

# RETAIL FOR LEASE

- ◆ 2,100 sf retail space available for immediate occupancy
- ◆ Suite is turn-key and ready for move-in
- ◆ New owners recently renovated the center with fresh paint & landscaping
- ◆ New signage installed in 2022
- ◆ Excellent parking in excess of 233 spaces
- ◆ Great access with dedicated turn lane on US Hwy 19 and multiple ingress/egress points
- ◆ Daily traffic counts of 65,000 vehicles per day
- ◆ Join other long-term tenants including Carrabba's, Breakfast Club, Pharmacy, a popular Pho Restaurant and more!



## Regency Shoppes

10110 - 10164 US Hwy 19 • Port Richey, FL 34668

Lease Price: \$9-11 psf NNN

Sabrina McCall, ACM

Real Estate Broker

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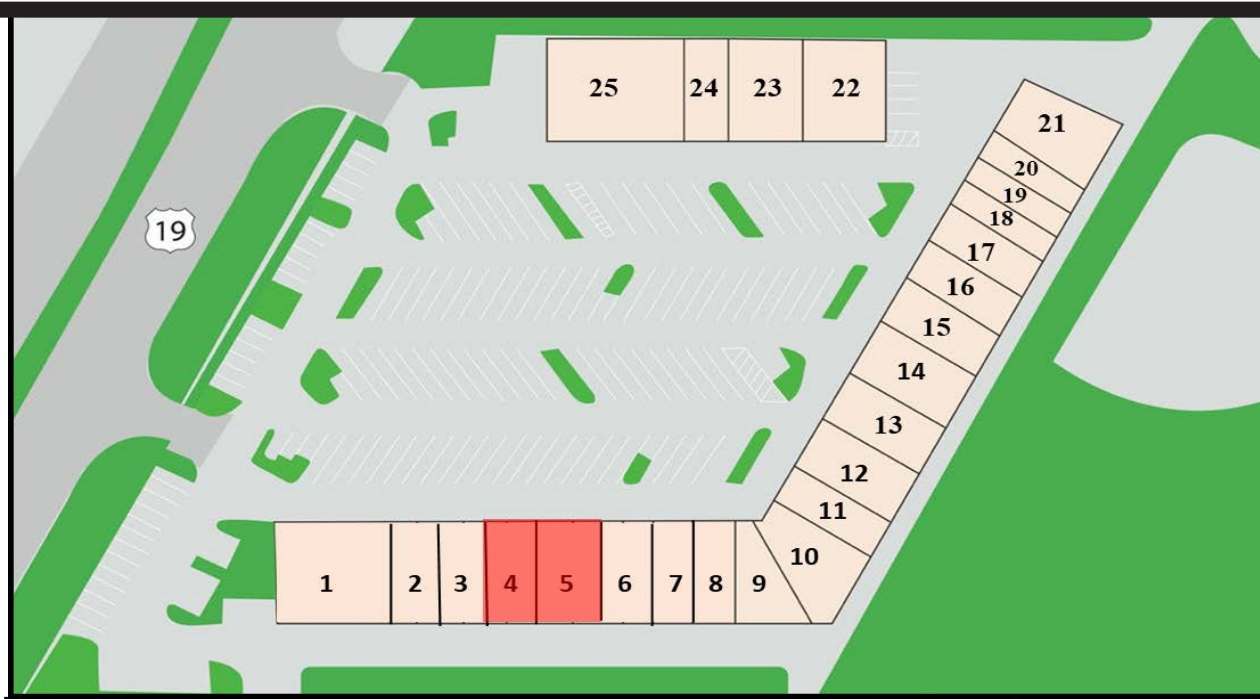
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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

# SITE PLAN



- 1** Unit #10110 - Carrabba's
- 2** Unit #10112 - Pharmacy
- 3** Unit #10114 - Tattoo
- 4** Unit #10116 - Available - 900 sf
- 5** Unit #10118 - Available - 1,200 sf
- 6** Unit #10120 - Pub
- 7** Unit #10122 - Phto-Plus - Zot Organic
- 8** Unit #10124 - VQ Nails
- 9** Unit #10126-30 -Custom Windows & Door of Pasco

- 10** Unit #10132 - Pho Saigon
- 11** Unit #10134 - Pops Bargain Bin
- 12** Unit #10136 - Photography
- 13** Unit #10138 - Stop N Carry Liquors
- 14** Unit #10140 - Taste of Curry
- 15** Unit #10142 - Rage Room (space 1)
- 16** Unit #10144 - Rage Room (space 2)
- 17** Unit #10146 - Fademasters
- 18** Unit #10148 - El Malecon

- 19** Unit #10150 - Smoke Shop
- 20** Unit #10152 - Labelle Beauty
- 21** Unit #10154 - Dr. Carvallo
- 22** Unit #10156 - Breakfast Club
- 23** Unit #10160 - Print Shop
- 24** Unit #10162 - Quisqueya Mercado
- 25** Unit #10164 - Grille One Nine



## Demographics - 5 miles



Population Estimate: 127,927



Median Age: 46.5



Average HH Income: \$58,466

# Location Map



New Monument Sign completed this year!

