



# SUNBELT OFFICE CENTER

1007 US Highway 19, Holiday, FL 34691 | **Holiday**

±2,048 SF PROFESSIONAL OFFICE CONDO  
FOR SALE

**FOR SALE**  
**ASKING PRICE \$450,000**

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

**#1**

### **Owner-User | Investment Opportunity**

Professional Office Condominium offering an owner-user or investor a compelling opportunity to acquire a well-positioned office space along the US Highway 19 corridor in Holiday, FL.

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**#2**

### **Functional ±2,048 SF Layout**

This corner unit layout consists of a large reception/waiting area, conference room, five (5) oversized private offices, bullpen/open workspace, break area, and ADA-compliant restroom.

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**#3**

### **Recently Renovated**

The suite features abundant natural light, ±12 FT ceilings, crown molding, fresh paint, new LVP flooring, and a new HVAC system installed in August 2026.

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**#4**

### **Established Professional Office Park**

Sunbelt Office Center benefits from attractive landscaping, newly resurfaced and striped parking, and prominent building and monument signage within an established medical and professional office park.

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**#5**

### **Strategic West Pasco Location**

Convenient access to SR 54, Alt. US 19, and Tarpon Avenue provides strong connectivity throughout West Pasco and North Pinellas.

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**#6**

### **Strong Demographic Growth**

The surrounding West Pasco submarket has experienced approximately 30% population growth over the past decade.

# PROPERTY OVERVIEW

**RIPCO Real Estate** has been exclusively retained to arrange the sale of a ±2,048 SF professional office condominium within **Sunbelt Office Center** along US Highway 19 in Holiday, Florida.

The corner suite features a reception/waiting area, conference room, five (5) private offices, open workspace, break area, ADA restroom, new LVP flooring, fresh paint, and a new HVAC system installed in August 2026. The property benefits from strong visibility along US Highway 19, nearby medical demand from AdventHealth North Pinellas and HCA Florida Trinity Hospital, and convenient access to SR 54, Alt. US 19, and Tarpon Avenue.

This office condominium is well suited for an owner-user seeking professional or medical office space in an established West Pasco submarket.

## PROPERTY SUMMARY

### THE OFFERING

|                  |                                     |
|------------------|-------------------------------------|
| Property Address | 1007 US Highway 19                  |
| City             | Holiday                             |
| State            | Florida                             |
| Property Type    | Professional / Medical Office Condo |

