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For Sale

Former Scooter's Coffee

7229 US Hwy 19 • New Port Richey, FL 34652



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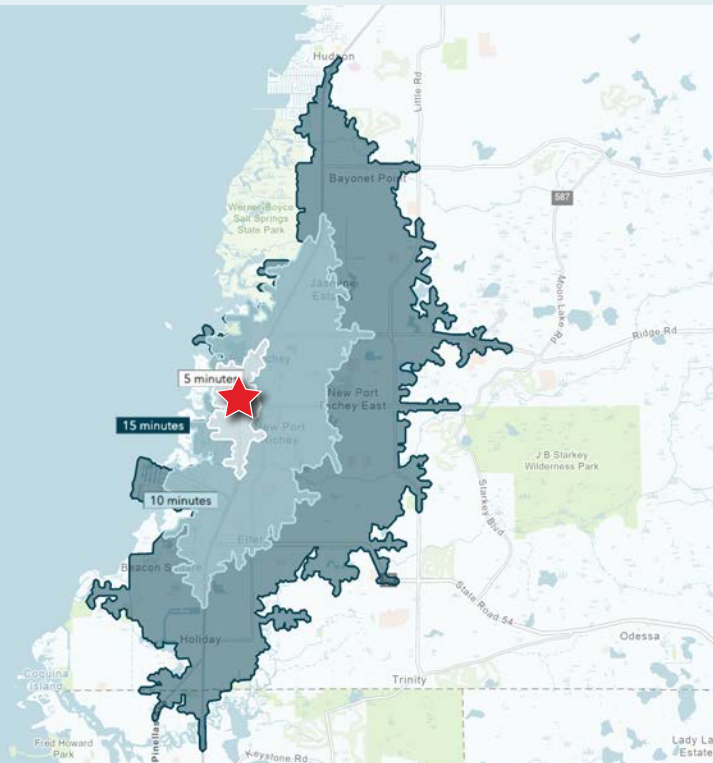
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Property Highlights:

- Turn-key site built in 2023 with a double drive-thru in place and impact fees paid.
- Prime frontage and clear visibility to both northbound and southbound traffic on US Highway 19, which carries approximately 63,000 vehicles per day.
- Strong access from US Highway 19, including right-in, right-out, and a dedicated left-in turn lane for northbound traffic.
- Located on the “morning side” of US-19, ideal for capturing the heavy flow of southbound commuter traffic.
- The property is offered for sale, but the owner will also consider a ground lease.

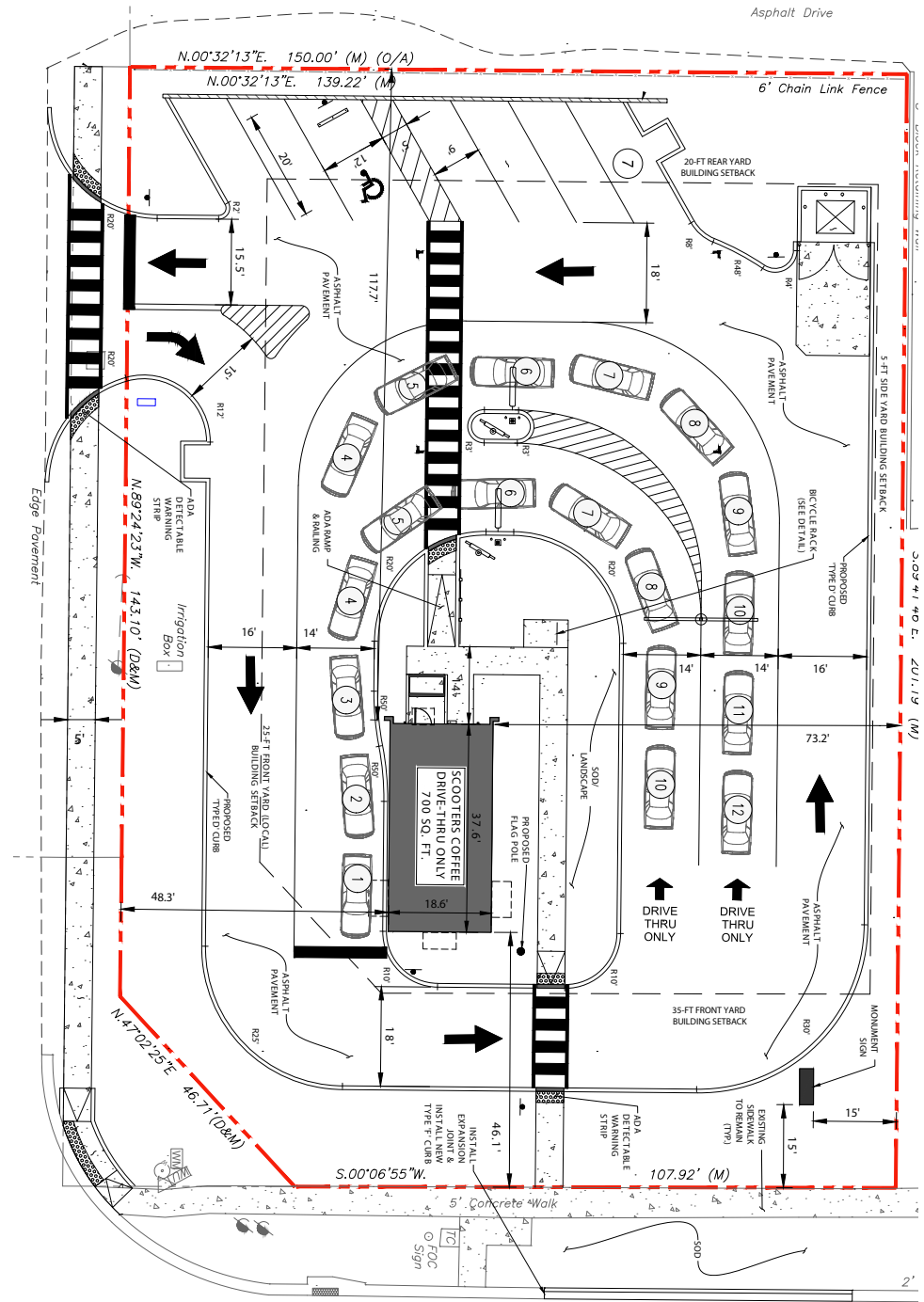
Demographics:

