

# DENTAL OFFICE FOR LEASE

## PRIME LOCATION ON SR 54

6333 State Road 54 | New Port Richey, FL 34653

|                     |               |
|---------------------|---------------|
| <b>PROPERTY</b>     | Dental Office |
| <b>SUITE SIZE</b>   | 1,600 SF      |
| <b>LEASING RATE</b> | \$25.00/SF    |



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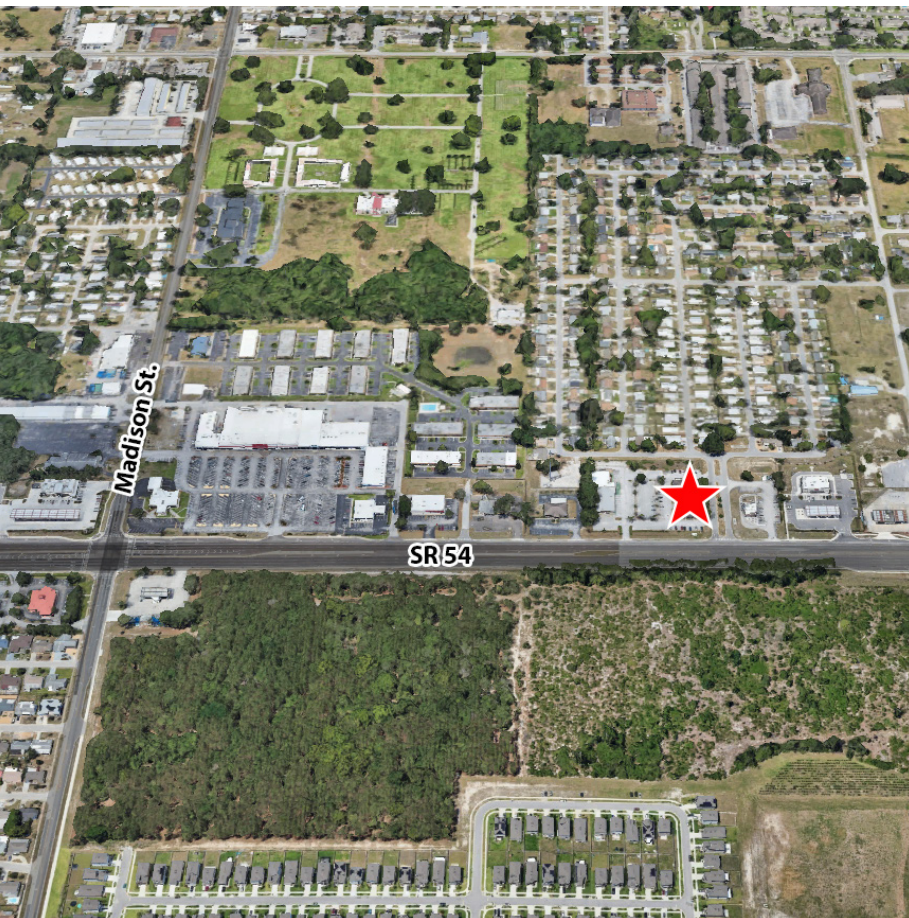
## PROPERTY HIGHLIGHTS

- 1,600 SF Located on SR 54 in New Port Richey
- Highly Visible Frontage on SR 54
- Fully Equipped Turn-Key Dental Suite Due To Former Dentist Retiring After 30 Years
- Spacious Layout:
  - Five Exam Rooms with Dedicated X-Ray Area
  - Large Office for Doctors or Administration
  - Multiple Work Rooms for Support Staff
  - Multiple Storage Rooms
  - Separate Restrooms For Public and Staff
  - Ample Parking

**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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