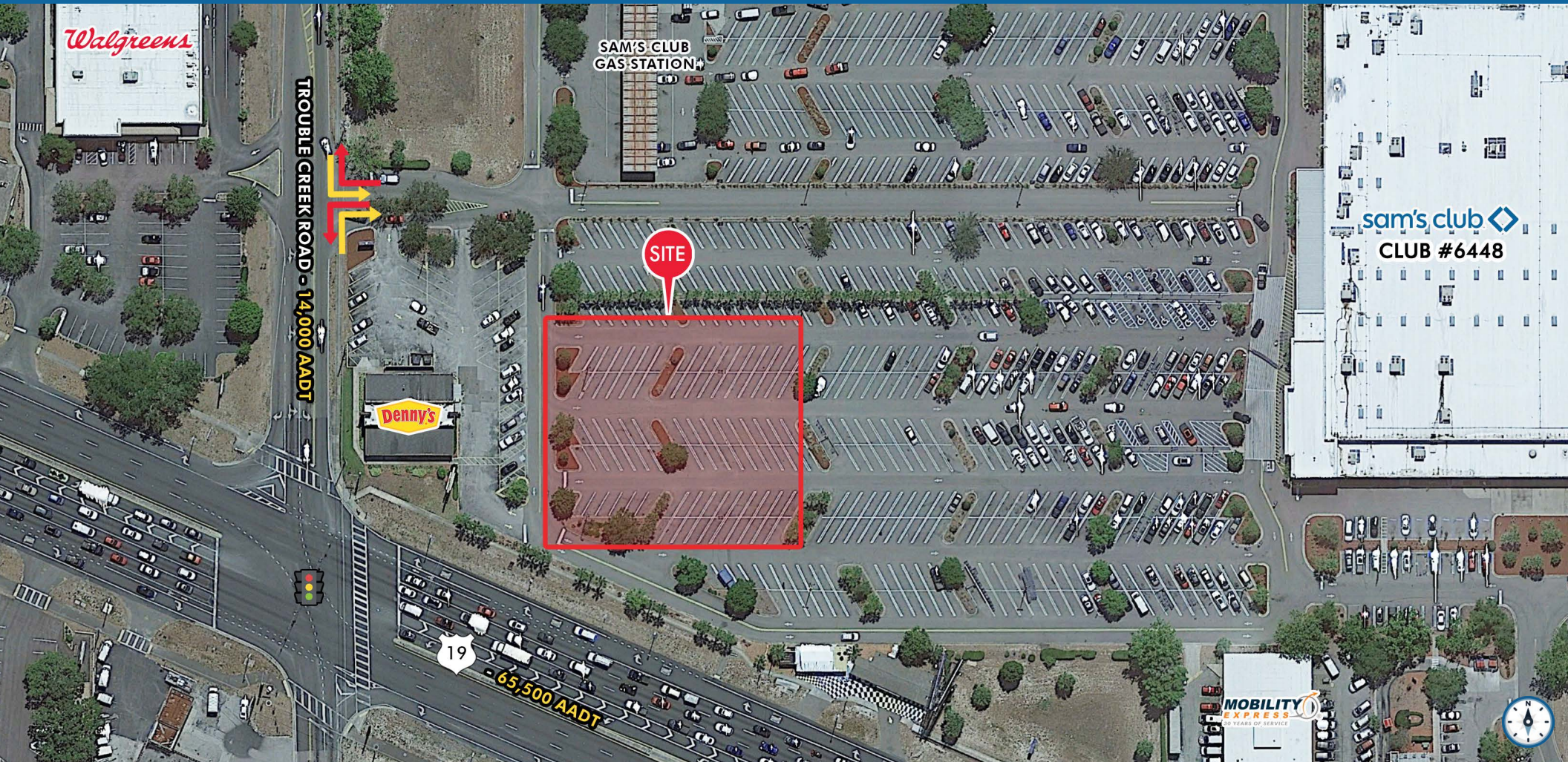


AVAILABLE FOR SALE



4330 US-19, NEW PORT RICHEY, FL 34652

±0.50 ACRE CARVEOUT AVAILABLE FRONTING US-19



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PROPERTY OVERVIEW

HIGHLIGHTS

- Very strong traffic counts on US-19 (65,500 VPD) and Trouble Creek Road (14,000 VPD)
- US-19 is major North/South thoroughfare supporting Tampa MSA
- Carveout is located at Sam’s Club main entrance
- Signalized intersection
- Going home side
- Residential communities surround site

