

Retail Property For Sale

Shoppes at 54

7643 FL-54, New Port Richey, FL 34653

For More Information:

813-254-6756 | EXT 15

Scott Shimberg | scott@baystreetcommercial.com

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Executive Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	61,855 SF
Year Built:	2006
Building Size:	11,785 SF
Zoning:	CG
Market:	FL-Tampa/St. Petersburg
Submarket:	Pasco County
Traffic Count:	42,000

PROPERTY OVERVIEW

Leasing opportunity at Shoppes at 54. 1,257 SF space available in a 11,785 sf retail center anchored by Central Park Restaurant. Adjacent to Dunkin Donuts, Wendy's, and a 30,000 SF medical office park. 60 parking spaces. Traffic Count: 42,000 VPD on State Road 54.

Estimated CAM: $5.81

LOCATION OVERVIEW

Located on State Road 54 just west of Little Road in New Port Richey and close to US 19 and the Suncoast Parkway, offering quick access to surrounding areas.

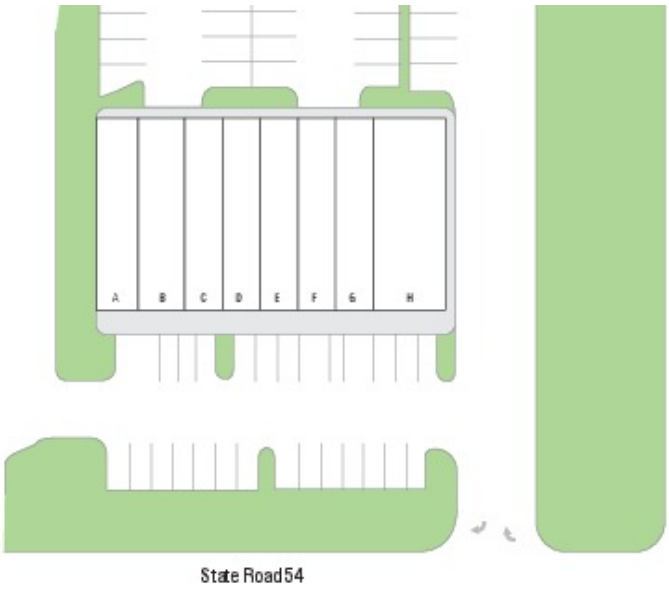
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Available Spaces

