

FOR LEASE | FOR SALE

+/- 1.64 ACRES

9332 US HIGHWAY 19, PORT RICHEY, FL 34668



Gables at Gulf View
384 Unit Apartment
Complex Built in 2020

Located Behind
Gulf View Mall

WERNER-BOYCE
SALT SPRINGS
STATE PARK

Ashley
HOMESTORE
Burlington

Visionworks

DOLLAR GENERAL
JOANN

ROSS bealls
DRESS FOR LESS
OUTLET.
BAM!
BOOKS-A-MILLION
petco
CONN'S
HomePlus
FAMOUS
footwear
URBAN AIR

GULF VIEW SQUARE MALL
ZALES
Dillard's
Finish Line
T-Mobile

ROOMS
TO GO
Kids Teens

TRUIST

verizon

BEST BUY

Panera

T

STARBUCKS
COFFEE

19

US HIGHWAY 19

KFC

TD

LONGHORN
STEAKHOUSE

Office
DEPOT

EMBASSY BLVD. 10,000 AADT

SITE

LOCATED AT THE HARD CORNER SIGNALIZED INTERSECTION

LYNDA NAGY
SR. Vice President
561.961.9958
lnagy@retailsolutionsadvisors.com



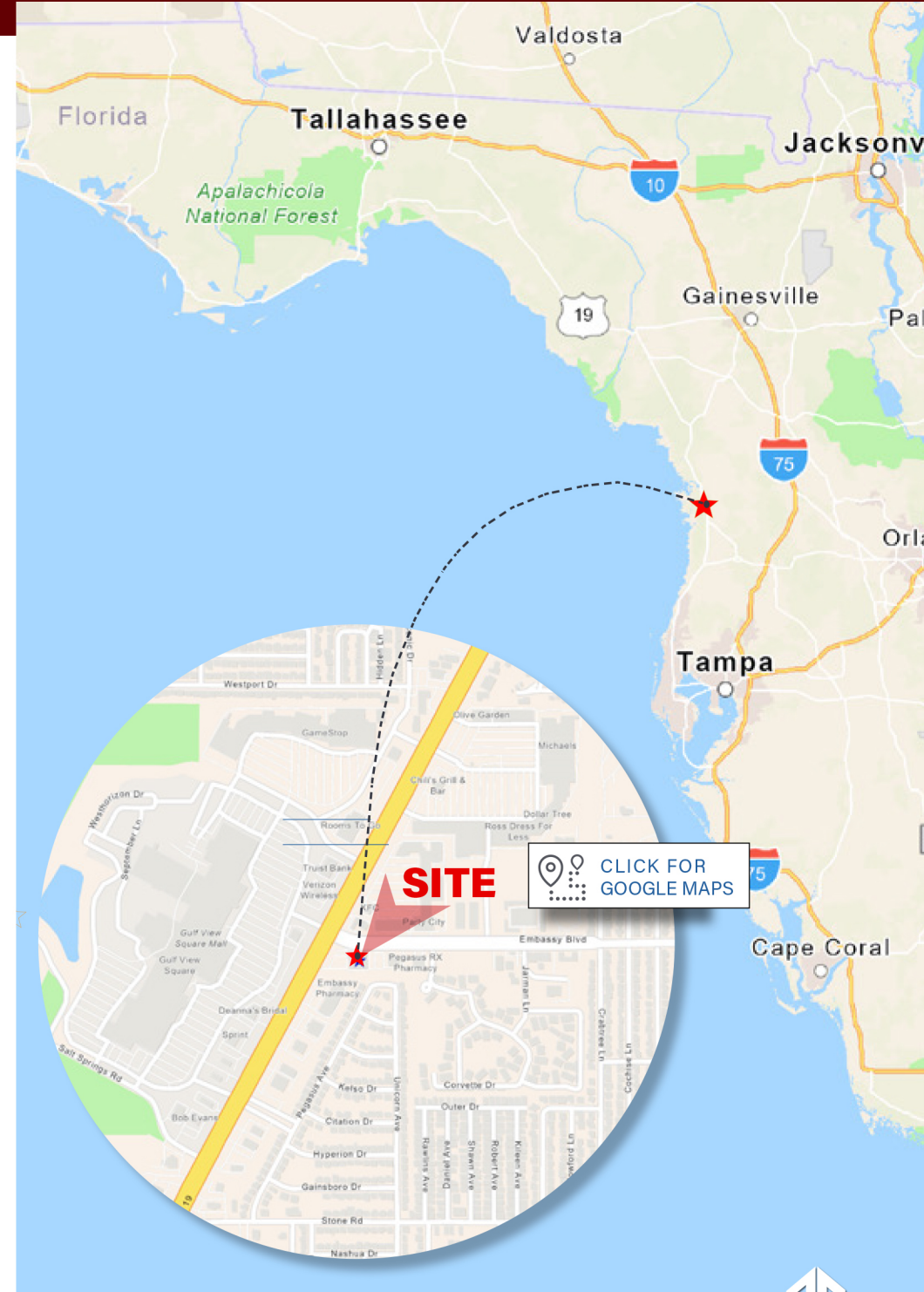
PROPERTY HIGHLIGHTS:

