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For Sale

Former Scooter's Coffee

7229 US Hwy 19 • New Port Richey, FL 34652



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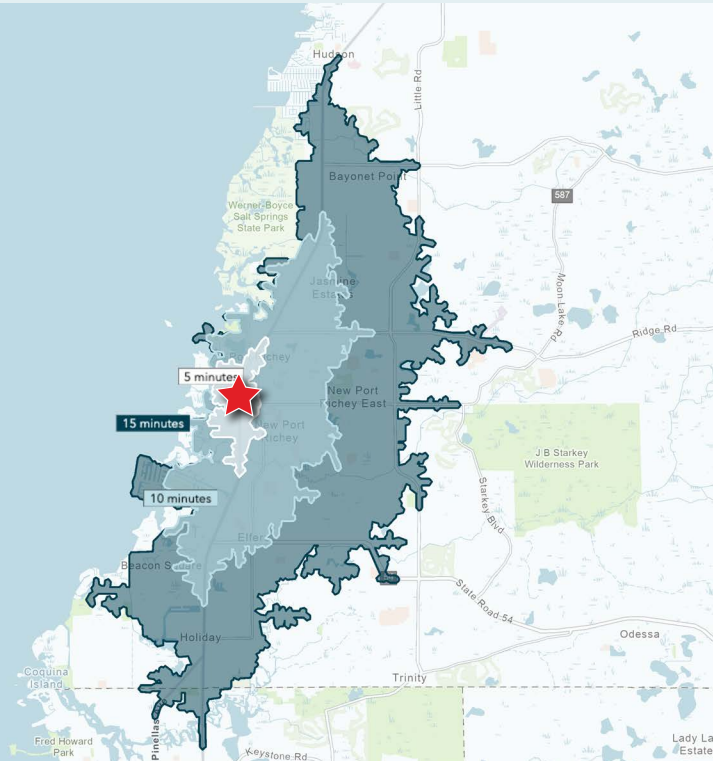
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Property Highlights:

- 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 57,000 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:

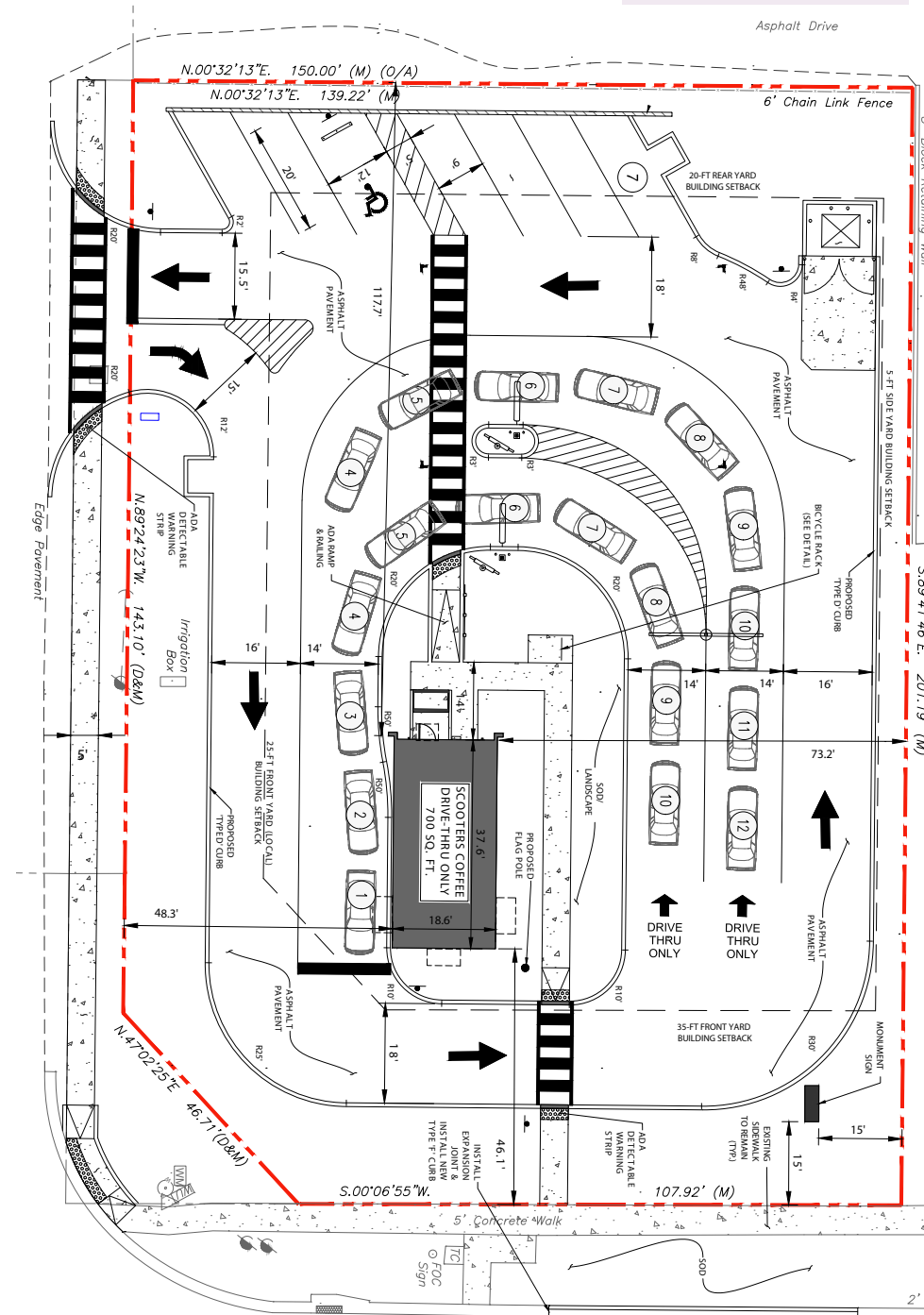
Population Summary		
5 Mins.	10 Mins.	15 Mins.
3,748	53,747	148,164
Estimated growth in 5 years		
3,857	56,323	156,121
Average HH Income		
5 Mins.	10 Mins.	15 Mins.
\$94,827	\$72,490	\$70,440
Estimated growth in 5 years		
\$111,725	\$83,330	\$80,674
Total Daytime Population		
5 Mins.	10 Mins.	15 Mins.
4,908	59,090	142,035
Median Age		
5 Mins.	10 Mins.	15 Mins.
53.0	48.6	47.6



Property Site Plan:

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

Asphalt Drive



IMMEDIATE Area Overview



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19

(±57,000 AADT)

Court Drive

Avery Road

Avery Road

Scharabok Lane

Wedgeood Drive

OLD TAVERN
Games

PARTHENON
MARBLE AND GRANITE
COUNTERTOPS

DAVIES
CORVETTE

ECONO
AUTO PAINTING & BODY WORKS

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

SITE

19



MARKET Area Overview

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SITE

McDonald's Walmart Supercenter Wawa CHARLEY'S

LANE GLO NORTH 7-Eleven CVS pharmacy

Chasco Middle School
632 Students

Chasco Elementary
688 Students

EPIC FAMILY DOLLAR Pizza Hut marchman TECHNICAL COLLEGE

Wendell Krinn Technical High
765 Students

SPARTAN MANOR DOLLAR GENERAL

Richey Elementary
650 Students

Morton Plant North Bay Hospital BayCare Health System

EAST RICHEY SQUARE McDonald's Save a lot TRUIST

FIT365 HARBOR FREIGHT TOOLS America's Favorite Tool Store BURGER KING

7-Eleven KEISER UNIVERSITY

HISTORIC DOWNTOWN NEW PORT RICHEY MainSt (9,400 AADT)

CONGRESS CROSSING ALDI DOLLAR TREE SUBWAY

LA Z BOY

PREMIER

Cotee River Elementary
559 Students

SOUTHGATE SHOPPING CENTER Publix TJ-maxx SUBWAY

Aaron's CUPOTTE L'OTEE

Gulf High School
1,700 Students

James M Marlowe Elementary
565 Students



Listing Agent:



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