D	1,257
E	1,257
F	1,252
G	1,200
H	2,600



LEASE RATE:	-	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS

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Additional Photos













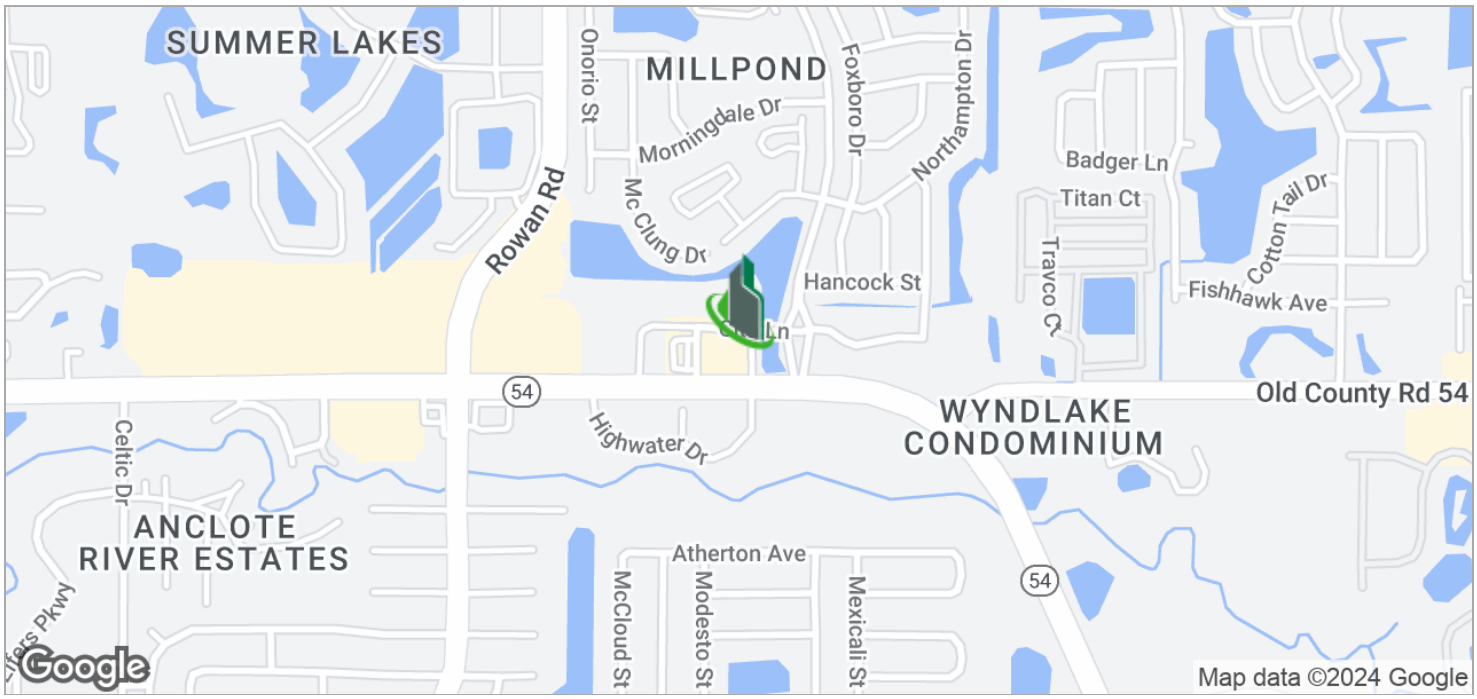
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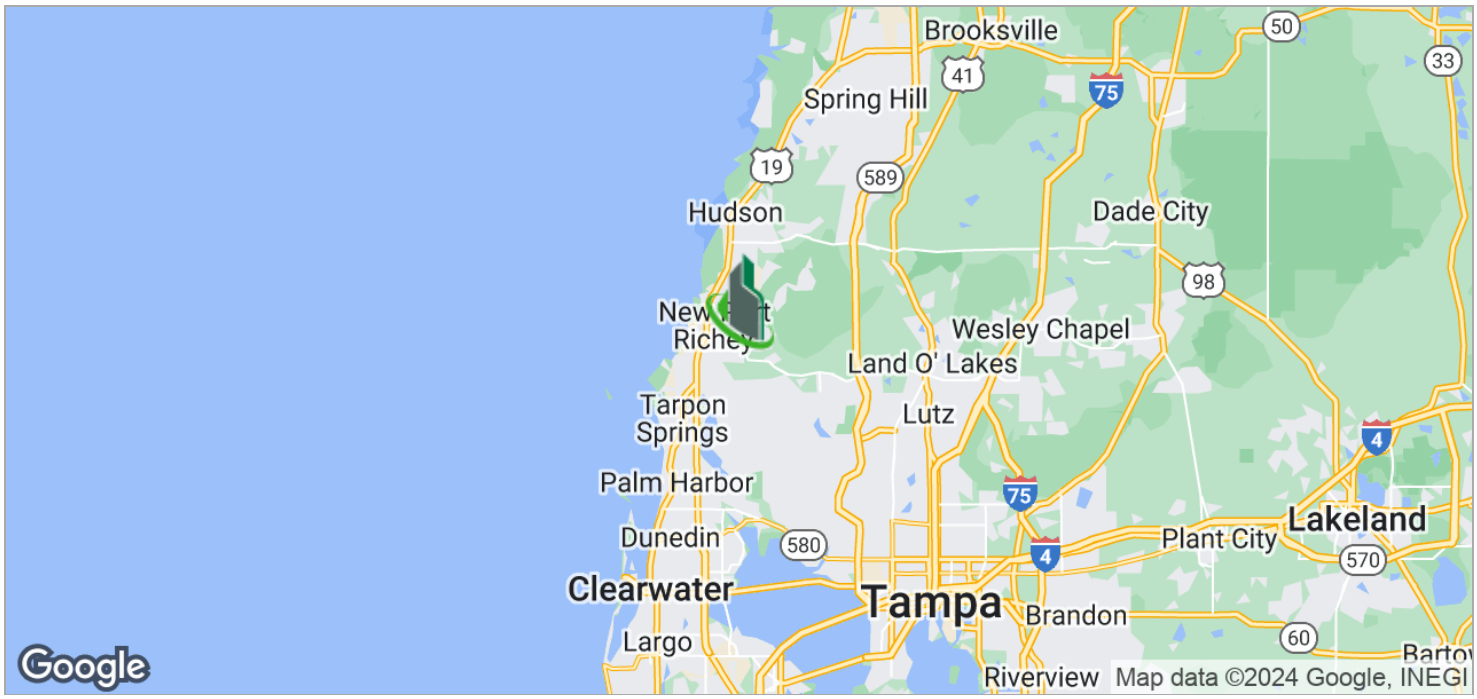
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Location Maps