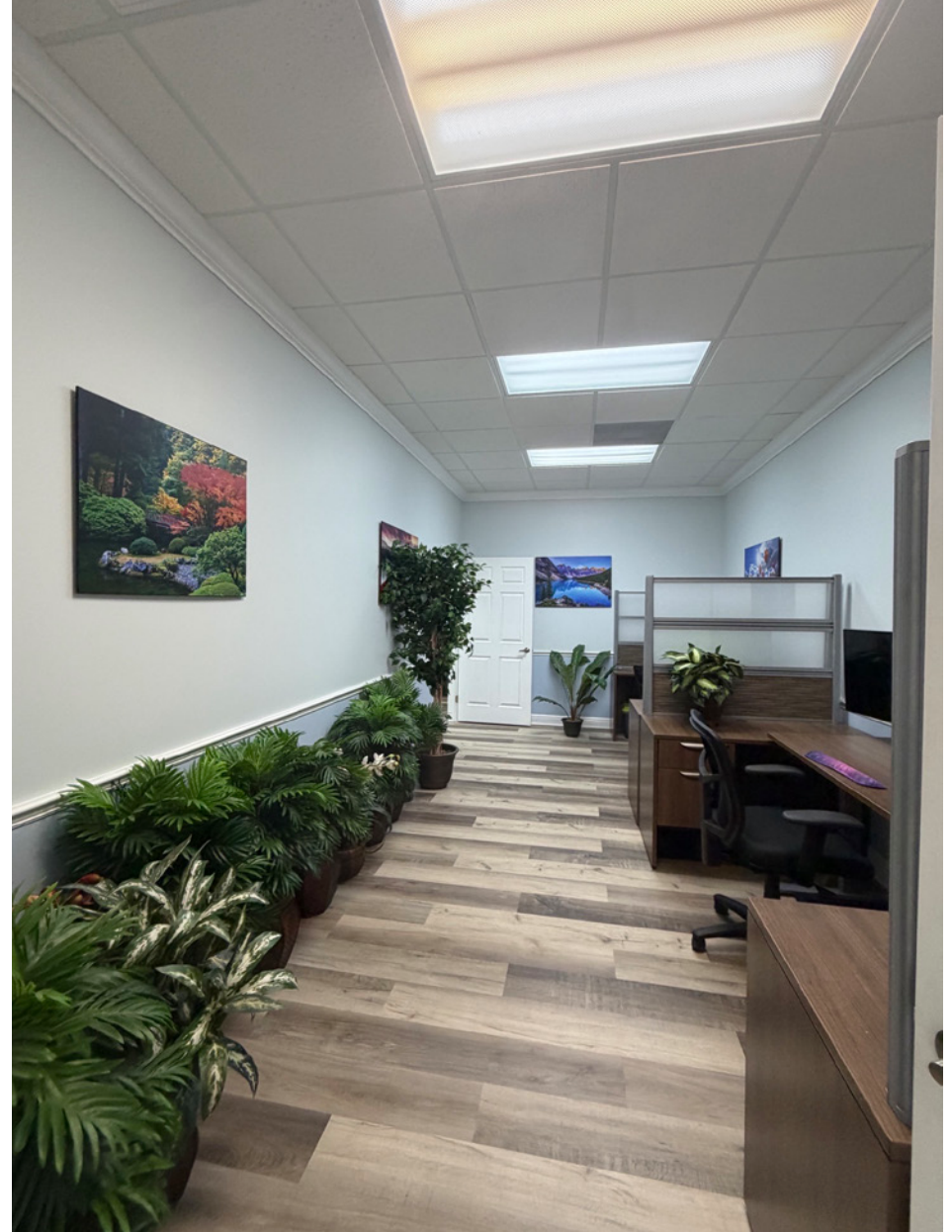
### BUILDING INFORMATION

|               |                               |
|---------------|-------------------------------|
| Building Size | ±2,048 SF                     |
| Building      | Sunbelt Office Center         |
| Unit Type     | Corner unit condo             |
| Use           | Professional / Medical Office |

