



# Main Street Commercial Property

3,000 SF | For Sale | \$1,250,000

OFFERING MEMORANDUM | 5701 MAIN STREET | NEW PORT RICHEY, FL

Exclusively Listed by

**Alex Lucke, CCIM - Commercial Director** | (727) 410-2896 | [AlexLucke@KWCommercial.com](mailto:AlexLucke@KWCommercial.com) | #SL3351552

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**KW COMMERCIAL TAMPA PROPERTIES**  
5020 W Linebaugh Ave #100  
Tampa, FL 33624

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# Property Information

DISCLAIMER

EXECUTIVE SUMMARY

PROPERTY PHOTOS

FLOOR PLAN

# Disclaimer



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# Executive Summary



## Property Overview

KW Commercial Tampa Properties is proud to represent 5701 Main Street, New Port Richey, FL 34652 ("the Property") for sale. The Property offers a rare opportunity to acquire a 3,000 SF commercial building located on Main Street in the heart of Downtown New Port Richey. With prominent street frontage, flexible Downtown zoning, rear access, designated parking, and adjacency to public parking, the Property is well-positioned for an owner-user or investor seeking a highly visible location within one of Pasco County's most active historic downtown corridors.

The Property is currently occupied and configured as a financial planning office and will be delivered vacant at closing. The existing layout includes private offices, a conference room, reception/check-in area, open workstation space, a remodeled kitchen/break area, three restrooms, and both front and rear building access. Originally built in 1956, the single-story building is improved with concrete block/stucco construction and a built-up tar and gravel roof covering.

5701 Main Street is located within the City of New Port Richey's Downtown zoning district, a flexible mixed-use district intended to support a variety of downtown uses, including office, retail, restaurant, service, and other compatible uses. This provides future ownership with flexibility for continued office use or potential repositioning, subject to buyer verification and applicable city approvals.

The Property is surrounded by the growing energy of Downtown New Port Richey, with nearby restaurants, bars, breweries, cafés, boutique retailers, Sims Park, the Cotee River, and the historic Hacienda Hotel. Nearby dining and entertainment options include The Social NPR, Cotee River Brewing Company, Ordinance One, Bourbon on Main, Herschel's Scratch Kitchen, BackDraughts Wood Fired Pizza, Estuary, SteamWorks Pub, Sasha's on the Park, Emerald Coast Brewing Company, and other downtown operators.

Downtown New Port Richey continues to benefit from public and private investment, including the Main Street Landing mixed-use project, which includes 80 multifamily units and 13,640 SF of retail space, the Residences at Orange Lake, the historic Hacienda Hotel renovation, and continued improvements around James E. Grey Preserve and other city projects.

5701 Main Street offers a compelling opportunity to acquire a well-located commercial building in a walkable downtown setting with immediate owner-user functionality,

## Property Highlights

- 3,000 SF commercial building on Main Street in Downtown New Port Richey
- Flexible Downtown zoning allowing office, retail, restaurant, service, and other compatible uses
- Currently configured as a financial planning office and delivered vacant at closing
- Functional layout with private offices, conference room, reception area, workstations, kitchen/break area, and three restrooms
- Front and rear access with approximately four rear parking spaces plus adjacent public parking
- Walkable location near Sims Park, the Cotee River, restaurants, breweries, boutique retail, and ongoing downtown redevelopment

<b>Price:</b>	\$1,250,000
<b>Building SF:</b>	3,000 SF
<b>Price / SF:</b>	\$416.67/ft
<b>Occupancy:</b>	Vacant at Closing
<b>NOI:</b>	N/A
<b>CAP Rate:</b>	N/A
<b>Floors:</b>	1
<b>Available SF:</b>	3,000 SF
<b>Lot Size:</b>	0.09 Acres
<b>Year Built:</b>	1956
<b>Parking:</b>	(4) designated in the rear + Open & Shared Main Street/Public Parking
<b>Zoning:</b>	D - Downtown (City of NPR)
<b>Flood Zone:</b>	X500