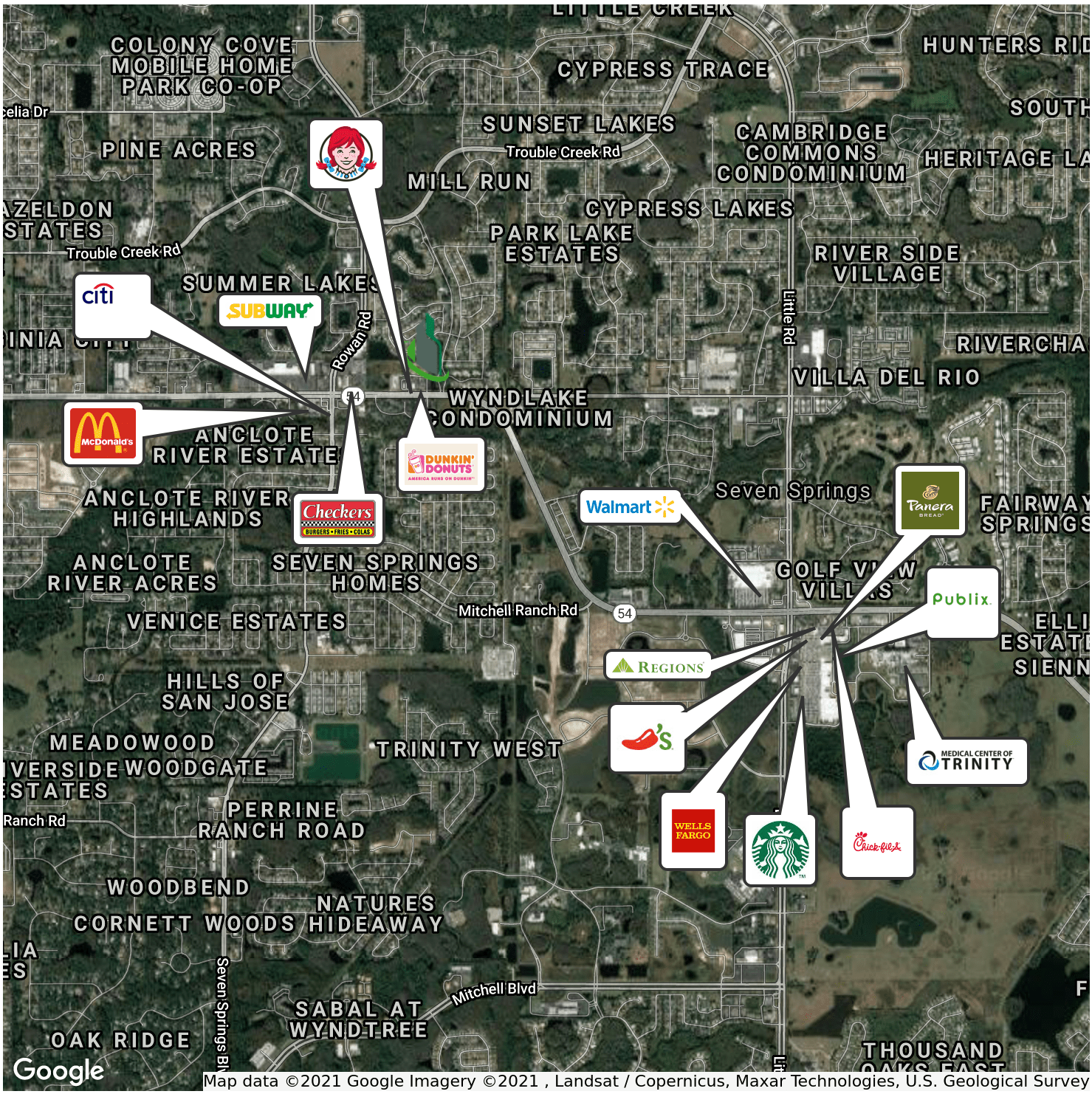
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Retailer Map