### FINANCIAL INFORMATION

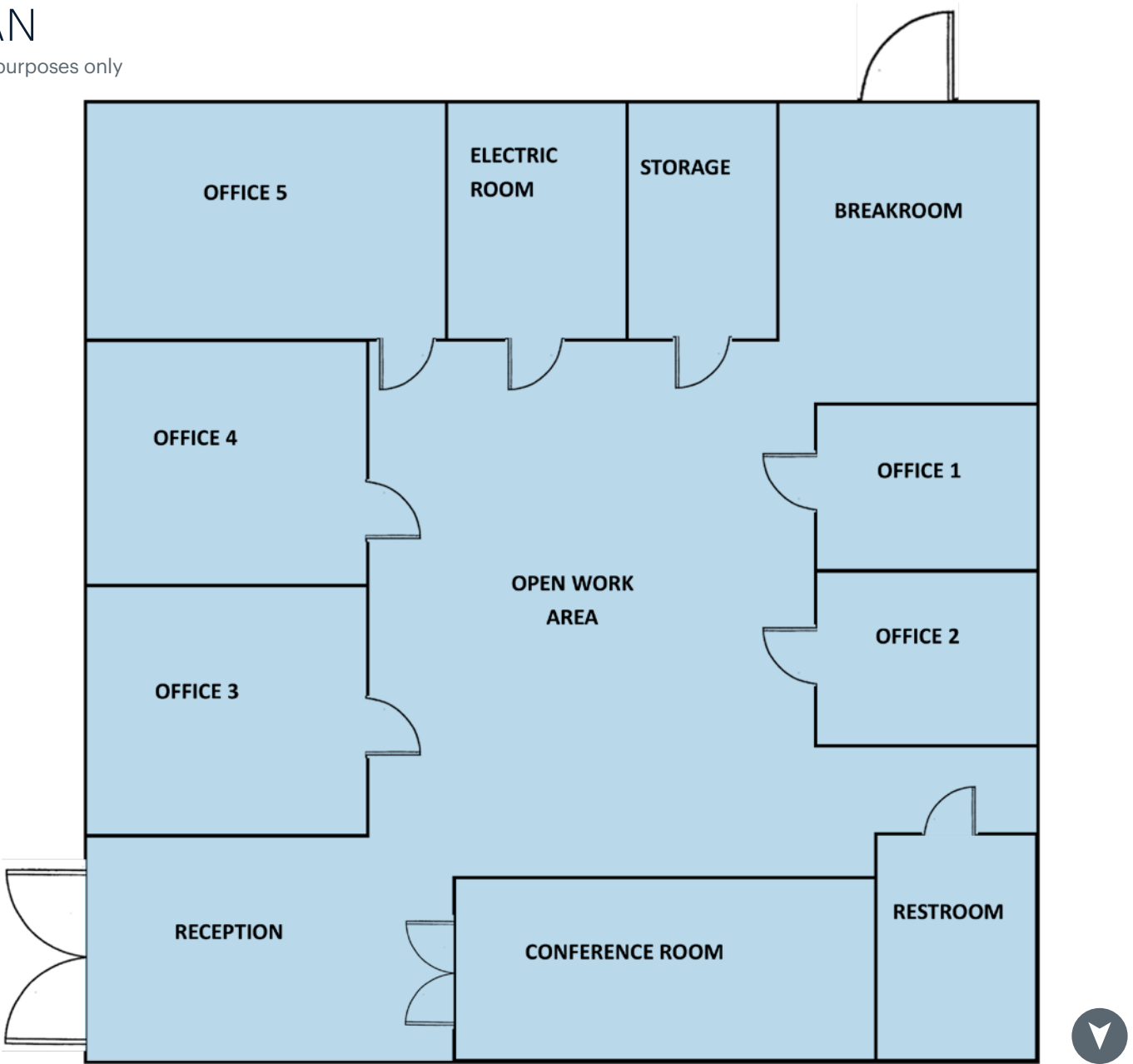
|                        |                      |
|------------------------|----------------------|
| Asking Price           | \$450,000            |
| Price Per SF           | \$219.72             |
| Estimated Taxes (2026) | \$3,664.47           |
| Association Fees       | \$1,408.73 quarterly |

