

# Harmony Plaza

**11840 US HIGHWAY 19**  
**PORT RICHEY, FL 34668**

*Presented By:*

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Boutique Firm | National Reach



# Executive Summary

HARMONY PLAZA | RETAIL PROPERTY FOR LEASE



## OFFERING SUMMARY

Available SF: 900 - 22,000 SF

Lease Rate: Negotiable

Lot Size: 5.97 Acres

Year Built: 1973

Building Size: 82,820 SF

## PROPERTY OVERVIEW

Harmony Plaza is an 82,820 SF retail shopping center located in Port Richey, FL. The property is situated on one of the busiest intersections in Pasco County. Several national retailers occupy the property such as Big Lots, Dollar General, Amスコット, and Buddy's Home Furnishings, along with a CVS occupied outparcel. With current spaces available from 900 SF up to 22,000 SF there are many options for your business.

Also available is a 0.59 (25,700 SF) out parcel for lease or for sale.

## PROPERTY HIGHLIGHTS

- Located at Major Lighted Intersection
- Part of Tampa Bay MSA
- National and Regional Co-Tenants
- Strong Visibility

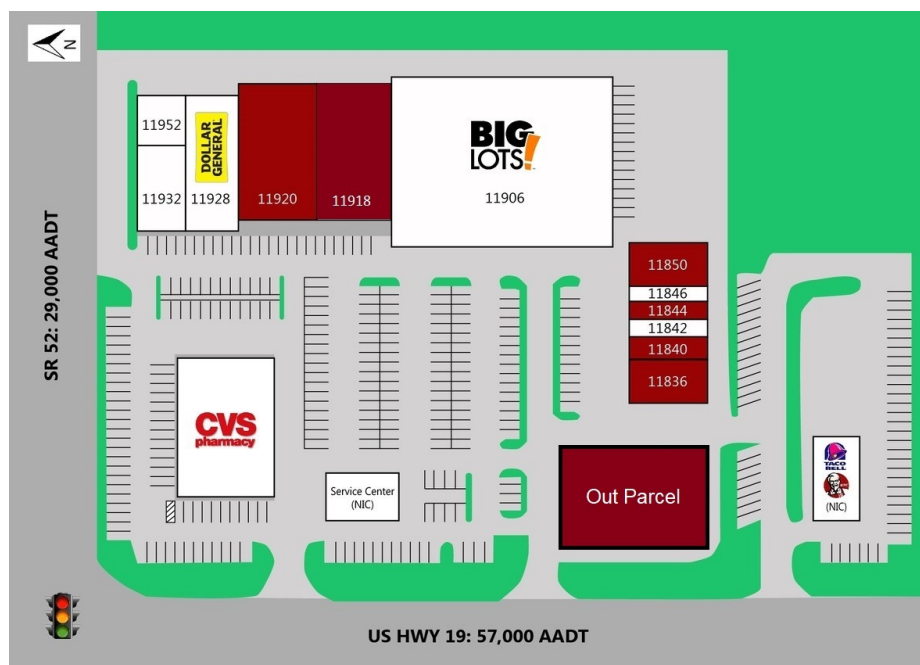
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# Available Spaces

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**LEASE RATE:** NEGOTIABLE      **TOTAL SPACE:** 900 - 25,700 SF  
**LEASE TYPE:** NNN; Ground      **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
11836		Negotiable	NNN	3,000 SF	Negotiable	
11840		Negotiable	NNN	1,500 SF	Negotiable	
11844		Negotiable	NNN	900 SF	Negotiable	
11850		Negotiable	NNN	2,700 SF	Negotiable	
11920		Negotiable	NNN	11,000 SF	Negotiable	
11918		Negotiable	NNN	11,000 SF	Negotiable	
Out Parcel		Negotiable	Ground Lease	0.59 Acres	Negotiable	

