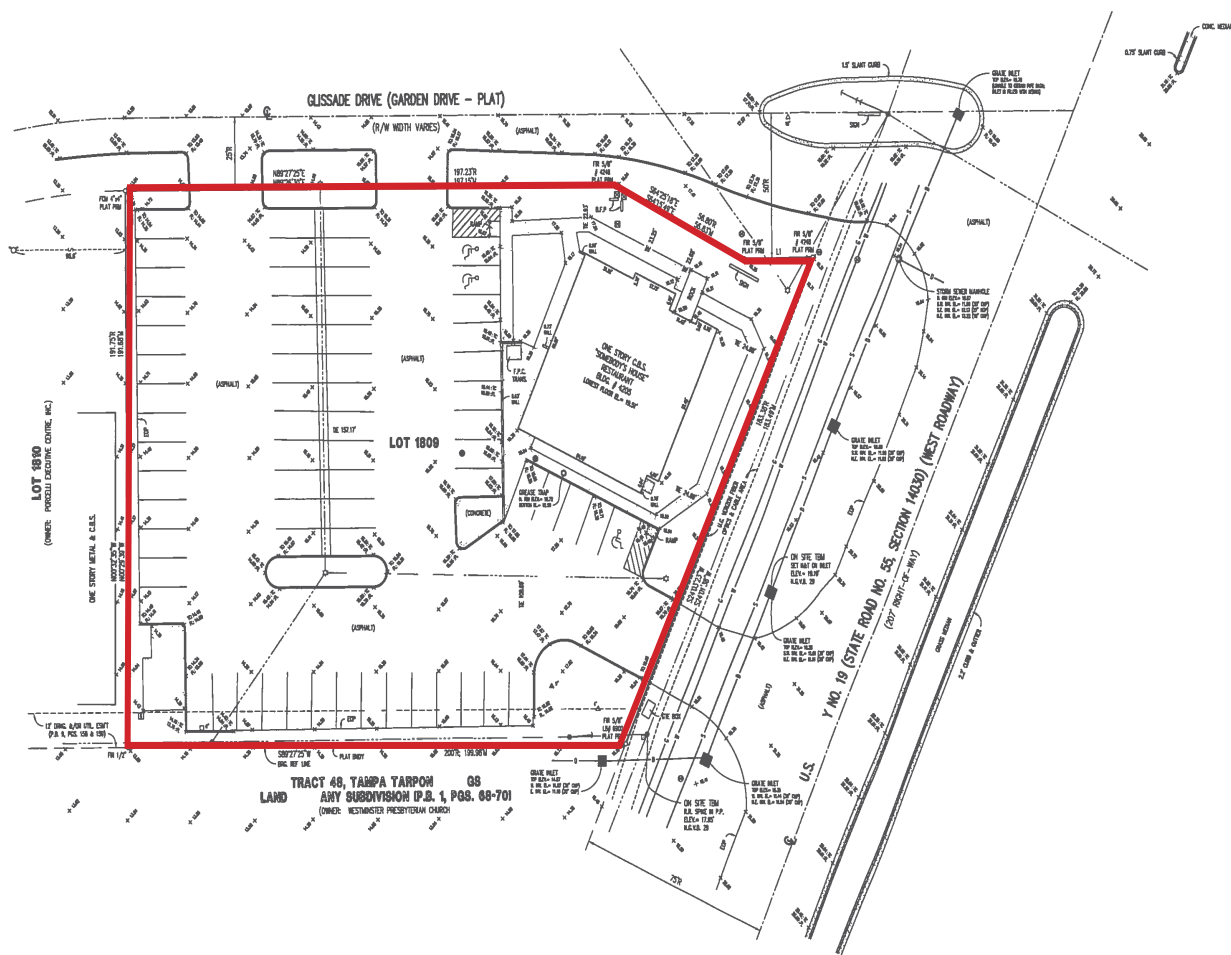
COLLIERS INTERNATIONAL
255 South Orange Avenue
Suite 1300
Orlando, FL 32801

PROPERTY HIGHLIGHTS

- > Priced Reduced - \$699,000
- > 3,074 SF building available
- > Land size: 1.02 Acres
- > Excellent access to and visibility from US Highway 19 North
- > Located in the heart of a very densely populated area of Pasco County
- > 66 parking spaces
- > Strong growth area

DEMOGRAPHICS

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Total Population	66,860	141,114	200,946
Average HH Income	\$43,939	\$47,495	\$52,777
Total Businesses	3,618	5,935	7,990
Daytime Population	30,082	49,809	66,683
Median Age	46.6	47	47.1



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