

Prime Retail/Showroom Building  
FOR LEASE

9226 US Highway 19  
Port Richey, Florida 34668



**Prudential**

**Commercial  
Real Estate FL**

*Exclusively Represented By:*

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### **Confidentiality Agreement & Disclaimer**

This will serve as notice regarding the use of certain material, data and information contained herein (“Evaluation Material”) which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your properly registered client’s own account, as principal in the transaction. In no event will you or any other person or entity be recognized as a cooperating broker unless you/they have been properly registered and accepted by us on our registration and confidentiality form. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your properly registered client’s directors, officers or employees as well as your properly registered client’s counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor Prudential Commercial Real Estate FL (“Agent”) make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the Property.

Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever unless agreed to in writing by Prudential Commercial Real Estate FL on our form.

Additionally, you agree and acknowledge that we are not responsible for misstatement of facts, errors or omissions, prior sale or withdrawal of the property from the market without notice.

By keeping the Evaluation Material for any purpose, you thereby agree to these provisions and we will proceed accordingly. In the event that you are not able to agree to these terms, please return the Evaluation Material to us immediately.

## I. EXECUTIVE SUMMARY

This property is located on the east side of US Highway 19, south of Embassy Blvd., across from the Gulf View Square Regional Mall in Port Richey, Pasco County, Florida.

The improvements consist of a 6,000 sq. ft. building of which 4,000± sq. ft. is showroom space and approximately 2,000± sq. ft. is finished storage with overhead door. The building and property has been recently updated.

Below is a list of national and regional retailers:

- Dillard's
- Macy's
- Sears
- JC Penny
- Best Buy
- Bed, Bath and Beyond
- Office Depot
- Books A Million
- Sports Authority
- Ross
- Chili's
- Olive Garden
- Sam Seltzer Steak House
- Toys R Us
- Home Depot
- Regal Hollywood 18
- Carraba's
- Coastal Cadillac
- Michael's Art & Crafts
- And many more!

*“Immediate  
Occupancy”*

## II. PROPERTY DETAILS

<b>Address:</b>	9226 US Highway 19 Port Richey, Florida 34668
<b>Location:</b>	The subject property is located on the east side of US Highway 19, just south of Embassy Boulevard in West Pasco County, Florida.
<b>Building:</b>	The building consists of a 6,000± sq. ft. of which 4,000± sq. ft. is showroom space and approximately 2,000± sq. ft. is finished storage with overhead door. The building has been recently remodeled. Improvements include new roof, remodeled Men's and Women's restroom, new main A/C unit, new tile floor, security system and much more.
<b>Year Built:</b>	1970
<b>Lot:</b>	The property includes two lots containing 1.14± acres or 49,658± sq. ft.
<b>Access:</b>	There are two direct ingress/egress access points from US Highway 19.
<b>Flood Zone:</b>	This property is located with flood zone AE, as designated by the National Flood Insurance Program's F.I.R.M. The flood zone "AE" designation indicates areas within the 100-year flood area.
<b>Zoning:</b>	C2, General Commercial District, Pasco County
<b>Land Use:</b>	ROR- Residential/Office/Retail, Pasco County
<b>Utilities:</b>	There is an 8-inch sewer line and a 2-inch water line at the rear of the property line. Utilities are provided by Pasco County Utilities.  <b>Please check with Pasco County Utilities Department, to determine if there is capacity.</b>
<b>Highest &amp; Best Use:</b>	Retail Showroom
<b>Parcel ID #:</b>	21-25-16-0030-00200-0020 and 21-25-16-0030-00200-0011
<b>Legal Description:</b>	Lengthy (see Section IV)

*“Ideally located  
across from  
Regional Mall”*

III. MAP AND AERIAL

*“Short Distances from US Highway 19, State Road 52 & 54, the Suncoast Parkway, and Little Road”*



**Ownership:** Sun Auto Center, LLC

**Pricing:** \$10.00 per Sq. Ft. NNN

**Contact:** **D. DEWEY MITCHELL, CCIM, RENEE' D. DYER, CCIM, ALC**  
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*“Retail Building  
with double lot”*

## Legal Description

21-25-16-0030-00200-0020

Assessed in Section 21 , Township 25 South, Range 16 East  
of Pasco County, Florida

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KEENEYS BAYOU PB 4 PG 57 PORTION OF LOTS 2 & 3 BLOCK 2  
DESC AS COM AT SE CORNER OF SW1/4 TH N89DEG58' 15"W  
1346.19 FT TH N00DEG08' 45"W 328.13 FT TH N89DEG58' 47"W 190.88  
FT TH N28DEG23' 00"E 1154.97 FT ALG ELY R/W OF SR 55 FOR POB  
TH S61DEG37' 00"E 250 FT TH N28DEG23' 00"E 100 FT TH  
N61DEG37' 00"W 250 FT TH S28DEG23' 00"W 100 FT TO POB OR 7060  
PG 1858

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*Please be advised that our legal descriptions are for assessment purposes only, and are not  
intended for use in legal conveyances.*

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## Legal Description

21-25-16-0030-00200-0011

Assessed in Section 21 , Township 25 South, Range 16 East  
of Pasco County, Florida

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KEENEY'S BAYOU ADDITION PB 4 PG 57 A POR OF LOT 1 & 2  
DESC AS COM AT SE COR OF SW1/4 OF SEC 21 TH N89DEG58' 15"W  
1346.19 FT TH N00DEG08' 45"W ALG WEST LN OF SE1/4 OF SW1/4  
328.13 FT TH S89DEG58' 47"E 93.23 FT TH N28DEG23' 00"E 330.00 FT  
TH N61DEG37' 00"W 250.00 FT TO ELY R/W LN OF US HWY 19 TH  
ALG SAID R/W N28DEG23' 00"E 590.00 FT TO POB TH S61DEG37'  
00"E 250.00 FT TH N28DEG23' 00"E 100.00 FT TH N61DEG37' 00"W  
250.00 FT TH S28DEG23' 00"W 100.00 FT TO POB OR 7060 PG 1858

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