

ICORR Properties International

Commercial Real Estate Services

PORT RICHEY PLAZA, Port Richey, FL

FOR LEASE – UP TO 7,300 SF (CONTIGUOUS)

Shadow-anchored by Walmart Supercenter and surrounded by national retailers like McDonald's and Wawa, Port Richey Plaza offers great opportunities from 1,420 sf up to 7,300 sf. Easy access, ample parking, great visibility off US HWY 19 N, and pylon signage. Co-tenants include GameStop, Mattress Firm, AT&T, and Great Clips.



PROPERTY FEATURES

8605 – 8637 US Hwy 19 N
Port Richey | FL | 34668

GLA

Building A – 12,550 SF

Building B – 9,620 SF

Total 22,170 SF

Year Built

2002

PARKING

110 surface spaces
(Parking ratio of 5:1,000)

LOCATION

West of US HWY 19 N between
Ridge Road and Leo Kidd Ave

AADT

56,500 vehicles/day (N of Ridge Rd)

57,000 vehicles/day (S of Ridge Rd)

ZONING

C3 – City of Port Richey

2015 KEY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,015	54,460	114,331
Median Age	43	43	48
Ave HH Inc	45,034	44,227	45,318
Med HH Inc	29,800	33,113	34,310

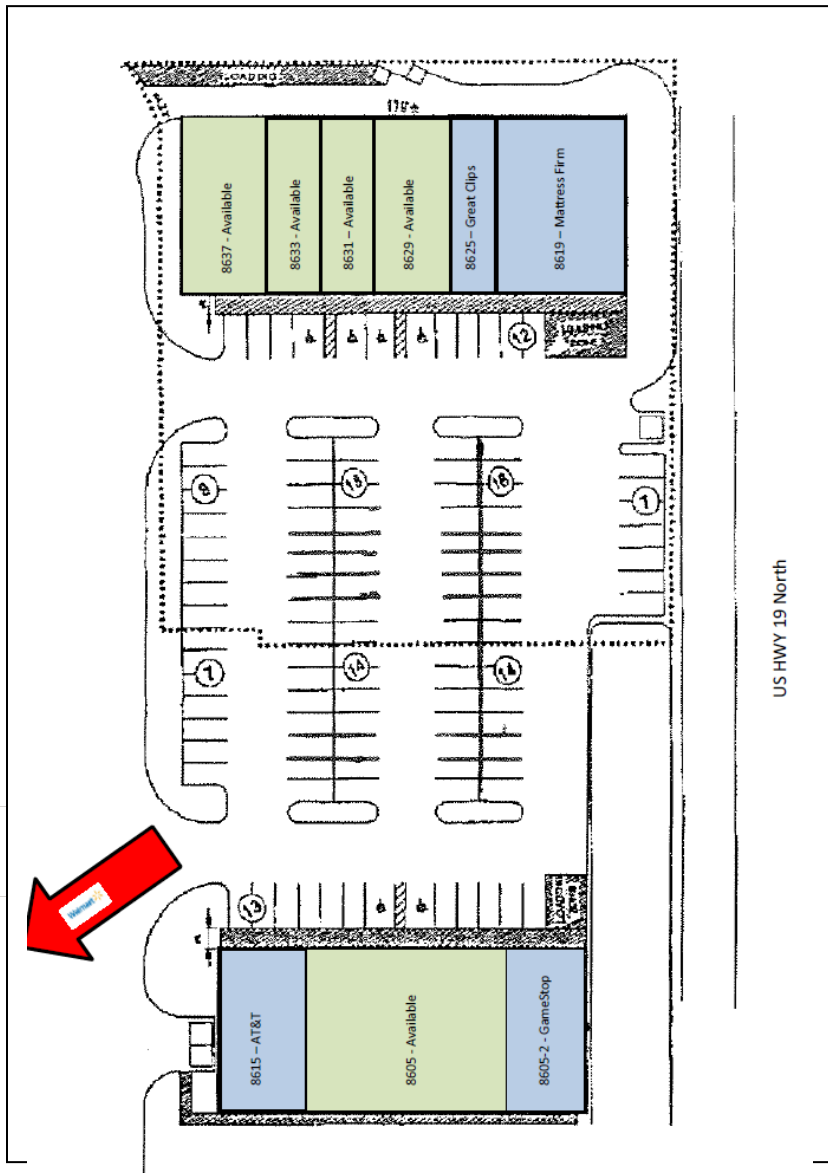
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TENANTS

Suite	Tenant	Size
8605	GameStop	1,899
8605	Available	4,601
8615	AT&T Wireless	3,120
8619	Mattress Firm	4,200
8625	Great Clips	1,050
8629	Available	1,610
8631	Available	1,420
8633	Available	1,470
8637	Available (2nd generation restaurant)	2,800
Total		22,170



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