

# EMBASSY CROSSING

9550 – 9690 US Hwy 19 N | Port Richey, FL 34668



## PROPERTY HIGHLIGHTS:

- Dominant regional center
- Join Books-A-Million, Ross Dress For Less, Petco, Bealls Outlet, and Conn's HomePlus
- High visibility with a 58,500 AADT along US Hwy 19 N
- Strategically located near US Hwy 19 N and Embassy Blvd
- Gables at Gulf View, a 312-unit apartment complex that was built in 2020, is located across the street from the plaza
- Across the street from the Gulf View Square Mall
- Strong demographics includes a population of over 136,000 and an average household income more than \$66,000 within a 5-mile radius
- Shopping center total GLA: 330,636 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2022 Estimated Population	14,138	70,718	136,706
2022 Estimated Households	5,789	30,664	60,702
<b>INCOME</b>			
2022 Estimated Avg HH Income	\$56,038	\$58,683	\$66,229
<b>AGE</b>			
Median Age	39	44	47
<b>DAYTIME DEMOS</b>			
Number of Businesses	522	3,107	6,269
Number of Employees	3,568	18,988	36,987
Total Daytime Population	8,696	47,547	93,839
<b>TRAFFIC COUNTS</b>			
US Hwy 19 N (N/S)	58,500 AADT		



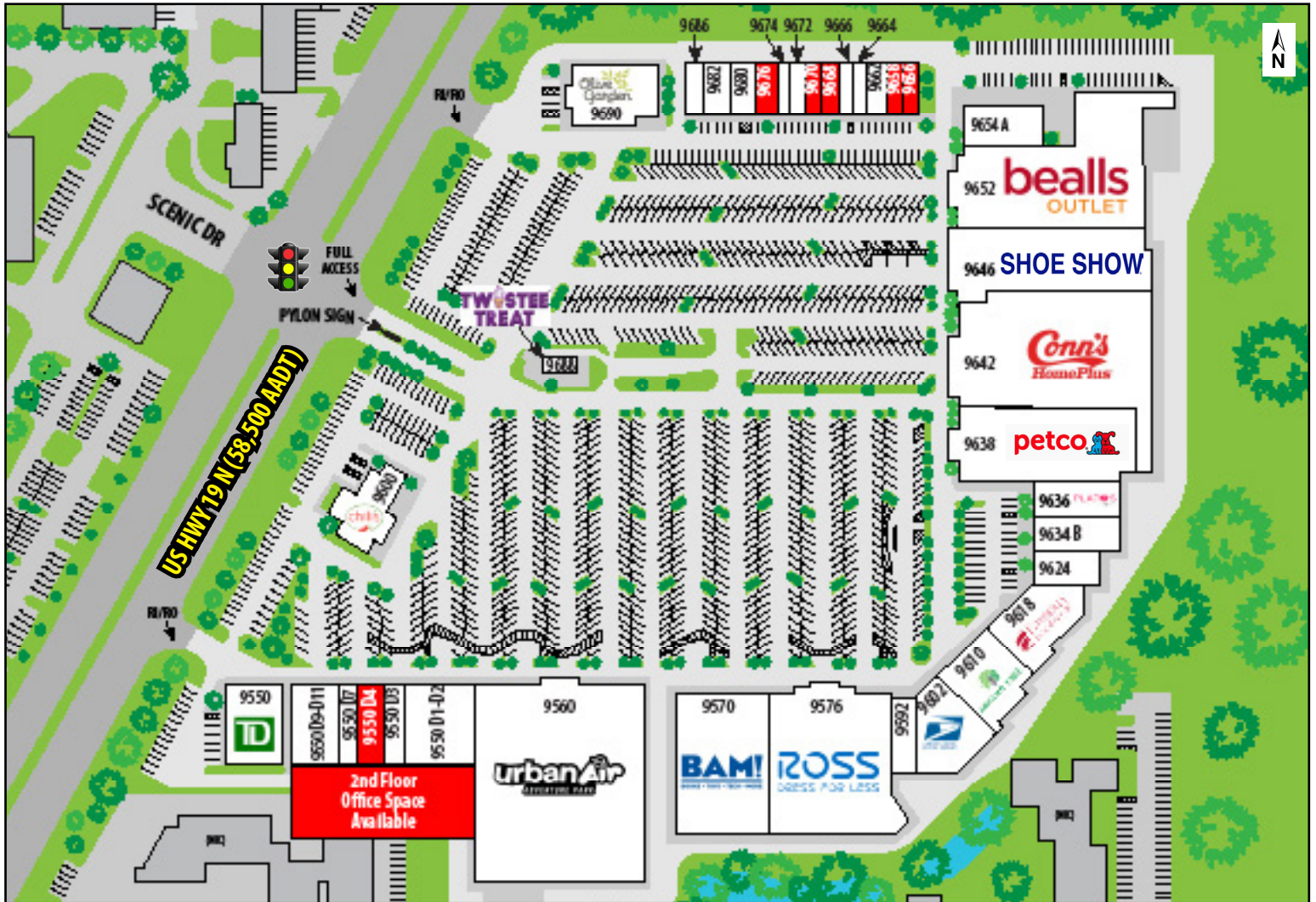
## FOR LEASING INFORMATION:

