

# EMBASSY CROSSING

9550-9690 US Hwy 19 N  
Port Richey, FL 34668



### PROPERTY HIGHLIGHTS:

- Dominant regional center with Big Box Availability
- New pylon sign, updated landscaping, and pressure washing updates in 2026
- Join Books-A-Million, Ross Dress For Less, and Petco
- High visibility with a 53,500 AADT along US Hwy 19 N
- Strategically located near US Hwy 19 N and Embassy Blvd
- Across the street from the Gulf View Square Mall
- Strong demographics include a population of over 136,000 and an average household income of more than \$75,840 within a 5-mile radius
- Shopping center total GLA: 330,636 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	13,897	70,321	136,116
2025 Estimated Households	5,651	30,597	60,912
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$66,188	\$70,690	\$75,840
<b>AGE</b>			
Median Age	38	43	46
<b>DAYTIME DEMOS</b>			
Number of Businesses	514	3,196	6,250
Number of Employees	3,532	20,203	37,134
Total Daytime Population	8,736	49,790	95,379
<b>TRAFFIC COUNTS</b>			
US Hwy 19 N (N/S)	53,500 AADT		



8902 N Dale Mabry Hwy  
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### FOR LEASING INFORMATION:

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UNIT	TENANT	SF
9550	TD Bank	5,300
9550 D9-D11	Humana Marketpoint	4,000
9550 D7	Wild Cherry Salon	1,600
<b>9550 D4</b>	<b>AVAILABLE</b>	<b>2,400</b>
9550 D3	Dream Street Barbershop	2,000
9550 D1-D2	Royal Supper Buffet	7,891
9560	Urban Air Adventure Park	50,400
9570	Books-A-Million	19,250
9576	Ross Dress For Less	30,160
9592	Wilma Handmade Soap	3,150
9600	Chili's Grill & Bar	6,480
9602	United States Post Office	8,735
9610	Dollar Tree	8,425
9618	Famous Footwear	6,014
9624	America's Best	3,016
9634 B	Lane Bryant	4,926

UNIT	TENANT	SF
9636	Plato's Closet	4,800
9638	Petco	18,000
<b>9642</b>	<b>AVAILABLE (164.5'W x 240'D)</b>	<b>40,011</b>
9646	Shoe Dept	21,744
<b>9652</b>	<b>AVAILABLE SOON</b>	<b>28,494</b>
9654 A	CosmoProf	4,167
<b>9656</b>	<b>AVAILABLE</b>	<b>1,200</b>
<b>9658</b>	<b>AVAILABLE</b>	<b>1,200</b>
9662	H&R Block	1,440
9664	Fantastic Sams	960
9666	Top Nails	960
<b>9668</b>	<b>AVAILABLE</b>	<b>1,400</b>
<b>9670</b>	<b>AVAILABLE</b>	<b>1,200</b>
9672	Miracle Ear	982
9674	No.1 Kitchen	818
<b>9676</b>	<b>AVAILABLE</b>	<b>1,800</b>

UNIT	TENANT	SF
<b>9680</b>	<b>AVAILABLE</b>	<b>2,400</b>
9682	Kova Dental	2,640
<b>9686</b>	<b>AVAILABLE</b>	<b>960</b>
9688	Twistee Treat	OP
9690	Olive Garden	8,876
OFFICE SPACE		
OFF 201	Humana	5,863
<b>OFF 201 A</b>	<b>AVAILABLE</b>	<b>3,831</b>
OFF 202	SequelCare of Florida	1,617
OFF 203	SequelCare of Florida	3,013
<b>OFF 205</b>	<b>AVAILABLE</b>	<b>855</b>
OFF 206	Florida Family Primary Care of Pasco	915
<b>OFF 209 A</b>	<b>AVAILABLE</b>	<b>947</b>
<b>OFF 209 B</b>	<b>AVAILABLE</b>	<b>985</b>
<b>OFF 212</b>	<b>AVAILABLE</b>	<b>2,401</b>
OFF 214	SequelCare of Florida	2,410

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