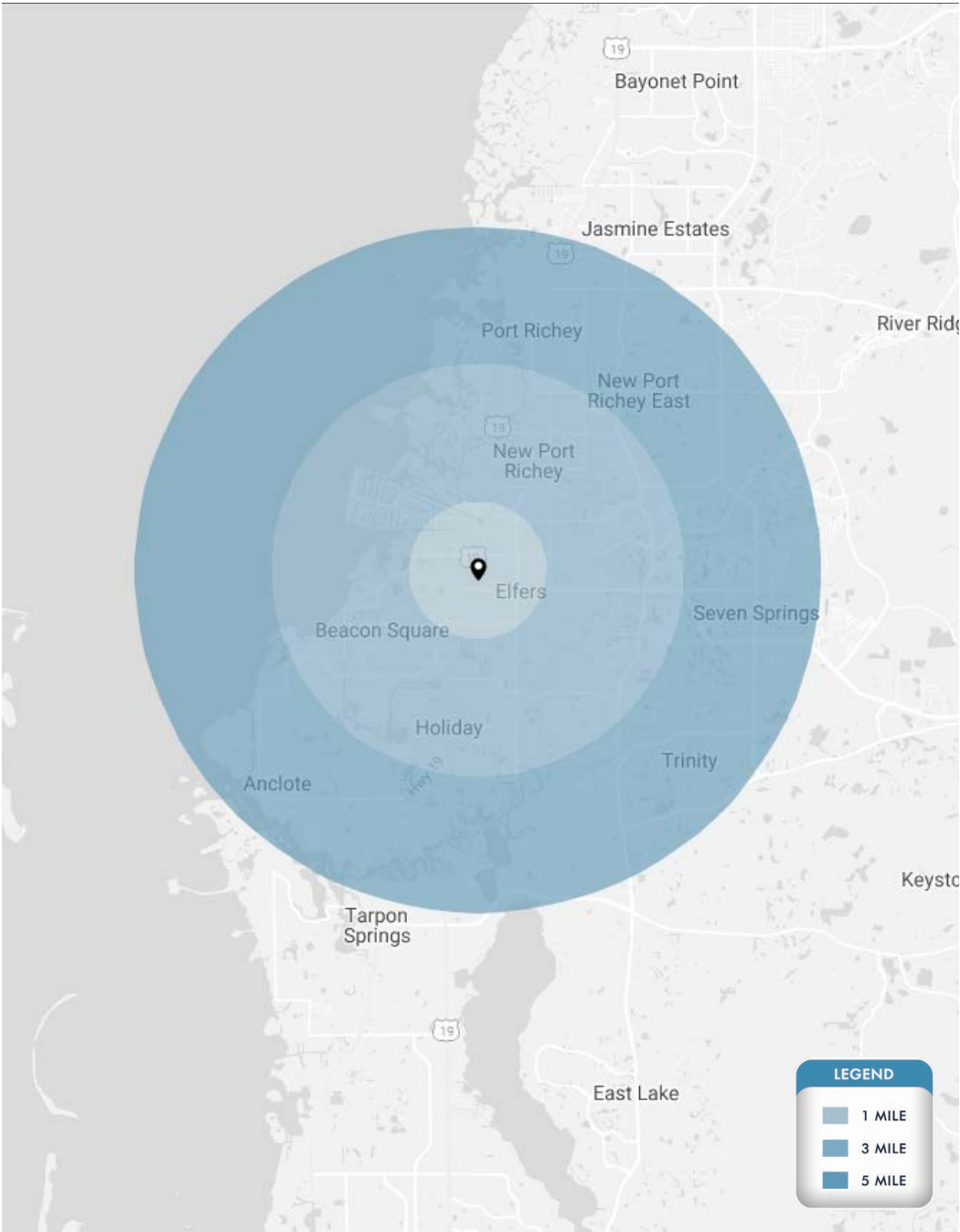
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	12,616	81,281	146,650
HOUSEHOLDS	5,515	35,677	63,703
DAYTIME EMPLOYEES	10,516	68,634	124,075
AVERAGE HH INCOME	\$52,500	\$58,970	\$63,702