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UNIT	TENANT	SF
9550	TD Bank	5,300
9550 D9-D11	Humana Marketpoint	4,000
9550 D7	Wild Cherry Salon	1,600
<b>9550 D4</b>	<b>AVAILABLE</b>	<b>2,400</b>
9550 D3	Dream Street Barbershop	2,000
9550 D1-D2	Royal Supper Buffet	7,891
9560	Urban Air Adventure Park	50,400
9570	Books-A-Million	19,250
9576	Ross Dress For Less	30,160
9592	Wilma Handmade Soap	3,150
9600	Chili's Grill & Bar	6,480
9602	United States Post Office	8,735
9610	Dollar Tree	8,425
9618	Famous Footwear	6,014
9624	America's Best	3,016
9634 B	Lane Bryant	4,926

UNIT	TENANT	SF
9636	Plato's Closet	4,800
9638	Petco	18,000
9642	Conn's HomePlus	40,011
9646	Shoe Show	21,744
9652	Bealls Outlet	28,494
9654 A	CosmoProf	4,167
<b>9656</b>	<b>AVAILABLE</b>	<b>1,200</b>
<b>9658</b>	<b>AVAILABLE</b>	<b>1,200</b>
9662	BonWorth	1,440
9664	Fantastic Sams	960
9666	Top Nails	960
<b>9668</b>	<b>AVAILABLE</b>	<b>1,400</b>
<b>9670</b>	<b>AVAILABLE</b>	<b>1,200</b>
9672	Miracle Ear	982
9674	No.1 Kitchen	818
<b>9676</b>	<b>AVAILABLE</b>	<b>1,800</b>

UNIT	TENANT	SF
9680	H&R Block	2,400
9682	Bright Now! Dental	2,640
9686	CBD Store	960
9688	Twistee Treat	0P
9690	Olive Garden	8,876
OFFICE SPACE		
OFF 201	Humana	5,863
<b>OFF 201 A</b>	<b>AVAILABLE</b>	<b>3,831</b>
OFF 202	SequelCare of Florida	1,617
OFF 203	SequelCare of Florida	3,013
<b>OFF 205</b>	<b>AVAILABLE</b>	<b>855</b>
OFF 206	Florida Family Primary Care of Pasco	915
<b>OFF 209 A</b>	<b>AVAILABLE</b>	<b>947</b>
<b>OFF 209 B</b>	<b>AVAILABLE</b>	<b>985</b>
<b>OFF 212</b>	<b>AVAILABLE</b>	<b>2,401</b>
OFF 214	SequelCare of Florida	2,410

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