Population Summary		
5 Mins.	10 Mins.	15 Mins.
6,678	66,351	159,728
Estimated growth in 5 years		
7,367	70,158	170,238
Average HH Income		
5 Mins.	10 Mins.	15 Mins.
\$88,092	\$71,353	\$71,730
Estimated growth in 5 years		
\$99,568	\$80,179	\$80,347
Total Daytime Population		
5 Mins.	10 Mins.	15 Mins.
9,079	67,594	149,506
Median Age		
5 Mins.	10 Mins.	15 Mins.
53.0	47.5	47.7



Property Site Plan:

PARCEL SIZE:	0.63 AC
BUILDING SIZE:	700 SF
ZONED:	COMMERCIAL



IMMEDIATE Area Overview

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SITE

Youth & Family
Advocates
Help for today. Hope for tomorrow.

Royal Palm Drive

19

(~63,000 AADT)

Court Drive

Avery Road

Avery Road

ECONO
AUTO PAINTING & BODY WORKS

HEALTH
INSURANCE
ENROLLMENT
CENTER

Wedgewood Drive

Scharabok Lane

19

OLD TAVERN
Games



DAVIES
CORVETTE

PARTHENON
MARBLE AND GRANITE
COUNTERTOPS

MARKET Area Overview

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SITE

McDonald's Walmart Supercenter
Wawa CHARLEY'S

Ridge Rd (28,000 AADT)

Chasco Middle School
632 Students

Chasco Elementary School
688 Students

marchman TECHNICAL COLLEGE
568 Students

Wendell Krinn Technical High
765 Students

Richey Elementary School
650 Students

Massachusetts Ave (9,300 AADT)

DOLLAR GENERAL

Mobil

DOLLAR GENERAL

MITSUBISHI

Waffle House

HARBOR FREIGHT TOOLS

BURGER KING

KEISER UNIVERSITY

Morton Plant North Bay Hospital
BayCare Health System

HISTORIC DOWNTOWN NEW PORT RICHEY
Main St (9,600 AADT)

EAST RICHEY SQUARE
McDonald's Save a lot TRUIST

CONGRESS CROSSING

ALDI DOLLAR TREE SUBWAY

19

LA BOY

Aaron's

CHIPOTE COTEE

SOUTHGATE SHOPPING CENTER

Publix TJ-maxx SUBWAY

James M Marlowe Elementary School
565 Students

Gulf High School
1,700 Students

Cotee River Elementary School
559 Students

Rowen Rd (39,500 AADT)

PREMIER



Listing Agent:



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