## INTERIOR PHOTOS

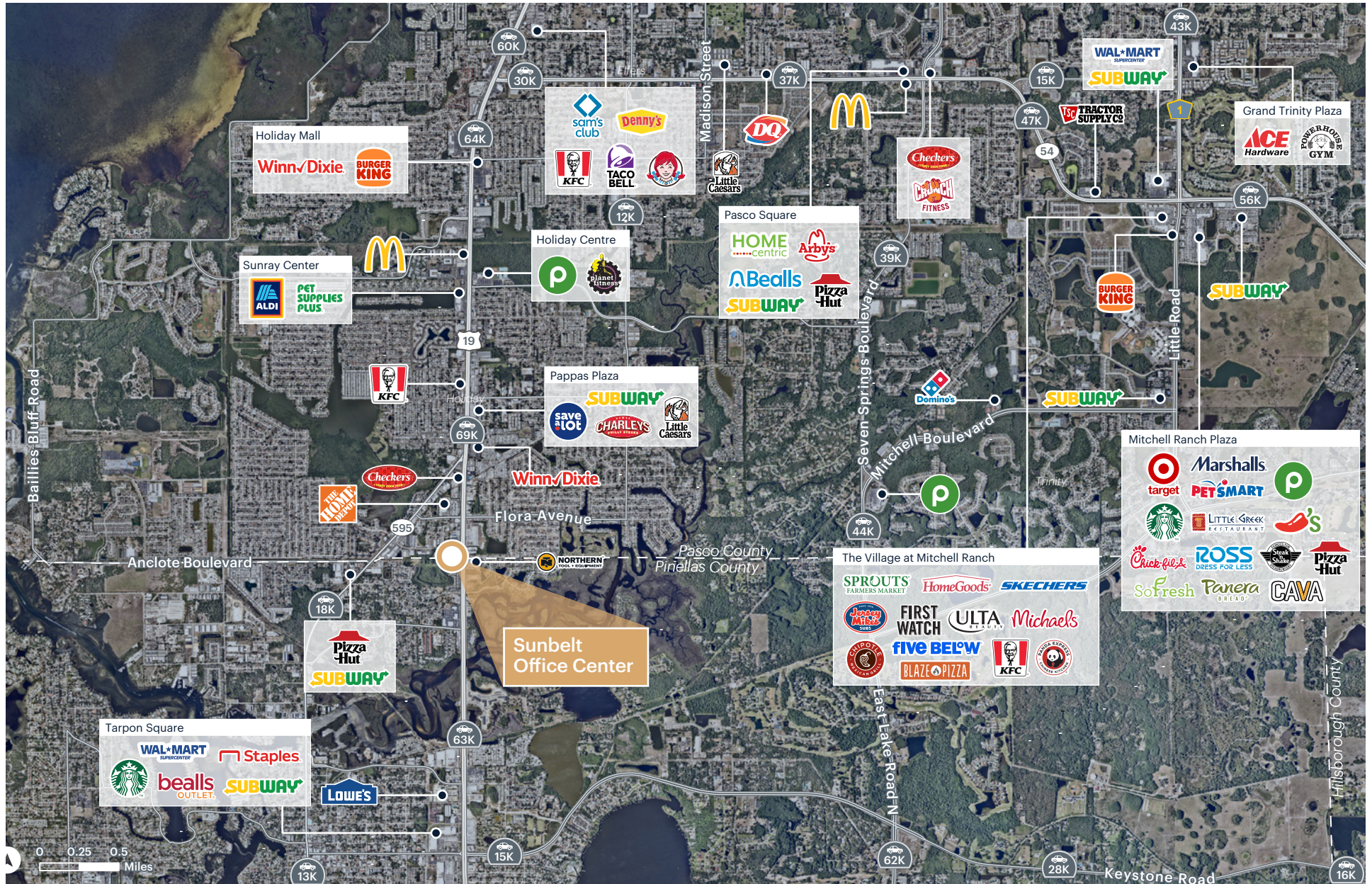


# FLOOR PLAN

Floor plan for illustrative purposes only



## AREA RETAIL



## SUBMARKET OVERVIEW

Pasco County, Florida sits at the northern edge of the Tampa Bay metro area, bridging Tampa's urban core with central Florida. Historically known for citrus groves and retirement communities, it has emerged as one of the state's fastest-growing counties as families and businesses priced out of Tampa and Hillsborough County push northward.

Growth over the past decade has been dramatic: population rose from roughly 465,000 in 2010 to an estimated 680,000–690,000 today, a gain of more than 45%. Communities like Wesley Chapel, Trinity, and the Connected City Corridor have driven this boom, adding master-planned developments, retail corridors, and new schools. Infrastructure has struggled to keep pace, spurring major road and utility investment.

Today, Pasco stands out as one of the region's clearest growth stories, with new hospitals, business parks, and a fast-expanding tax base signaling it's no longer just Tampa's overflow, but a county coming into its own.

