



For Lease

RIPCO
RETAIL LEASING

Port Richey Plaza | 8619–8631 US-19

Port Richey, FL
34668

±1,069–5,571 SF Available

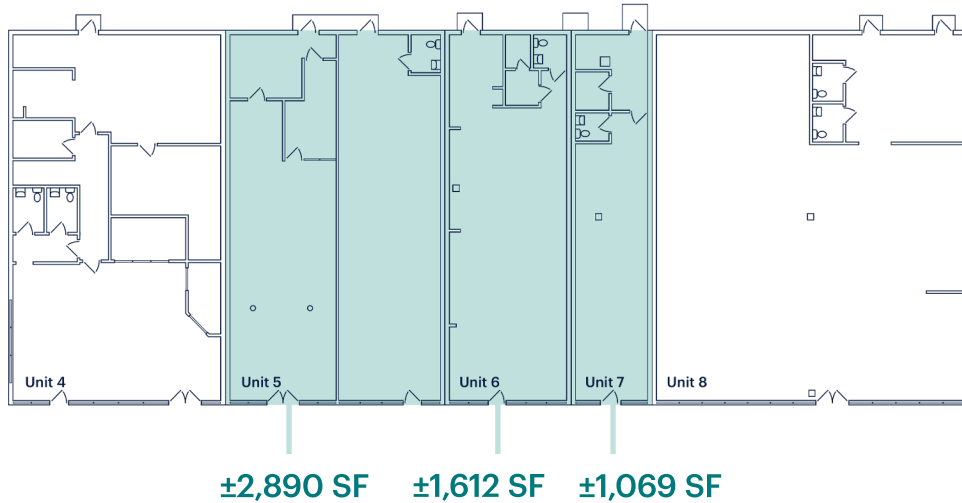
Prime inline spaces with wide window frontage available for lease

Contact
Exclusive Agents

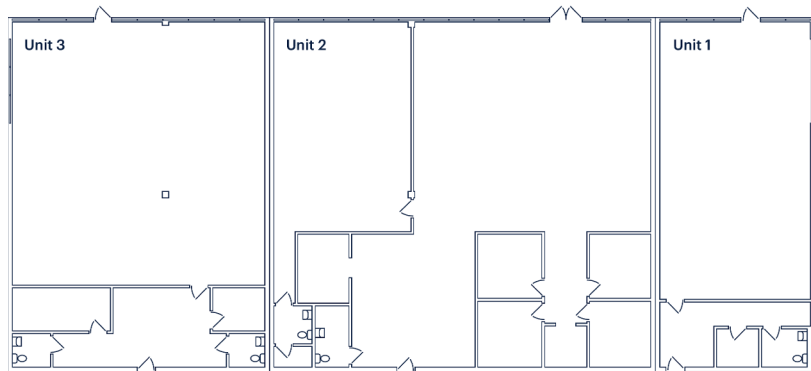
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Space Details

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



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



Location	West side of US-19 & Ridge Road	
Size	Unit 5	±2,890 SF
	Can be demised into two (2) 1,445 SF suites	
	Unit 6	±1,612 SF
	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
Frontage	250 FT	
Possession	Immediate	
Term	Minimum Three (3) – Five (5) years	
Rent	\$18.00–\$22.00 PSF NNN	
Co-Tenants	Walmart, AT&T, Optical Outlets, Mattress Firm, Honey Baked Ham, Curaleaf	
Neighbors	National Retailers include Walmart, WaWa, Charley's, McDonald's, Culver's, Dunkin', PNC Bank, Honda of Port Richey, Haverty's, Murphy USA	
Comments	Port Richey Plaza – Retail Center shadow-anchored by Walmart (2.6M annual visits; ranked Top 32% in Florida).	
	Spaces include prime end-cap space fronting US-19 and inline space with wide window frontage in white box condition.	
	Center has been fully renovated with new exterior paint, site & parking lot improvements, and landscaping upgrades with building and monument signage available.	
	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.	
	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.	

Site Plan



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

Area Retail

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