- +/-1.64 acres at hard corner of US Highway 19 & Embassy Boulevard – Pasco County
- +/- 15,369 SF Freestanding building
- Zoned: 00C2 - General Commercial
- Year Built/Renovated: 1996 / 2019
- Frontage: 230 Feet along US Hwy 19
- 77,000+ Cars per day at intersection
- Parking: 58 Spaces
- Loading Dock: One (1) Grade-Level Dock
- Signage: Pylon
- Strong regionality with:



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
POPULATION	12,152	63,808	127,929
HOUSEHOLDS	5,032	27,487	56,568
AVG HH INCOME	\$54,339	\$59,883	\$66,098
MEDIAN HH INCOME	\$40,120	\$43,219	\$46,878
MEDIAN HOME VALUE	\$118,779	\$133,829	\$168,064
DAYTIME POPULATION	12,162	59,114	121,270



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SITE

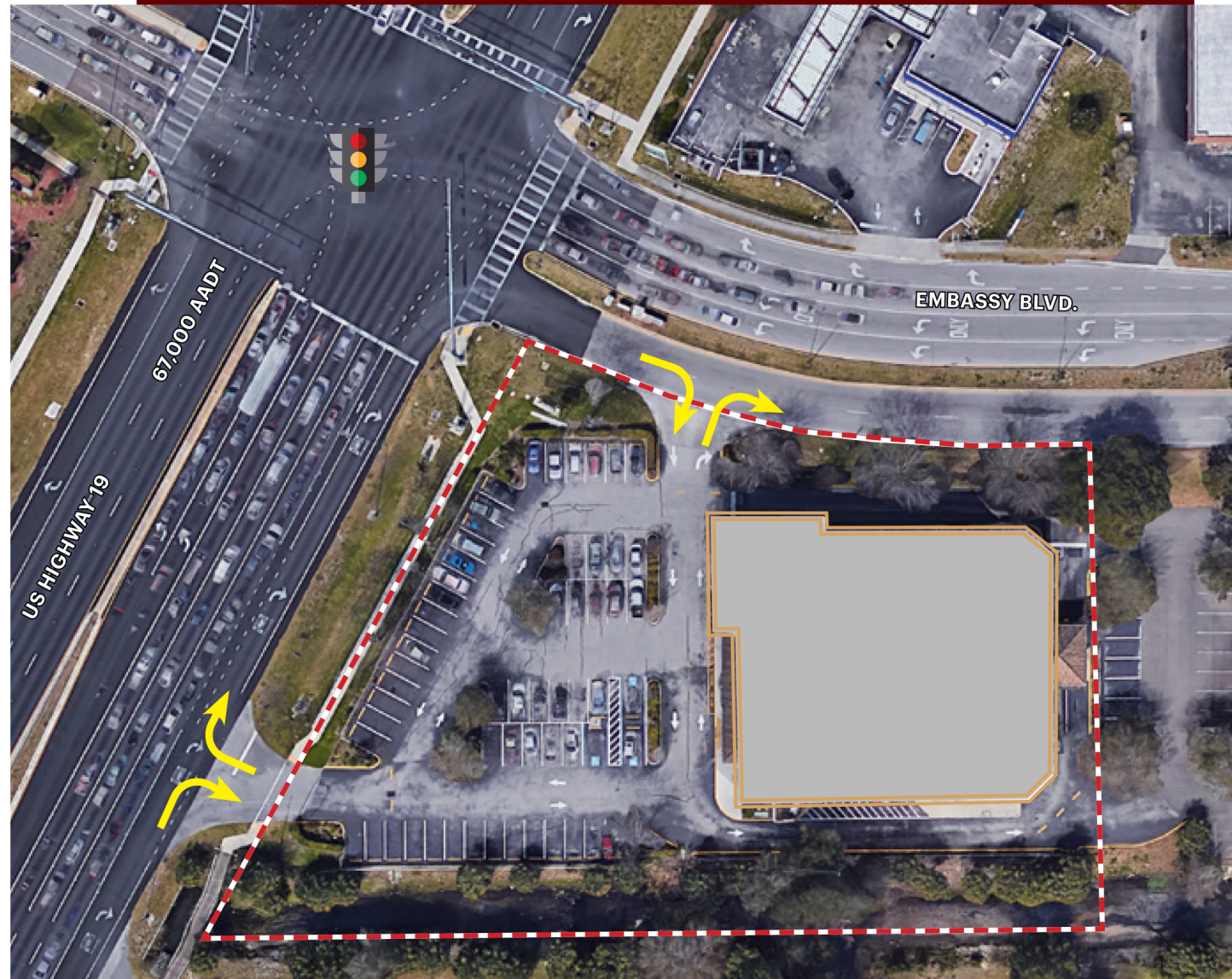
SITE PLAN

Site Location: Situated at a signalized intersection at US Highway 19 and Embassy Boulevard.

Zoned: OOC2
General Commercial

Flood Zone: AE
Areas subject to inundation by the 1 percent annual chance flood event where base flood elevations are shown.

Frontage: 230 Feet
along US Highway 19





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