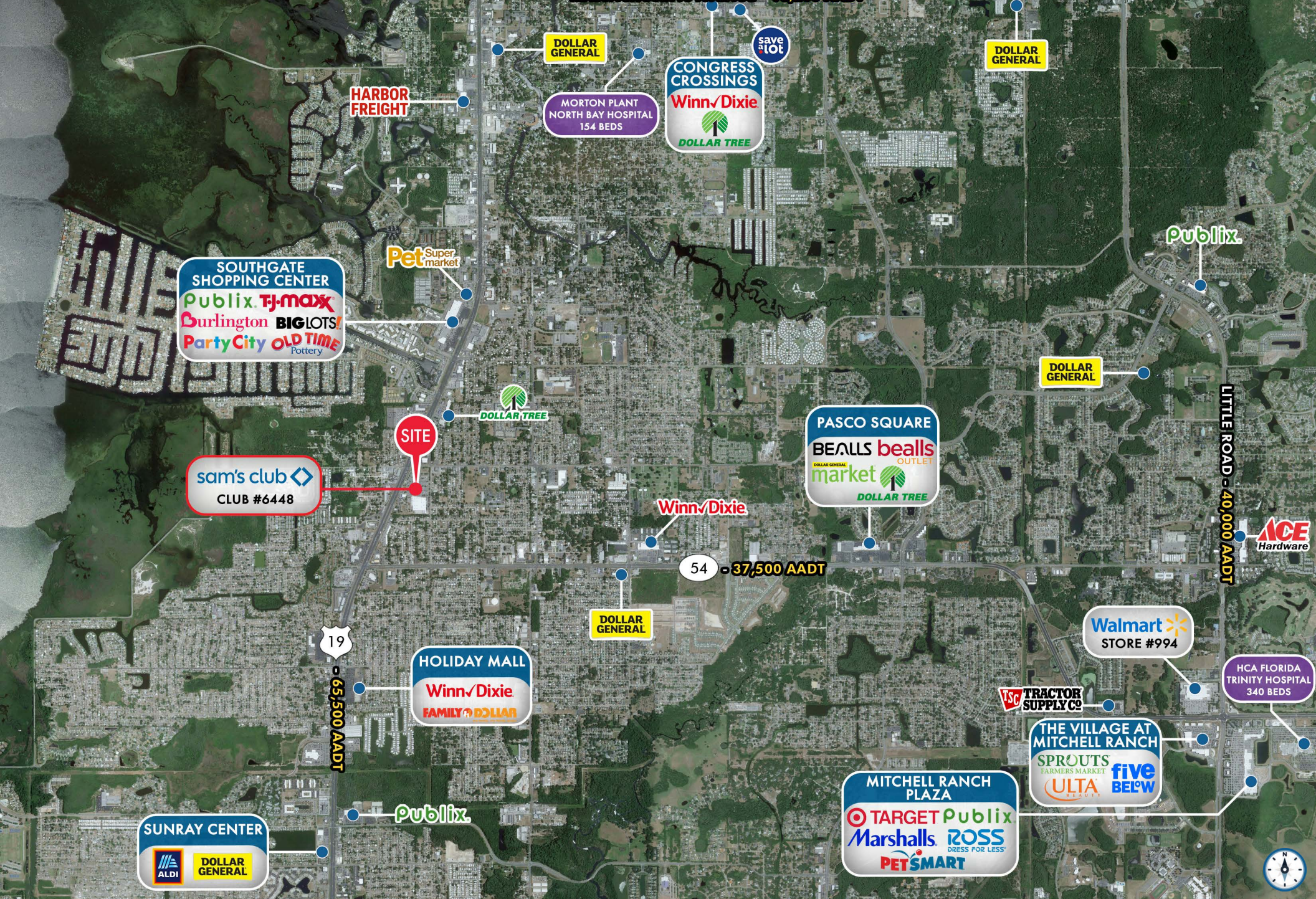
TRAFFIC COUNTS

US-19	65,500 AADT
Trouble Creek Road	14,000 AADT

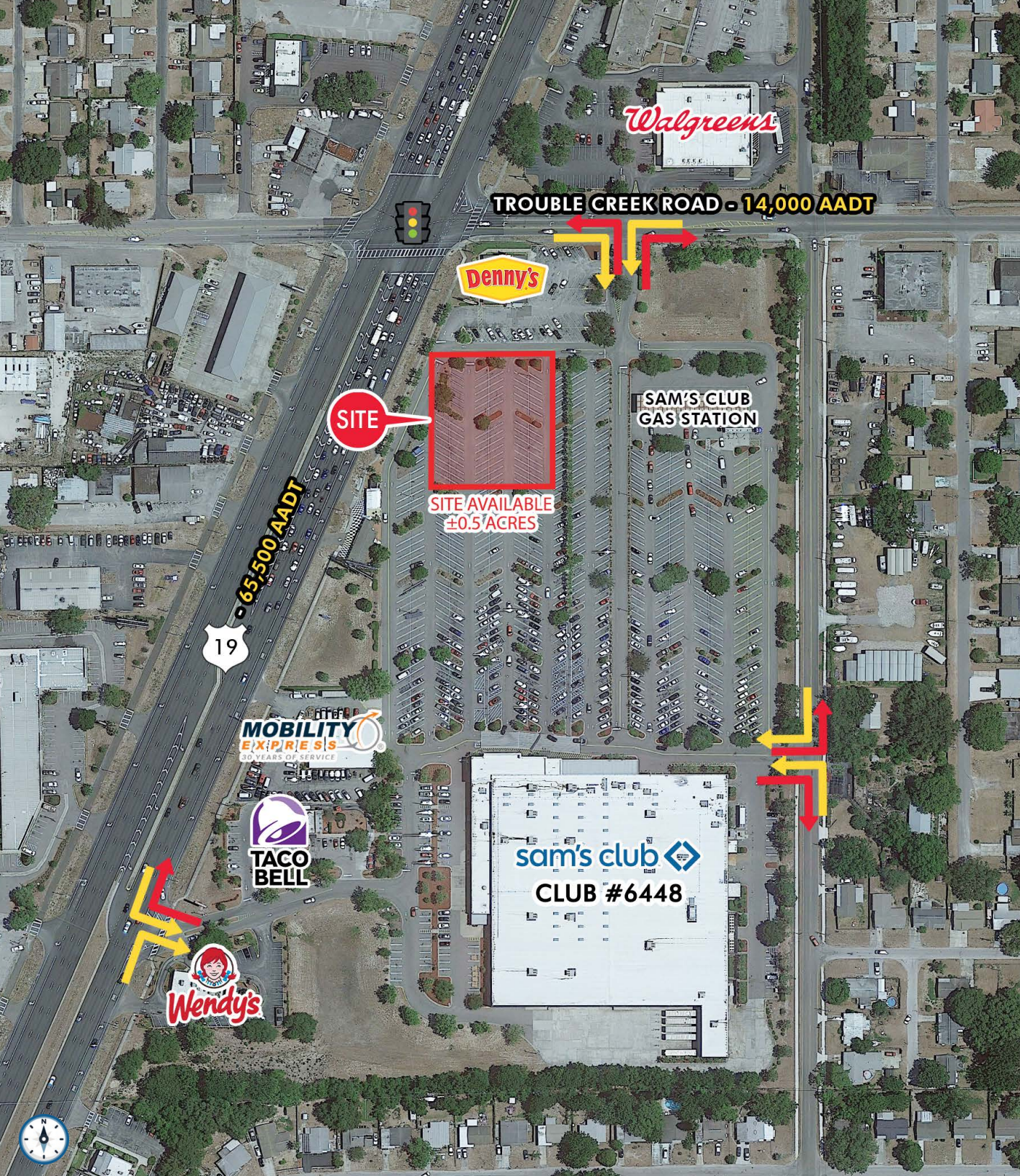
The proposed outlot area herein is not to be considered an accurate representation of any kind by Sam’s Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam’s Club approval and the parties’ subsequent execution of a mutually acceptable Agreement of Sale.



4330 US-19 | EXECUTIVE SUMMARY



4330 US-19 | TRADE AERIAL



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 12.26.23