



For Lease

RIPCO
RETAIL LEASING

11227 US Highway 19

Southwest corner of US-19 & Sandra Drive
Port Richey, FL 34668

±3,460 SF Building on ±0.71 AC

Fully equipped second-generation full-service carwash for lease situated on heavily trafficked highway

Space Details



Location	Southwest corner of US-19 & Sandra Drive	
Size	Building	±3,460 SF
	Land	±0.71 AC
Frontage	±250 FT wraparound on US-19 and Sandra Drive	
Possession	Immediate	
Term	Minimum Five (5) years	
Rent	Upon request	

Comments	Fully operational, second-generation full-service car wash available for lease, minimizing startup costs and accelerating opening. Situated on 0.71 AC with a 3,460 SF facility featuring multiple canopies, ample vehicle circulation, brick-paved driveways, and prominent signage. Prime US Highway 19 location with approximately ±250 FT of frontage, three points of ingress/egress, northbound median access, and 52,000+ AADT. Surrounded by national retailers and more than 60,000 residents within a three-mile radius, providing a strong customer base. Located in the rapidly growing West Pasco County submarket of the Tampa MSA, benefiting from continued residential and commercial growth.	
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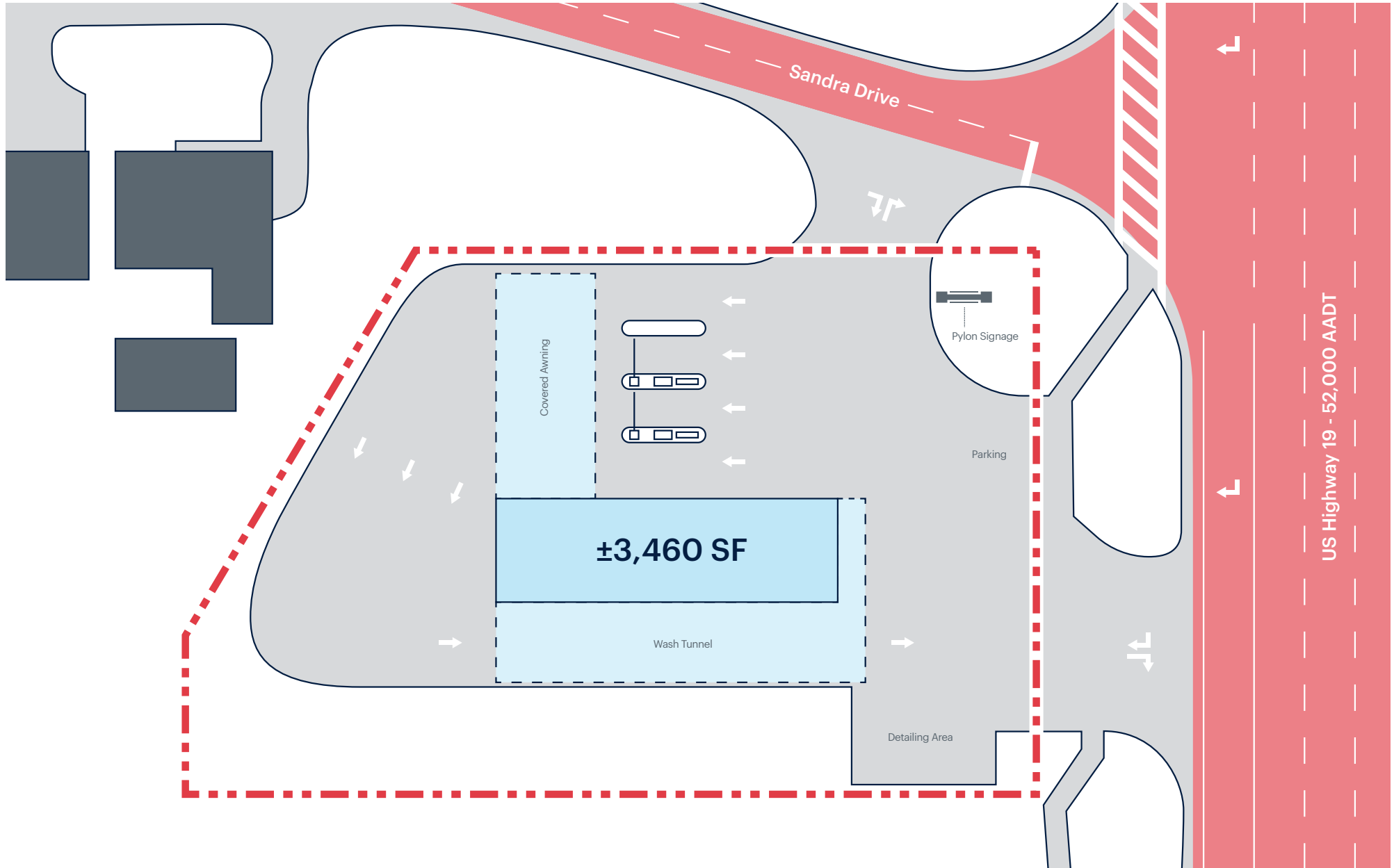
Property Imagery

Additional photos



Site Plan

For illustrative purposes



Market Retail & Demographics



Total Population	1 mile	9,819
	3 miles	63,943
	5 miles	109,475
Daytime Population	1 mile	8,476
	3 miles	60,858
	5 miles	109,667
Total Households	1 mile	4,289
	3 miles	28,356
	5 miles	49,418
Average Household Income	1 mile	\$59,203
	3 miles	\$64,358
	5 miles	\$70,753
Median Age	1 mile	46.3
	3 miles	49.1
	5 miles	50.8

Submarket Overview

Pasco County

Pasco County, Florida sits at the northern edge of the Tampa Bay metro area, bridging Tampa's urban core with central Florida. Historically known for citrus groves and retirement communities, it has emerged as one of the state's fastest-growing counties as families and businesses priced out of Tampa and Hillsborough County push northward.

Growth over the past decade has been dramatic: population rose from roughly 465,000 in 2010 to an estimated 680,000–690,000 today, a gain of more than 45%. Communities like Wesley Chapel, Trinity, and the Connected City Corridor have driven this boom, adding master-planned developments, retail corridors, and new schools. Infrastructure has struggled to keep pace, spurring major road and utility investment.

Today, Pasco stands out as one of the region's clearest growth stories, with new hospitals, business parks, and a fast-expanding tax base signaling it's no longer just Tampa's overflow, but a county coming into its own.

County Stats

672,499

Total Residents

271,834

Total Households

11.07%

Projected Growth 2024–2029

75%

Family Own vs. Rent

\$105,602

Average HH Income

\$412,310

Average Home Value