# Property Photos



# Property Photos



# Property Photos



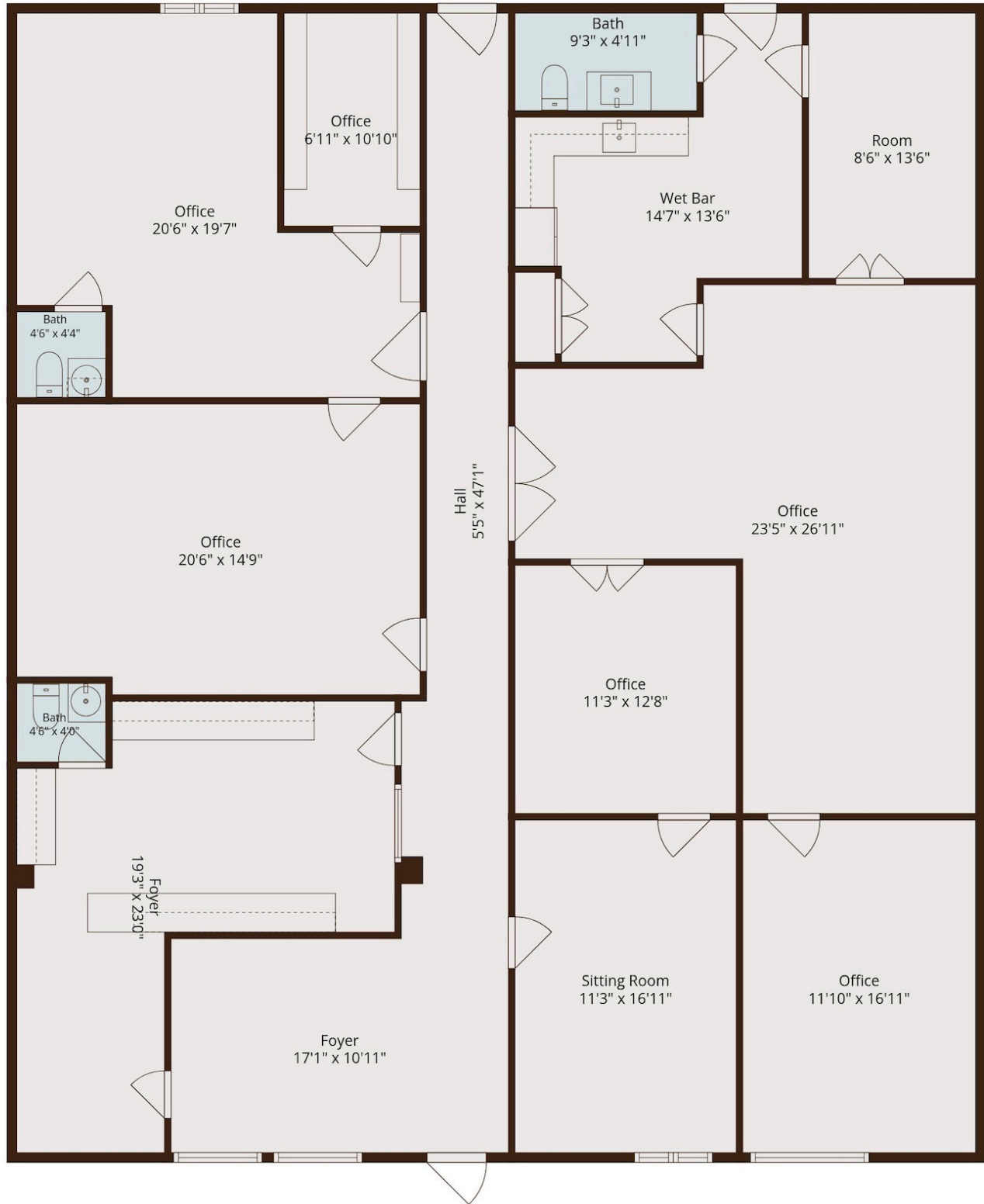
# Property Photos



# Property Photos



# Floor Plan



The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular volumes, all rendered as thin lines. Dotted lines are also present, suggesting a grid or structural framework.

