

SR 52 & NATURE TRAIL - PASCO

8434 SR 52 • PORT RICHEY, FLORIDA 34667

SR 52 Commercial Property

Port Richey, Pasco County, FL

CONTACT:

Name: Christian Yepes

Phone: 727-536-8686

Fax: 727-536-4356

Email: christian@belleairgroup.com

Property Information:

8434 SR 52

Port Richey, FL 34667

Property Size:

.96 acres

Zoning:

Commercial/Retail (C-2)

Traffic Counts:

SR 52: 36,000 2011

Demographics:

	Population	Avg. Income
1 mile:	12,846	\$43,057
3 mile:	58,340	\$44,616
5 mile:	99,838	\$46,596

Notes:

Located at the SEC of the full-access intersection of SR 52 and Nature Trail, just a half-mile west of Little Road, the site sits conveniently at the entrance to the densely populated Bear Creek Subdivision. The site features excellent access and great visibility from all directions.



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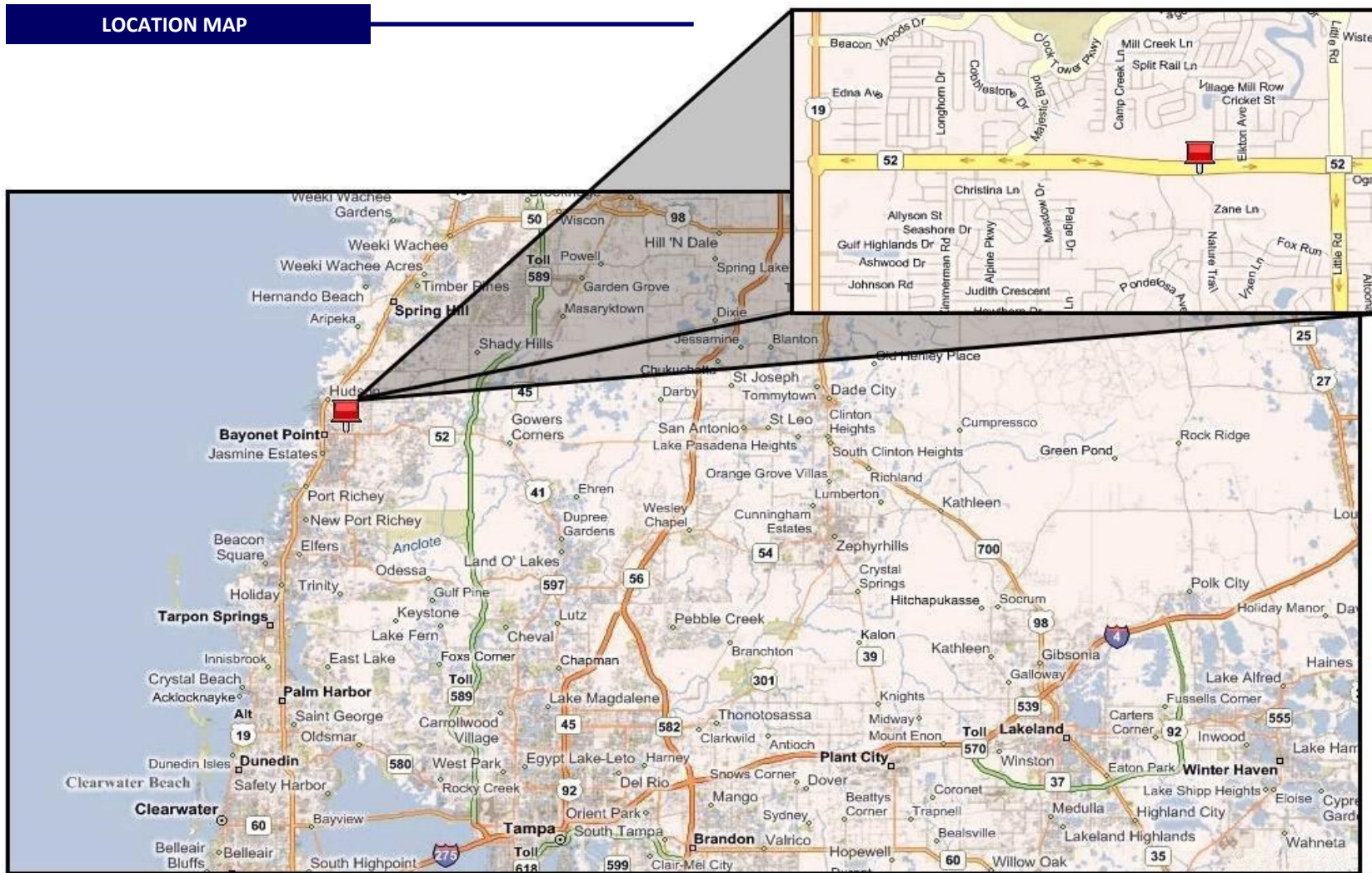
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LOCATION MAP



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