

PORT RICHEY
Pasco County

EMBASSY PLAZA

ALL THE LOCATION WITHOUT THE PRICE
9426-9524 US HIGHWAY 19 NORTH
PORT RICHEY, FL 34668



NEW OWNER - MANAGEMENT - PRICING

- **BASE RENT \$6-\$12 PSF MODIFIED GROSS ANNUALLY - NO PASS THROUGHS!**
- 975 - 15,860 sf available
- Signalized intersection
- Tremendous visibility
- Northbound and Southbound access with dedicated turn lane
- Easy access to East and West Embassy Blvd.
- Across the street from Gulfview Square Mall
- Combined vehicles per day – 66,000



99,005 sf shopping center at intersection East and West Embassy Blvd.

	10 Mins	15 Mins
RESIDENTS	84,118	164,758
AVERAGE HH INCOME	\$49,954	\$52,890



Bruce Strumpf, Inc.

SHOPPING CENTER MANAGEMENT, LEASING & REDEVELOPMENT
Member ICSC

2120 Drew Street, Clearwater, FL 33765
727-449-2020 • Fax 727-449-2212
e-mail: johnstoner@brucestrumpf.com



www.brucestrumpf.com



Contact: John F. Stoner, CCIM Broker Participation
Licensed Real Estate Broker