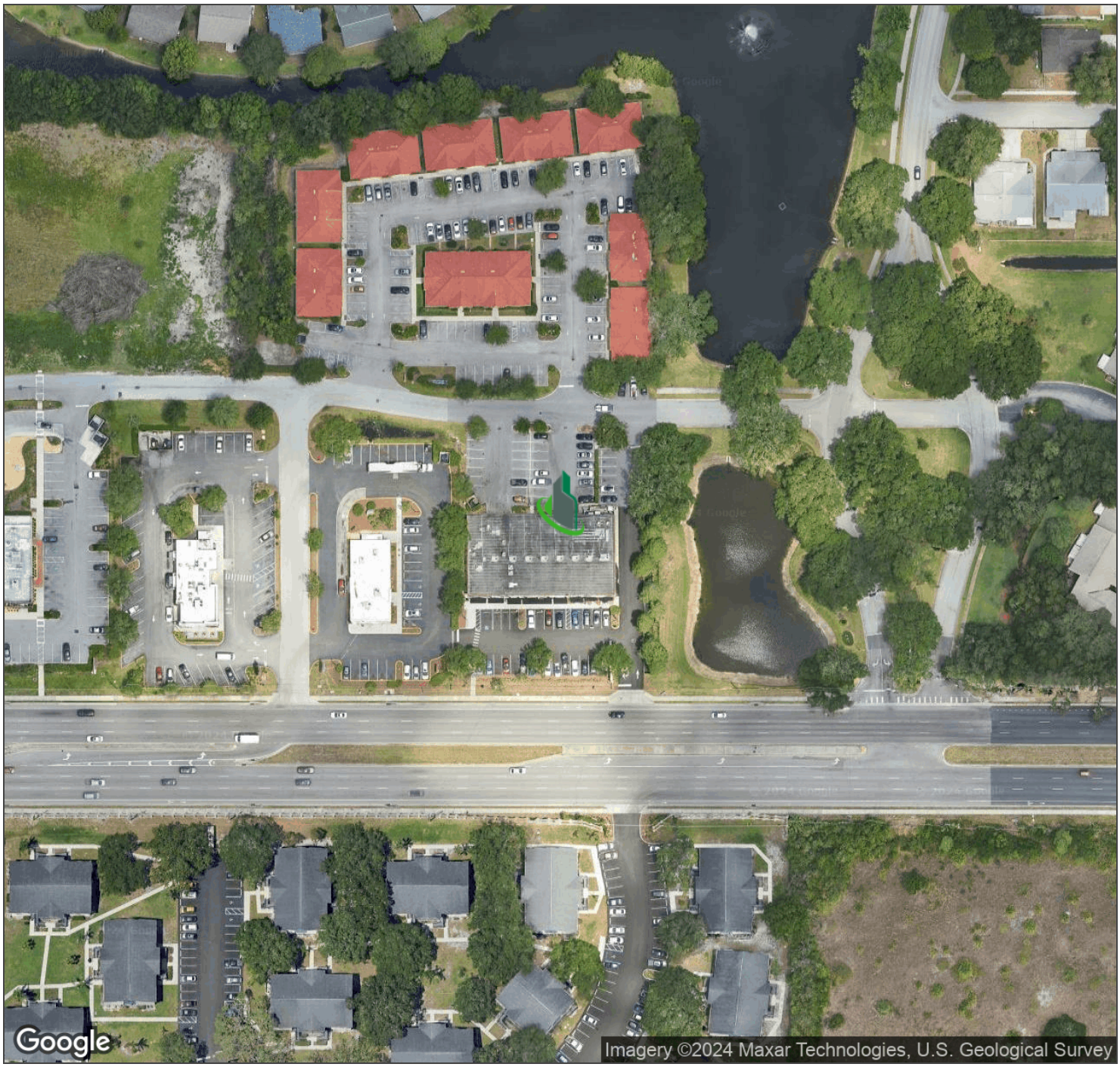
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Aerial Map