# 02

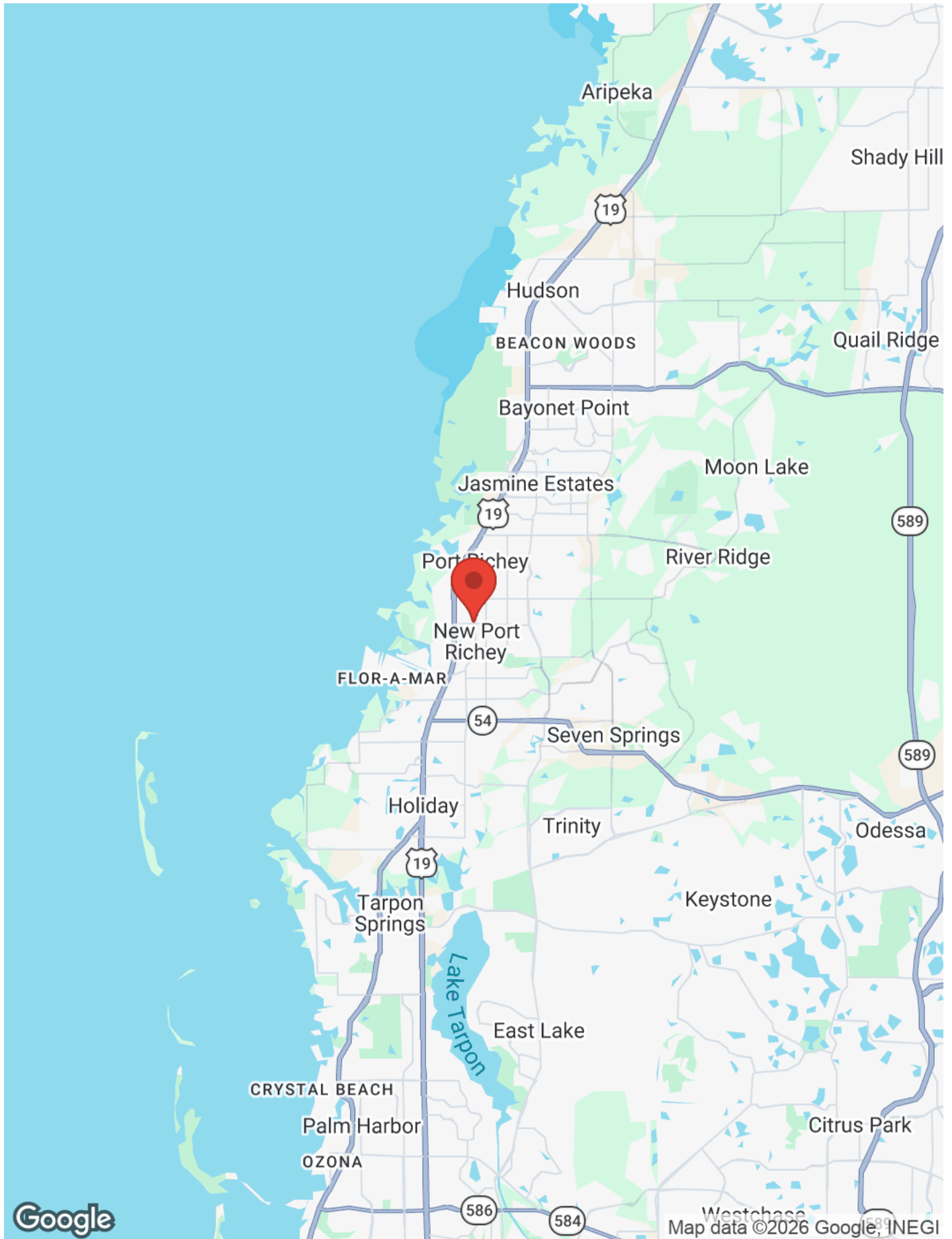
## Location