

MEDICAL OFFICE FOR LEASE

PRIME LOCATION ON SR 54

6325 State Road 54 | New Port Richey, FL 34653

PROPERTY	Medical Office
SUITE SIZE	1,500 SF
LEASING RATE	\$15.00/SF (Includes CAM)



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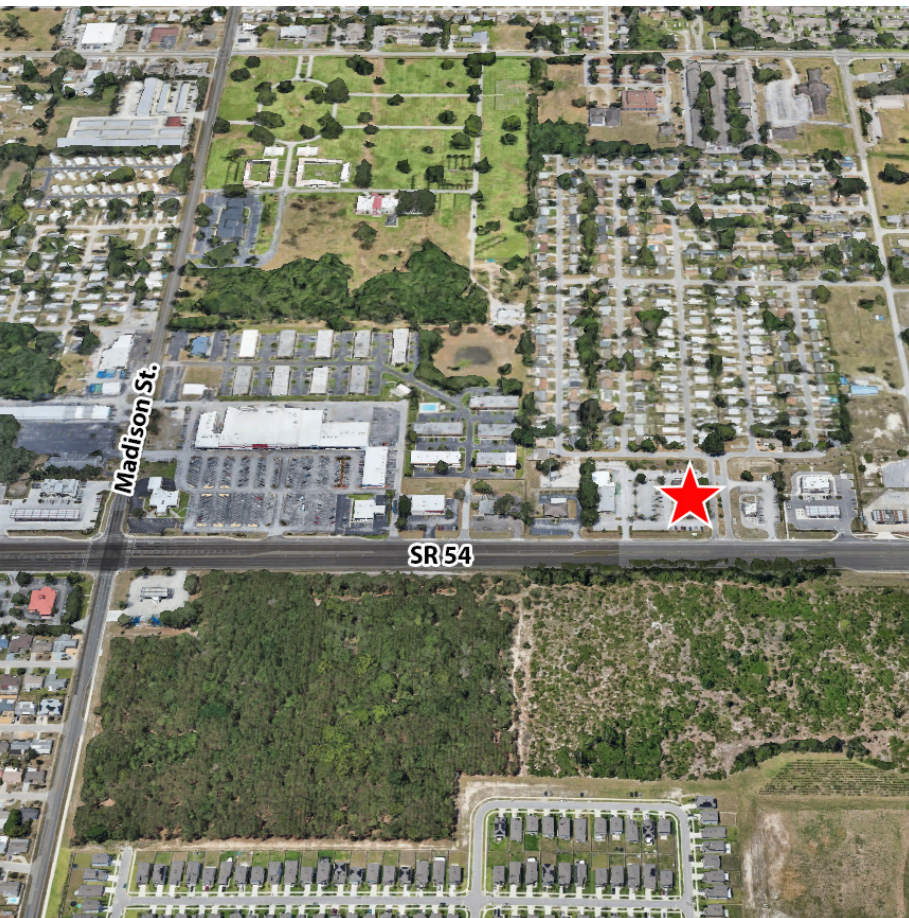
PROPERTY HIGHLIGHTS

- 1,500 SF Located on SR 54 in New Port Richey
- Highly Visible Location with Excellent Traffic Exposure
- Spacious Layout:
 - Large Waiting Area with Glassed Reception Space
 - Two Bathrooms
 - Three Medical Room and a Large Surgery Room
 - Nurse Stations
 - Two Private Offices
 - Multiple Storage Rooms
- Perfect for a Thriving Medical Practice Ready to Serve the Community

Contact Us Today to Schedule a Tour and Secure this Exceptional Space!

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MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	14,421	119,405	209,671
2024 Estimate	11,968	98,775	175,454
Growth 2020-2024	2.8%	3.5%	2.5%
Growth 2024-2029	4.1%	4.2%	3.9%
Median Age	42.6	45.6	45.9



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	5,873	52,528	90,536
2024 Estimate	4,874	43,434	75,709
Growth 2020-2024	1.6%	1.8%	1.2%
Growth 2024-2029	4.1%	4.2%	3.9%



INCOME	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$56,360	\$61,628	\$69,255
2025 Median Household Income	\$47,386	\$45,269	\$49,795



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