**672,499**

POPULATION

**271,834**

TOTAL HOUSEHOLDS

**11.07%**

PROJECTED GROWTH  
2024–2029

**75%**

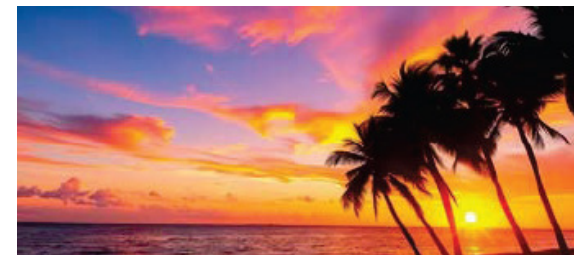
FAMILY OWN VS. RENT

**\$105,602**

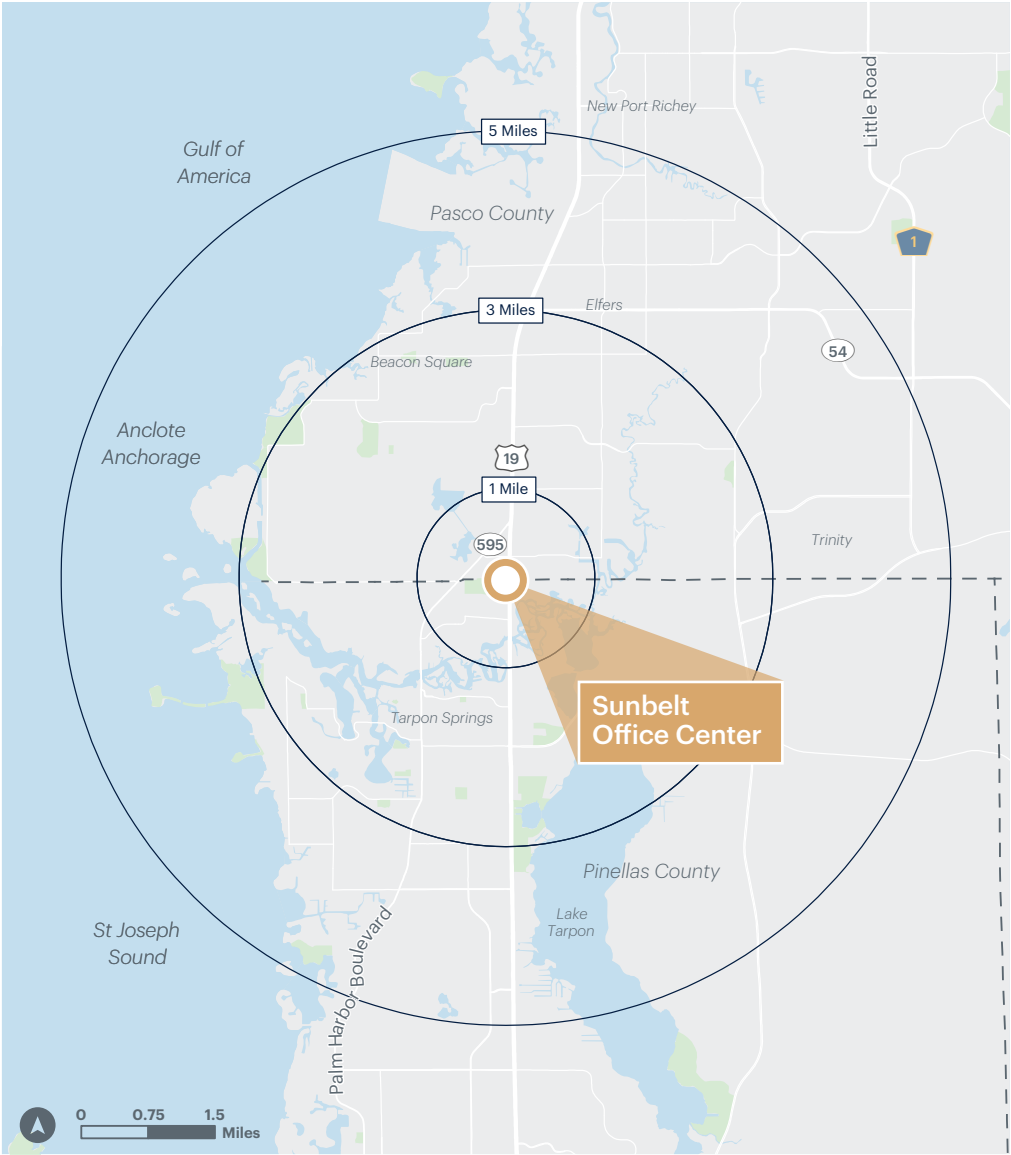
AVERAGE HH INCOME

**\$412,310**

AVERAGE HOME VALUE



# DEMOGRAPHICS



|                          | 1 MILE   | 3 MILES  | 5 MILES   |
|--------------------------|----------|----------|-----------|
| Population               | 9,534    | 65,597   | 140,047   |
| Number of Households     | 4,180    | 28,699   | 61,355    |
| Average Household Income | \$73,981 | \$89,969 | \$102,128 |
| Total Businesses         | 331      | 2,404    | 4,815     |

# CONTACT EXCLUSIVE AGENT

## **FOR SALE INQUIRIES:**

### **GENE RUIZ**

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