Information

REGIONAL MAP

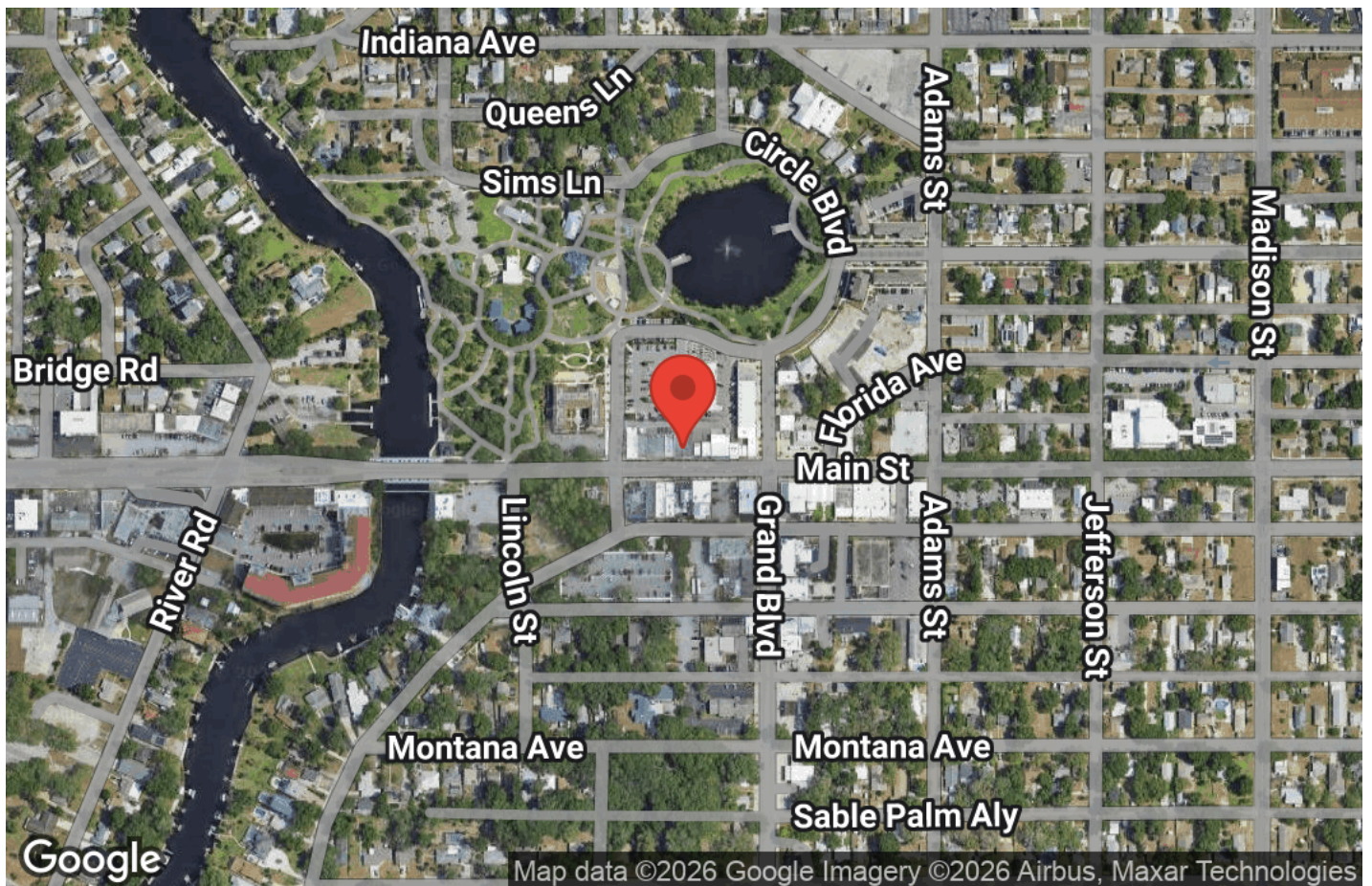
