

# REGENCY CROSSING

8601-8655 Regency Park Blvd | Port Richey, FL 34668

FOR LEASE



## PROPERTY OVERVIEW

- » Available Inline: 1,275 - 2,320 SF
- » Available Outparcel: 0.9 AC (1,875 SF)
- » Anchored by Publix
- » Join tenants: Papa John's, My Care Medical, Mamma Mia Pizzeria, and more!
- » Located at the high traffic intersection of Regency Park Blvd & Ridge Rd
- » Area retailers include: Home Depot, Hobby Lobby, Kohl's, Lowes, & more!

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Population	15,605	72,309	153,106
Households	6,446	31,624	67,488
Avg. HH Income	\$61,477	\$69,253	\$79,946

## TRAFFIC COUNTS AADT

Regency Park Blvd	38,500 AADT
Ridge Rd	26,500 AADT

 **FranklinStreet**

LICENSED REAL ESTATE BROKER  
BROKER OF RECORD: DARRON KATTAN, #BK3256503  
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**ALEX WRIGHT**  
SENIOR DIRECTOR

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Alex.Wright@FranklinSt.com

**BRONWYN EYEINGTON**  
SENIOR ASSOCIATE

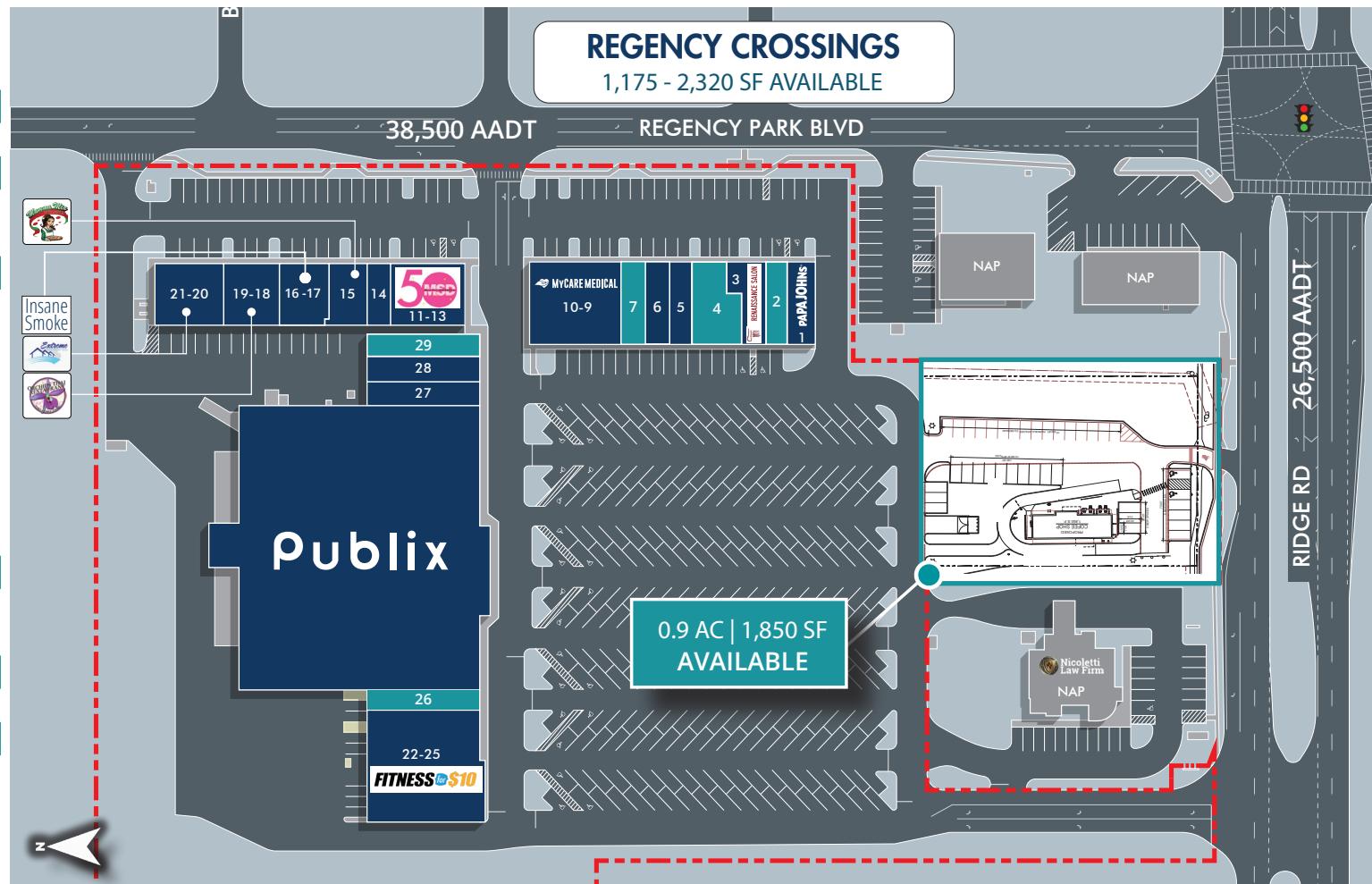
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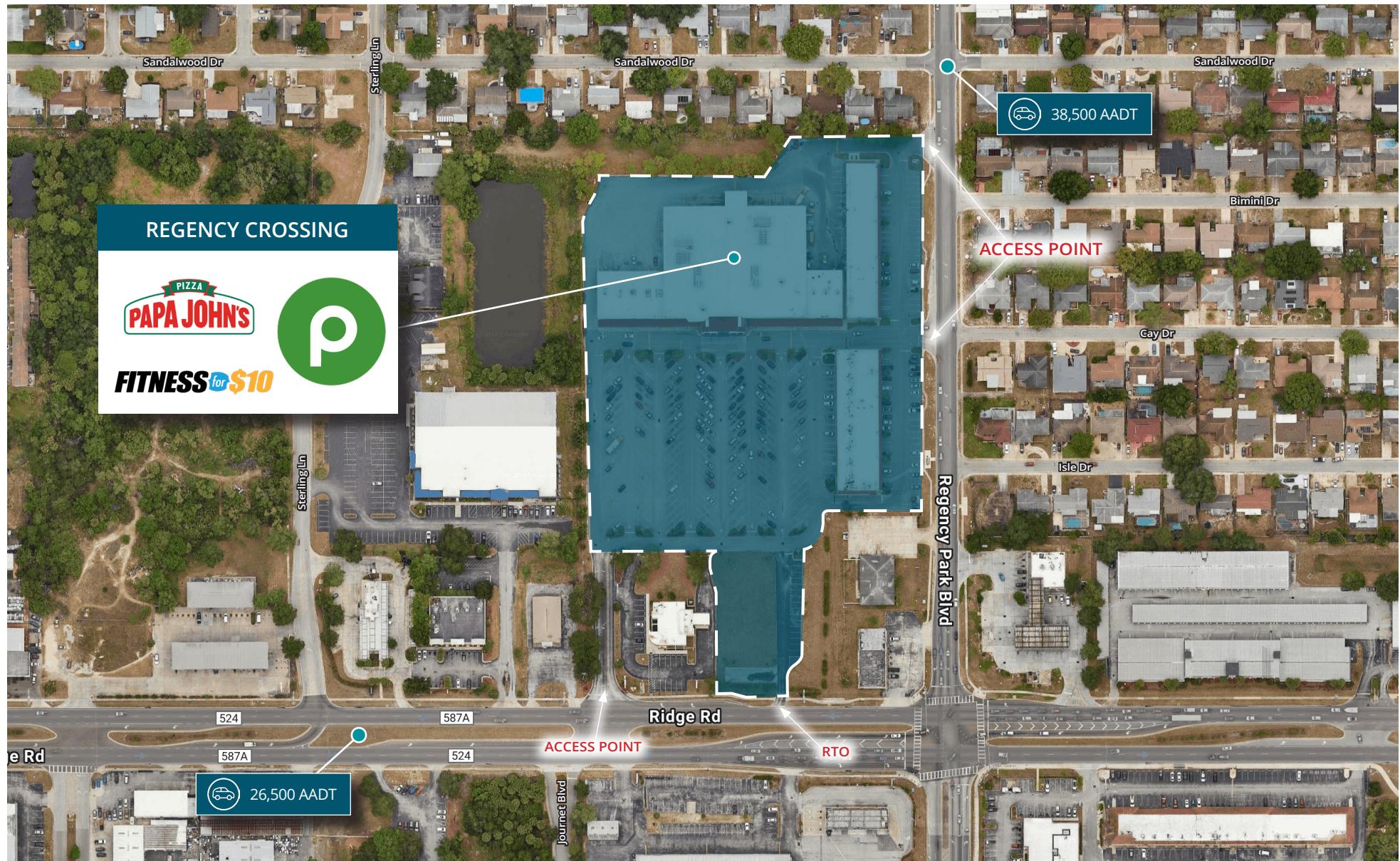
## FLOOR PLAN

SUITE	TENANT	SF
1	Papa John's	1,275
2	AVAILABLE	1,275
3	Renaissance Hair Salon	1,475
4	AVAILABLE	2,320
5	Nail Armour	1,260
6	China Taste	1,275
7	AVAILABLE	1,175
9-10	My Care Medical	4,896
11-13	Dance Studio	2,885
14	The Family Barbershop	960
15	Mamma Mia Pizzeria	1,605
16-17	Insane Smoke	1,867
18-19	Orchid Thai	2,230
20-21	Extreme Management Team	2,885
22-25	Fitness For \$10	7,492
26	AVAILABLE	1,756
27	Regency Crossing Liquors	1,700
28	Al Shish Kebab	1,720
29	AVAILABLE	1,700
30	Publix	44,270
OP	AVAILABLE	1,875   0.9 AC



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RETAIL AERIAL



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## MARKET AERIAL

