GULF HARBOR PLAZA 4740 – 4780 US Hwy 19 N | New Port Richey, FL 34652



PROPERTY HIGHLIGHTS:

- Up to 4,000 SF endcap available
- Excellent location in a high-traffic corridor
- Strong visibility and access to US Hwy 19 N
- Aggressive lease terms and move-in incentives available
- 2 RI/RO access points at US Hwy 19 N
- Situated proximate to signalized intersection
- Prominent pylon signage opportunities available

KEY DEMOS	1 MILE	3 MILES	5 MILES			
POPULATION						
2023 Estimated Population	12,591	81,393	160,020			
2023 Estimated Households	5,885	36,639	70,036			
INCOME						
2023 Estimated Avg HH Income	\$62,521	\$62,626	\$69,226			
AGE						
Median Age	46	45	44			
TRAFFIC COUNTS						
US Hwy 19 N (N/S)	65,500 AADT					

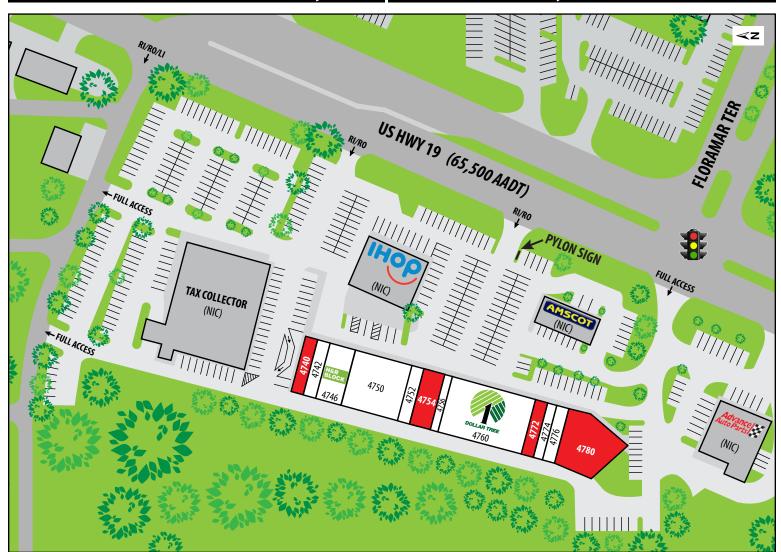




FOR LEASING INFORMATION:

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UNIT	TENANT	SF
4740	AVAILABLE	1,400
4742	Rothwell Management	1,400
4746	H&R Block	2,900
4750	Consign and Design Furniture	4,200
4752	Hear Again Hearing Aid Company	1,450
4754	AVAILABLE	2,750

UNIT	TENANT	SF
4756	Fade Away Barbers	1,050
4760	Dollar Tree	10,635
4772	AVAILABLE	1,490
4774	Hormones Connection	770
4776	Mimino Food Market	1,470
4780	AVAILABLE	4,000

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