



For Lease

**RIPCO**  
RETAIL LEASING

# Port Richey Plaza | 8619–8631 US-19

Port Richey, FL  
34668

±1,069–5,571 SF Available

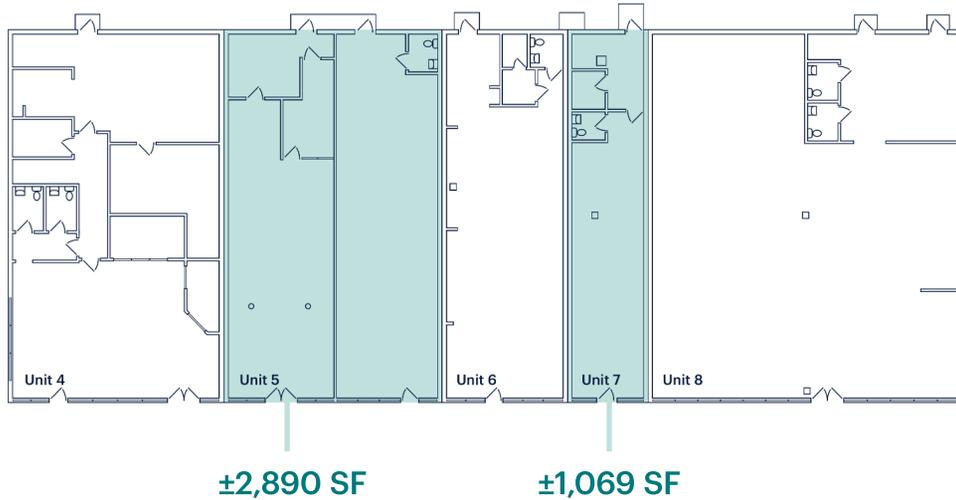
Prime end-cap space fronting US-19 and inline spaces with wide window frontage available for lease

Contact  
Exclusive Agents

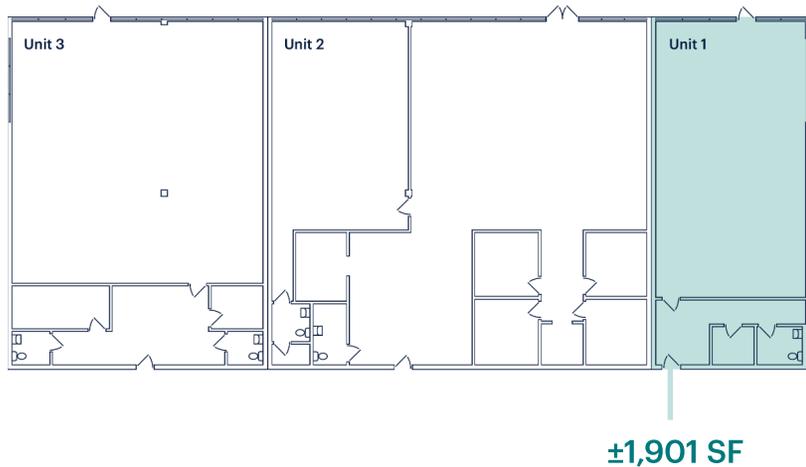
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# Space Details

Port Richey Plaza | North Building  
Units 4, 5, 6, 7, & 8



Port Richey Plaza | South Building  
Unit 1, 2, & 3



<b>Location</b>	West side of US-19 & Ridge Road	
<b>Size</b>	Unit 1	±1,901 SF
	Unit 5	±2,890 SF
	Can be demised into two (2) 1,445 SF suites	
	Unit 7	±1,069 SF
	Former salon/barbershop with existing plumbing infrastructure	
	*Opportunity to combine suites 5, 6, & 7 for contiguous ±5,571 SF starting August 1st, 2026	
<b>Frontage</b>	250 FT	
<b>Possession</b>	Immediate	
<b>Term</b>	Minimum Three (3) – Five (5) years	
<b>Rent</b>	\$18.00–\$22.00 PSF NNN	
<b>Co-Tenants</b>	Walmart, AT&T, Optical Outlets, Mattress Firm, Honey Baked Ham, Curv Exchange	
<b>Neighbors</b>	National Retailers include Walmart, WaWa, Charley's, McDonald's, Culver's, Dunkin', PNC Bank, Honda of Port Richey, Haverty's, Murphy USA	
<b>Comments</b>	<p>Port Richey Plaza – Retail Center shadow-anchored by Walmart (2.6M annual visits; ranked Top 32% in Florida).</p> <p>Spaces include prime end-cap space fronting US-19 and inline space with wide window frontage in white box condition.</p> <p>Center has been fully renovated with new exterior paint, site &amp; parking lot improvements, and landscaping upgrades with building and monument signage available.</p> <p>Situated along the northwest side of the corridor at the US-19 and Ridge Road intersection with aggregate traffic counts in excess of 70,000 AADT, multiple points of ingress and egress, and ±250 FT of frontage.</p> <p>Port Richey, FL is part of the West Pasco County submarket of the Tampa MSA, recognized as one of the fastest-growing counties in Florida with 3.0% annual growth and 30% growth over the past decade.</p>	

# Site Plan



Suite	Tenant	Size SF
1	• Available	1,901
2	Optical Outlet	4,612
3	AT&T Wireless	3,123
4	Honey Baked Ham	2,281
5	• Available	2,890
6	Curv Exchange	1,612
7	• Available	1,069
8	Mattress Firm	4,190

# Area Retail

<b>Population</b>	1 mile	7,537
	3 miles	62,788
	5 miles	129,064
<b>Daytime Population</b>	1 mile	9,980
	3 miles	63,504
	5 miles	128,948
<b>Total Households</b>	1 mile	3,590
	3 miles	28,079
	5 miles	58,426
<b>Average Household Income</b>	1 mile	\$55,476
	3 miles	\$68,293
	5 miles	\$74,346
<b>Median Age</b>	1 mile	44.1
	3 miles	46.8
	5 miles	50.2