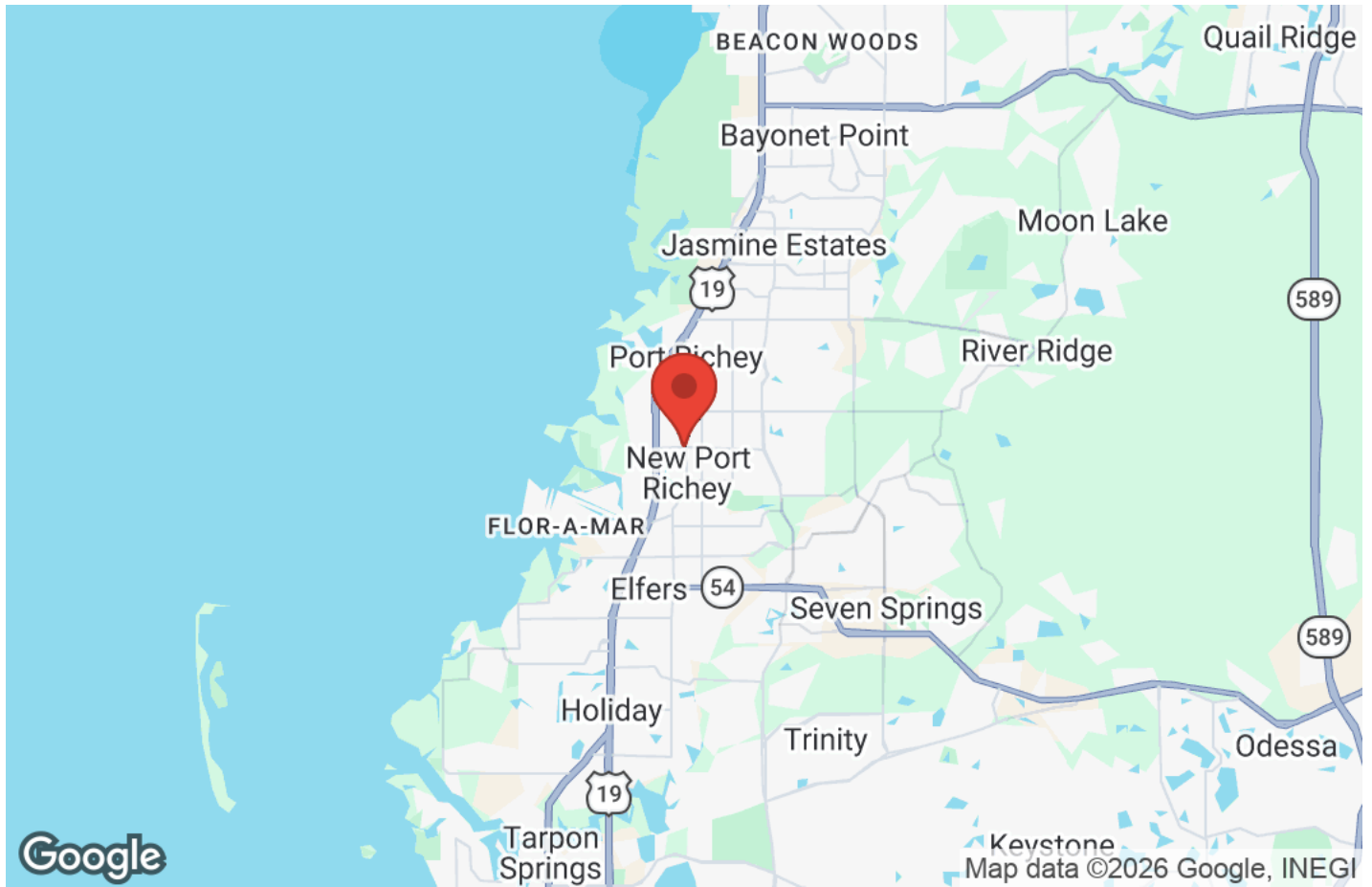
LOCATION MAPS

