

EMBASSY CROSSING

9550 – 9690 US Hwy 19 N | Port Richey, FL 34668



PROPERTY HIGHLIGHTS:

- Dominant regional center
- Big box available
- Join Books-A-Million, Ross Dress For Less, Petco, and Bealls
- High visibility with a 51,000 AADT along US Hwy 19 N
- Strategically located near US Hwy 19 N and Embassy Blvd
- Gables at Gulf View, a 312-unit apartment complex that was built in 2020, is located across the street from the plaza
- Across the street from the Gulf View Square Mall
- Strong demographics includes a population of over 136,000 and an average household income more than \$69,000 within a 5-mile radius
- Shopping center total GLA: 330,636 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	13,897	70,321	136,116
2024 Estimated Households	5,651	30,597	60,912
INCOME			
2024 Estimated Avg HH Income	\$61,968	\$66,481	\$69,554
AGE			
Median Age	38	43	46
DAYTIME DEMOS			
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
TRAFFIC COUNTS			
US Hwy 19 N (N/S)	51,000 AADT		



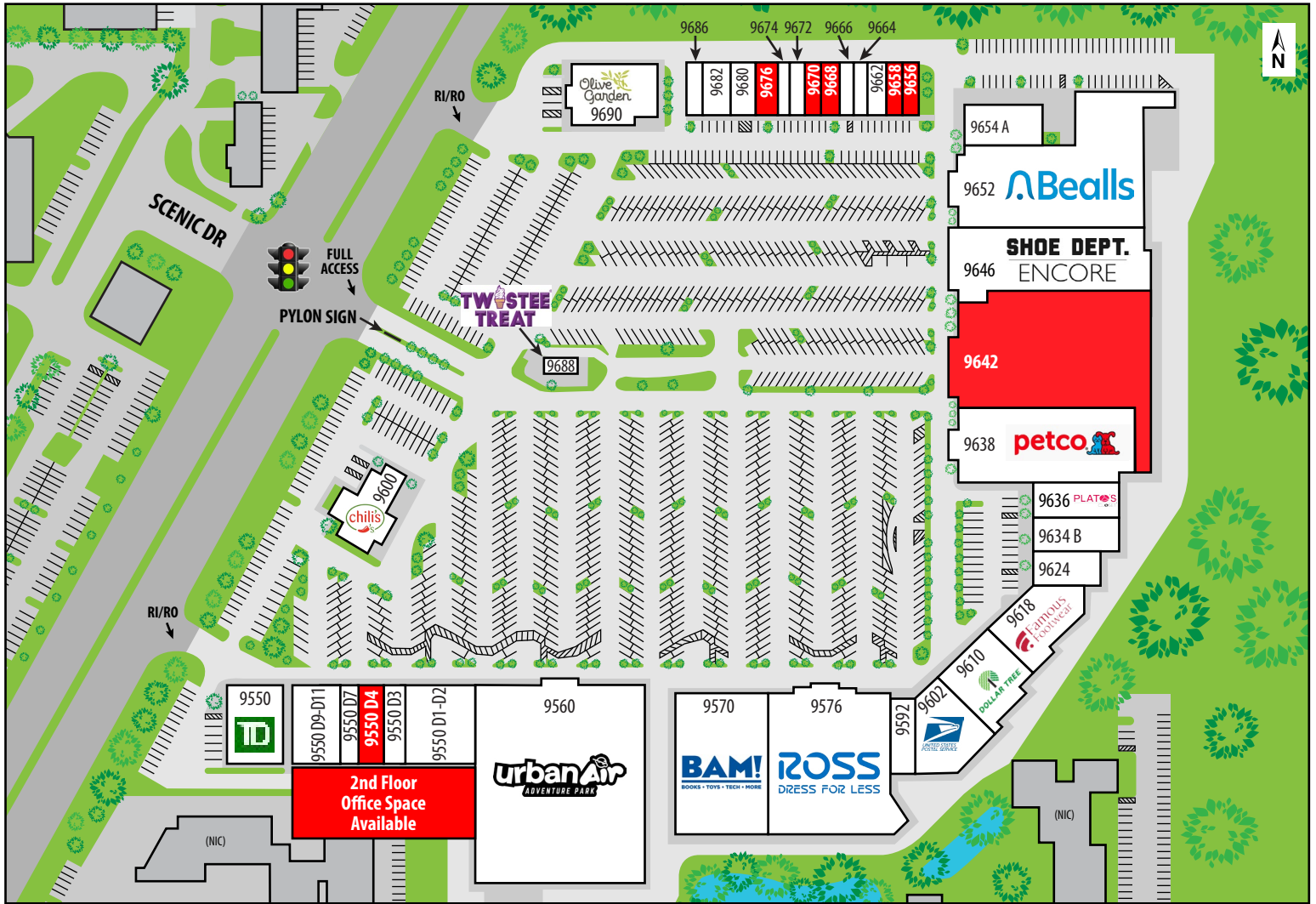
FOR LEASING INFORMATION:

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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
9550 D4	AVAILABLE	2,400
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
9642	AVAILABLE	40,011
9646	Shoe Dept	21,744
9652	Bealls	28,494
9654 A	CosmoProf	4,167
9656	AVAILABLE	1,200
9658	AVAILABLE	1,200
9662	BonWorth	1,440
9664	Fantastic Sams	960
9666	Top Nails	960
9668	AVAILABLE	1,400
9670	AVAILABLE	1,200
9672	Miracle Ear	982
9674	No.1 Kitchen	818
9676	AVAILABLE	1,800

UNIT	TENANT	SF
9680	H&R Block	2,400
9682	Bright Now! Dental	2,640
9686	CBD Store	960
9688	Twistee Treat	0P
9690	Olive Garden	8,876
OFFICE SPACE		
OFF 201	Humana	5,863
OFF 201 A	AVAILABLE	3,831
OFF 202	SequelCare of Florida	1,617
OFF 203	SequelCare of Florida	3,013
OFF 205	AVAILABLE	855
OFF 206	Florida Family Primary Care of Pasco	915
OFF 209 A	AVAILABLE	947
OFF 209 B	AVAILABLE	985
OFF 212	AVAILABLE	2,401
OFF 214	SequelCare of Florida	2,410

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