



STRIP-CENTER RETAIL UNIT

5016 US HIGHWAY 19

New Port Richey, Florida 34652

AVAILABLE UNIT

RENTABLE AREA

±1,200_{SF}

+ 300 SF covered canopy

BASE RATE • YEAR 1

\$20.00_{/SF}

Triple-net (NNN) • annual steps

LEASE TERM

3-YR

2026 – 2029 • renewal option

An in-line retail unit fronting US-19, one of Tampa Bay's primary north-south commercial corridors, at the signalized corner of Marine Parkway in New Port Richey. The ±1,200 SF space sits within a four-unit strip center (5004–5016) on a 0.67-acre corner parcel, sharing an established, fully paved lot with a free-standing outparcel restaurant. Concrete-block construction, packaged rooftop HVAC, a covered storefront canopy and prominent US-19 frontage — delivered on a straightforward triple-net structure.

PROPERTY PROFILE

The Space

02 — 5016 US HWY 19

UNIT SPECIFICATIONS

UNIT	5016 US Highway 19
RENTABLE AREA	±1,200 SF
COVERED CANOPY	300 SF (storefront)
FRONTAGE / DEPTH	30' × 40'
BUILDING TYPE	One-story retail, in-line
YEAR BUILT	1973
CONSTRUCTION	Concrete-block stucco (CBS)
ROOF	Flat, built-up tar & gravel
HVAC	Packaged rooftop, electric, ducted
FLOORING	Terrazzo & carpet
RESTROOM	One (1)
PARKING	Shared, paved surface lot
SIGNAGE	Storefront frontage
USE / CLASS	Retail store (DOR 1100 / 01100)

FLOOR FOOTPRINT



Full strip-center elevation — units 5004 — 5016 along US-19.

IN THE CENTER — TENANT ROSTER

5016	1,200 SF	Subject—retail
5014	1,470 SF	Inline retail
5008	1,330 SF	Inline retail
5004	840 SF	End-cap retail
5012	±1,900 SF	Outparcel (restaurant)

Strip-center building (Lot 301) totals ±4,840 SF across four in-line units; the free-standing outparcel restaurant (Lot 300, 5012) shares the common parking area. Areas per Pasco County Property Appraiser record cards.

Lease Economics & Location

YR	TERM	BASE / MO	BASE / YR	\$ / SF
1	09/01/26 – 08/30/27	\$2,000	\$24,000	\$20.00
2	09/01/27 – 08/30/28	\$2,110	\$25,320	\$21.10
3	09/01/28 – 08/30/29	\$2,225	\$26,700	\$22.25
CAM – current estimate (unit 5016)		\$548.40/mo	\$6,580.83/yr	\$5.48
Year-1 gross (base + CAM)		≈\$2,548/mo	≈\$30,581/yr	–

CAM COMPOSITION • 5016 • EST.

Property insurance — PPTY / GL / UMB	\$2,853.75
Property taxes (pro-rata)	\$1,602.25
Flood insurance (strip-center pool)	\$1,195.25
Lawn & grounds	\$375.00
Solid-waste assessment	\$260.24
Canopy lighting — electric	\$228.19
Parking-lot lighting	\$66.15
Total CAM • per year	\$6,580.83

Triple-net: tenant reimburses pro-rata share of taxes, insurance, CAM & solid waste. Property & flood insurance reflect 2026-2027 renewals – each of four strip units bears ¼ of the pool (property \$11,415; flood \$4,781). ≈ \$5.48 / SF.

LOCATION & SITE



Corner parcel • shared paved lot • US-19 × Marine Parkway. Source: Pasco County Property Appraiser.

- **US-19 frontage** at a signalized hard corner (Marine Parkway) — a primary Tampa Bay retail artery.
- **New Port Richey** (±18,800 residents) within the Tampa–St. Petersburg–Clearwater MSA.
- Within the **New Port Richey 2002 CRA**; City of New Port Richey jurisdiction, Pasco County.
- Established **co-tenancy** — liquor store, coffee & deli, laundromat and outparcel restaurant driving shared traffic.

LEASING • LANDLORD

K&K Commercial Properties, Inc.

11617 Bur Mac Road, Dade City, Florida 33525

Inquire for availability & terms

5016 US Hwy 19 • New Port Richey, FL 34652

Information herein is compiled from Pasco County Property Appraiser record cards (2026 tax year, work-in-progress), the recorded triple-net lease and the latest CAM reconciliation, and is believed reliable but not guaranteed. Areas are approximate and derived from county records; rent, CAM, insurance and availability are subject to change. This material is not an offer, a lease, or a survey – prospective tenants should verify all figures, dates and dimensions independently. Prepared for marketing purposes only.