

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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