DEMOGRAPHICS

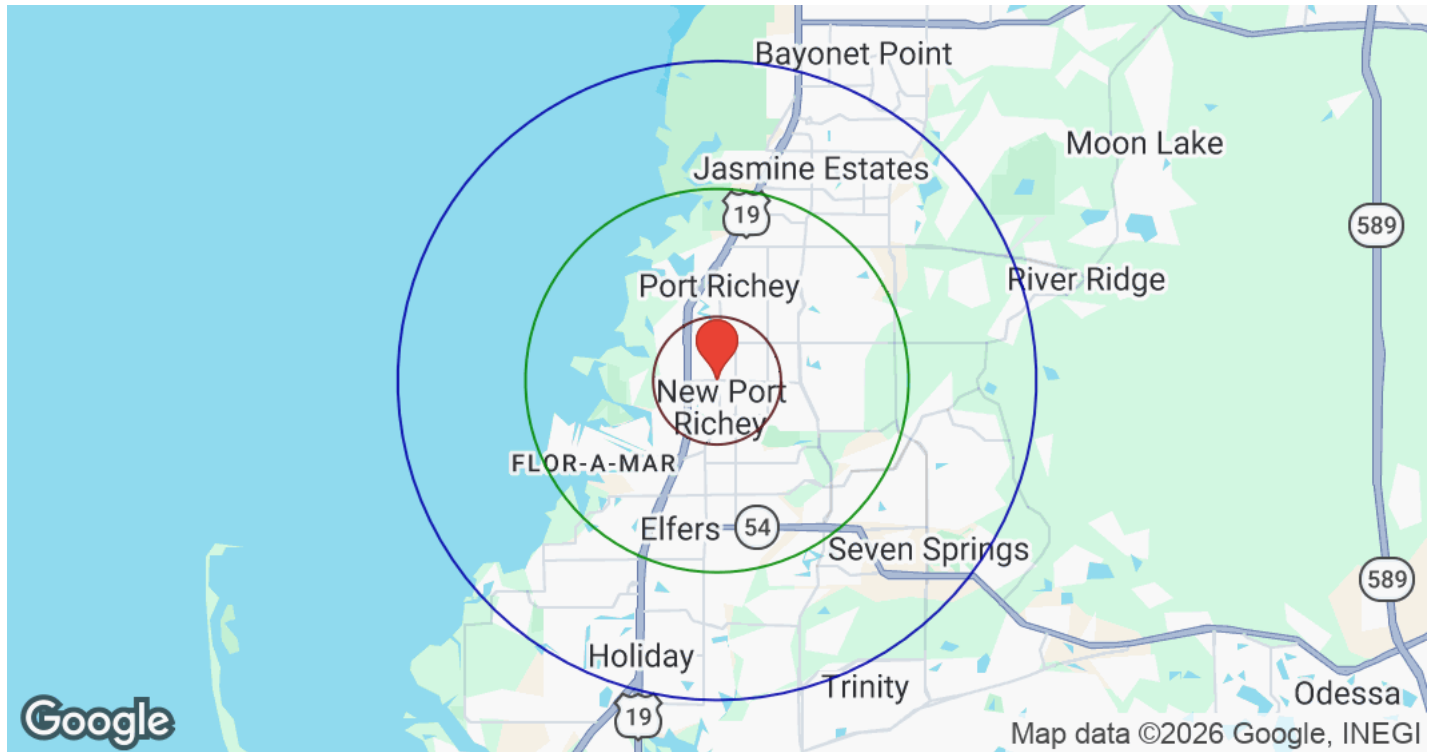
# Regional Map



# Location Maps



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	5,886	35,650	78,291
	Female	5,761	36,665	82,844
	Total Population	11,647	72,315	161,135
<b>Race / Ethnicity</b>	White	8,288	50,519	112,086
	Black	771	4,426	9,942
	Am In/AK Nat	28	108	242
	Hawaiian	3	29	64
	Hispanic	2,038	13,400	29,713
	Asian	211	1,967	5,108
	Multiracial	283	1,736	3,738
	Other	24	123	258
<b>Housing</b>	Total Units	6,204	37,094	79,006
	Occupied	5,478	32,985	70,367
	Owner Occupied	2,721	19,241	43,552
	Renter Occupied	2,757	13,744	26,815
	Vacant	727	4,109	8,639
<b>Age</b>	Ages 0 - 14	1,664	10,629	24,720
	Ages 15 - 24	1,100	7,049	16,590
	Ages 25 - 54	4,102	25,913	58,791
	Ages 55 - 64	1,843	10,921	22,998
	Ages 65+	2,938	17,802	38,036
<b>Income</b>	Median	\$52,018	\$55,569	\$58,598
	Under \$15k	481	3,003	6,455
	\$15k - \$25k	483	3,128	6,219
	\$25k - \$35k	767	3,710	6,778
	\$35k - \$50k	935	5,327	10,746
	\$50k - \$75k	1,148	6,354	13,931
	\$75k - \$100k	487	3,702	8,769
	\$100k - \$150k	592	4,047	9,697
	\$150k - \$200k	320	1,983	3,988
Over \$200k	265	1,730	3,782	

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

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# Agent Profile

PROFESSIONAL BIO

# Professional Bio



## ALEX LUCKE, CCIM

Commercial Director

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation, an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

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# Schedule Your Private Tour Today!

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