

8499 TOM CHITTUM LOOP, NEW PORT RICHEY, FL 34653



**New
Construction**

WAREHOUSE FOR SALE/LEASE

Offered at: \$2,400,000

Location: Just off Ridge Rd. near Little Road in New Port Richey

Property Highlights:

- Zoned I1 / New Construction
- 11,025 total sf –
2,973 sf of Office & 8,052 sf of Warehouse
- 5 large offices, 2 conference rooms, 3 restrooms, large kitchen/break area
- 4 bay doors, 12 x 12
- 33 parking spaces
- 1.07 Acres
- ***Available for Lease - See back for details**

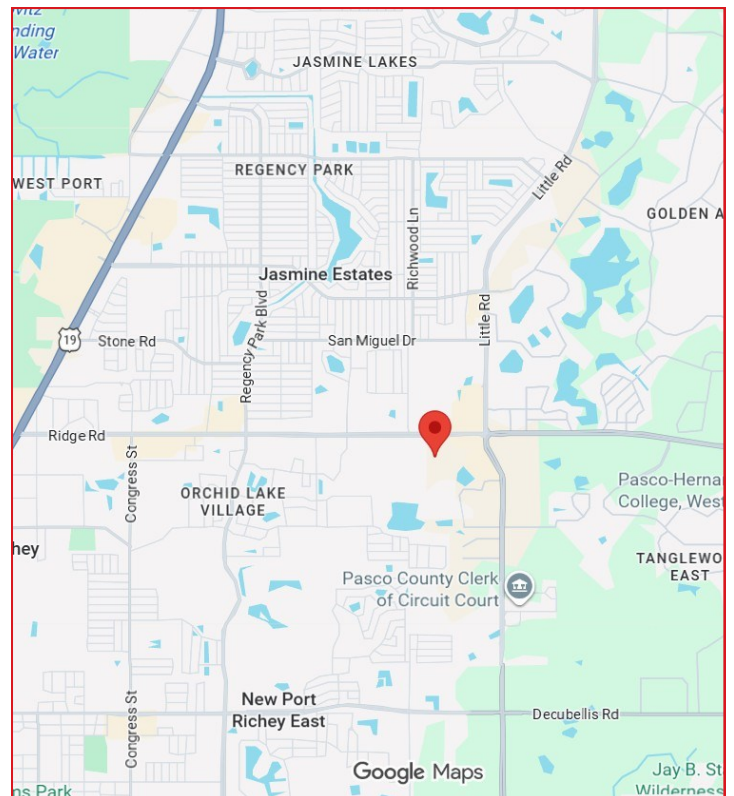
FOR MORE INFORMATION

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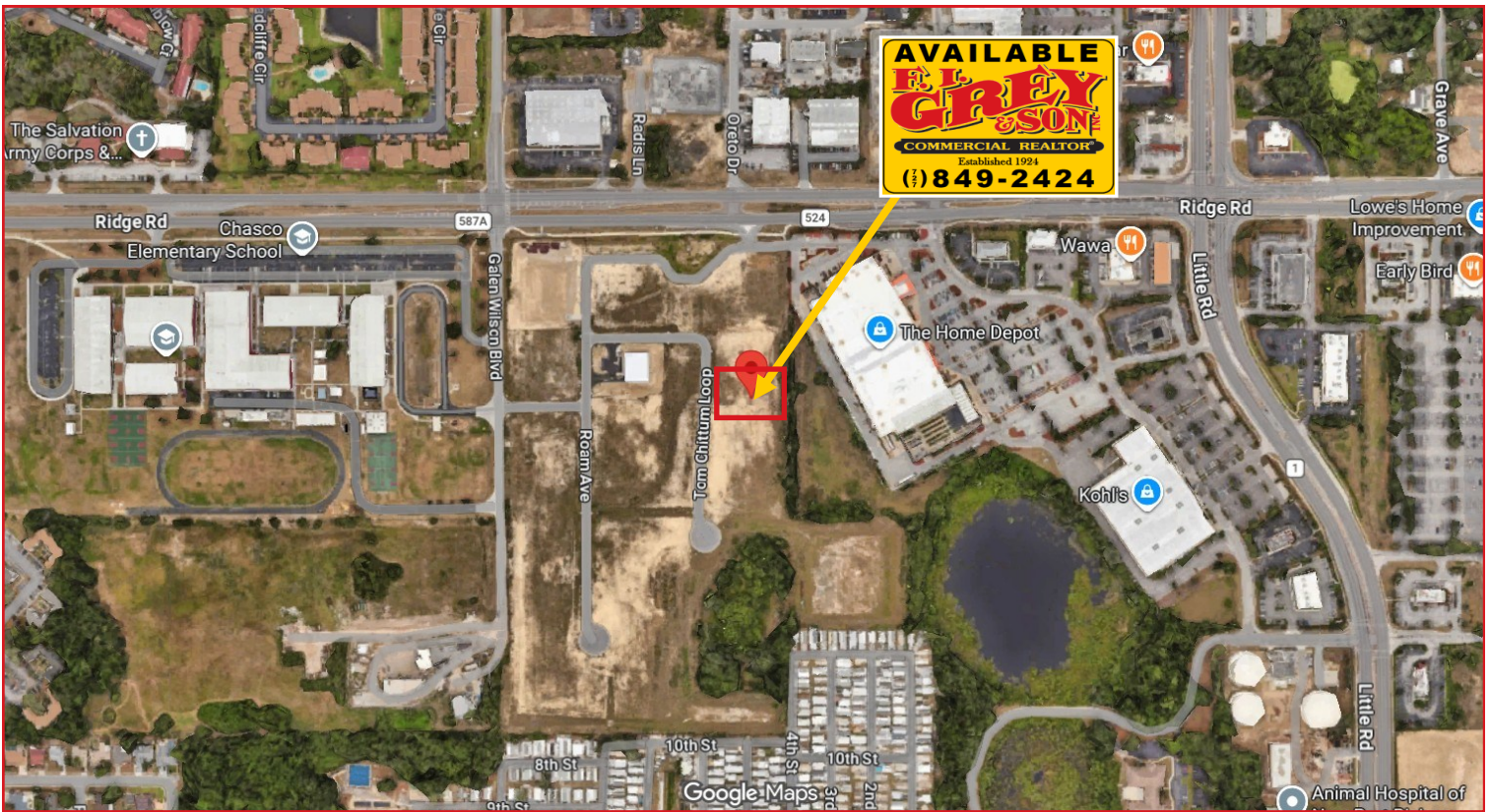
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Demographics

	Radius		
	1-Mile	3-Miles	5-Miles
Population:	9,150	66,321	148,703
Households:	3,809	29,013	66,532
Average HH Income:	\$64,161	\$70,105	\$76,999
Traffic Counts: (FDOT)	28,000 AADT on Ridge Rd.		

Lease Details

Price:	\$17,500/mo. + CAM, Taxes & Insurance
Type:	NNN
Terms:	3-5 years minimum

PROPERTY STATISTICS

Size	11,025± sf building
Use	Warehouse
Materials	Metal
Size	1.07± ac
Zoning	LI
Taxes (2025)	\$3,105.65

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