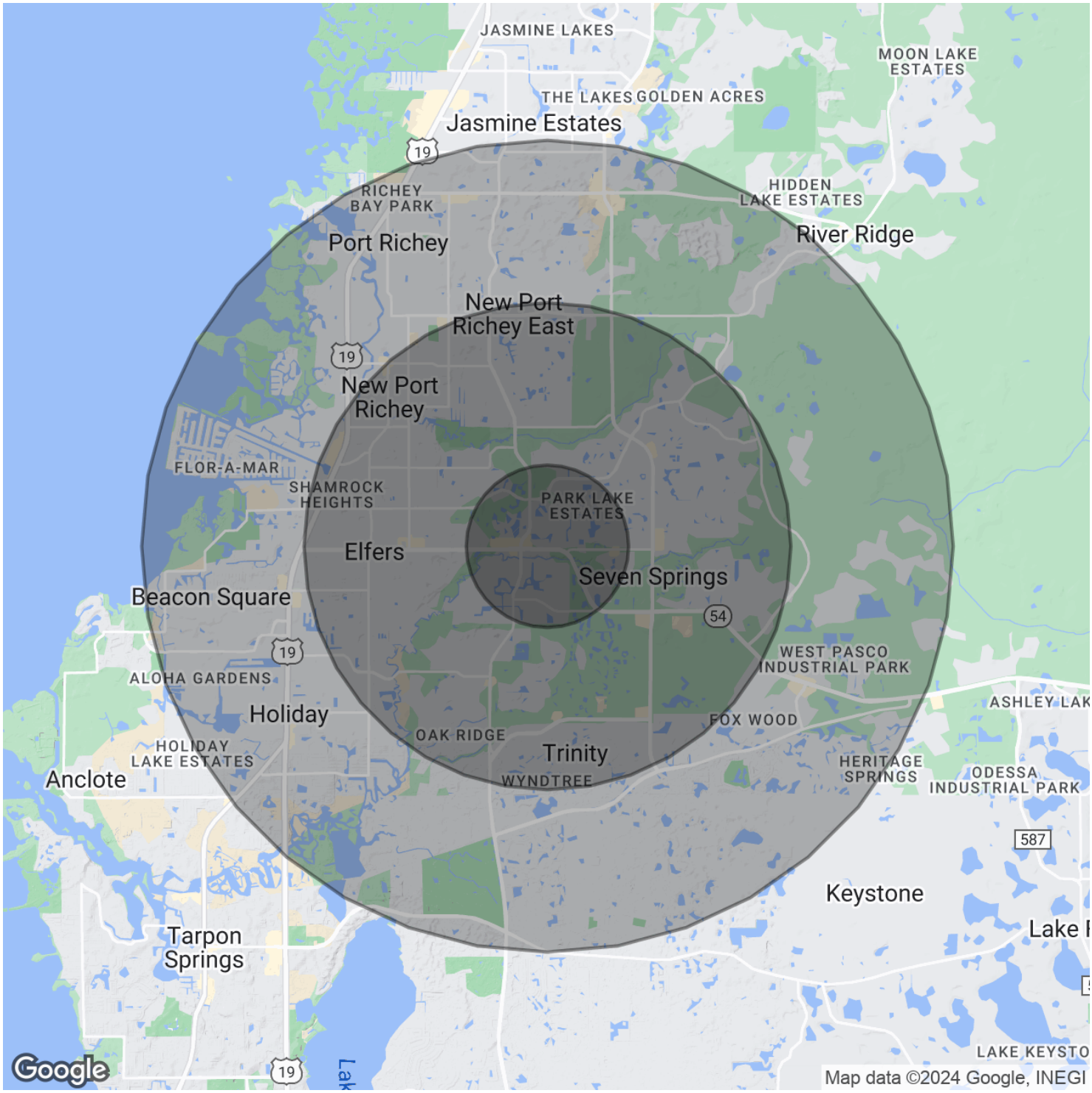
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Demographics Map & Report



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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,492	68,597	143,935
Average age	41.5	44.9	45.2
Average age (Male)	38.8	42.8	43.2
Average age (Female)	44.1	46.5	46.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,837	28,751	62,058
# of persons per HH	2.5	2.4	2.3
Average HH income	$53,571	$55,340	$53,104
Average house value	$169,784	$210,147	$202,894

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	7.8%	7.2%	7.6%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,484	63,603	133,831
% White	89.4%	92.7%	93.0%
Total Population - Black	285	1,477	3,093
% Black	3.0%	2.2%	2.1%
Total Population - Asian	385	1,493	2,692
% Asian	4.1%	2.2%	1.9%
Total Population - Hawaiian	0	11	90
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	20	156	354
% American Indian	0.2%	0.2%	0.2%
Total Population - Other	179	861	1,847
% Other	1.9%	1.3%	1.3%

TRAFFIC COUNTS	
SR 54 & Old Mill Pond Dr	42,000/day

** Demographic data derived from 2020 ACS - US Census*

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