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# Additional Photos

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# Out Parcel

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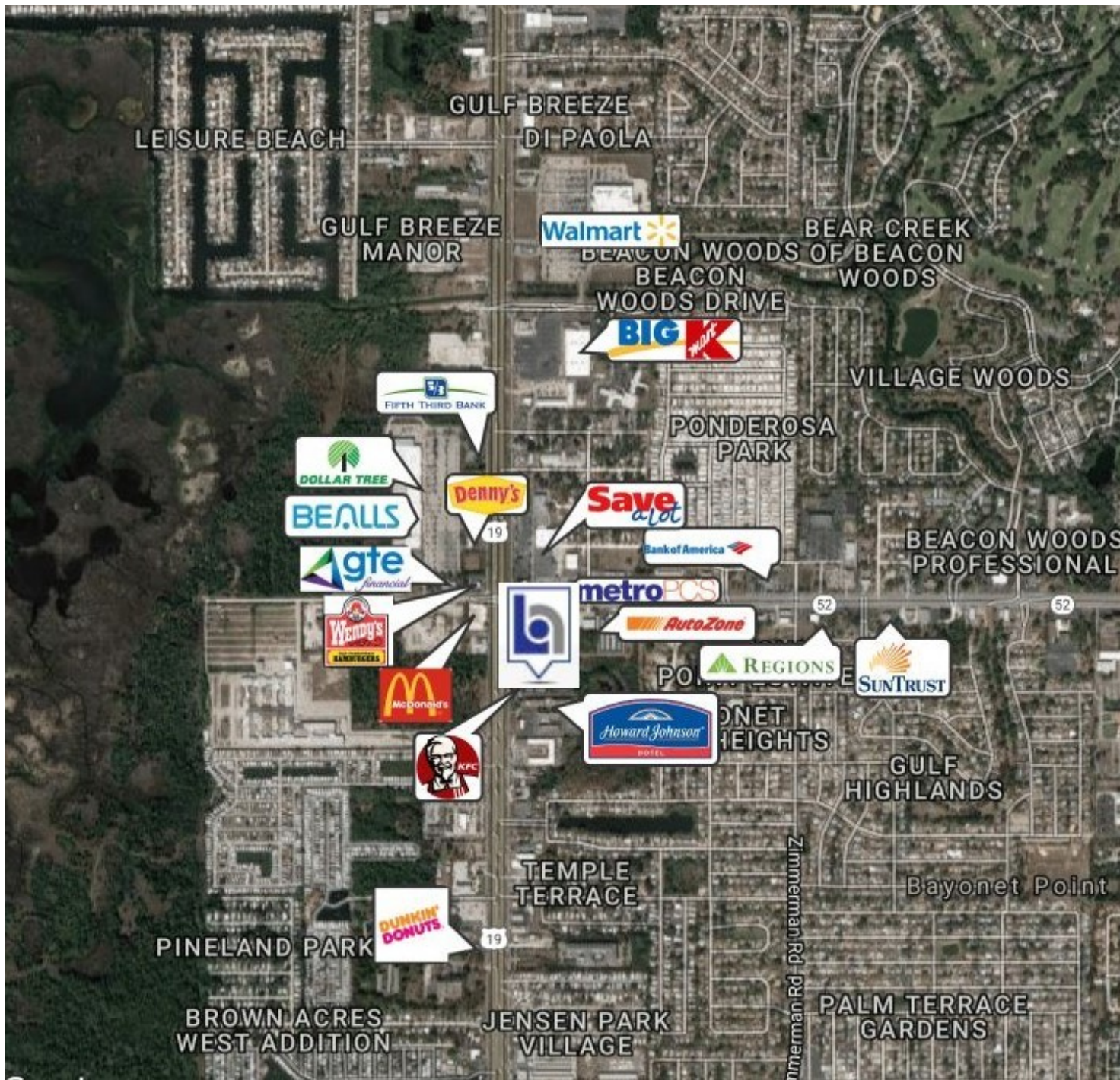
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# Retailer Map

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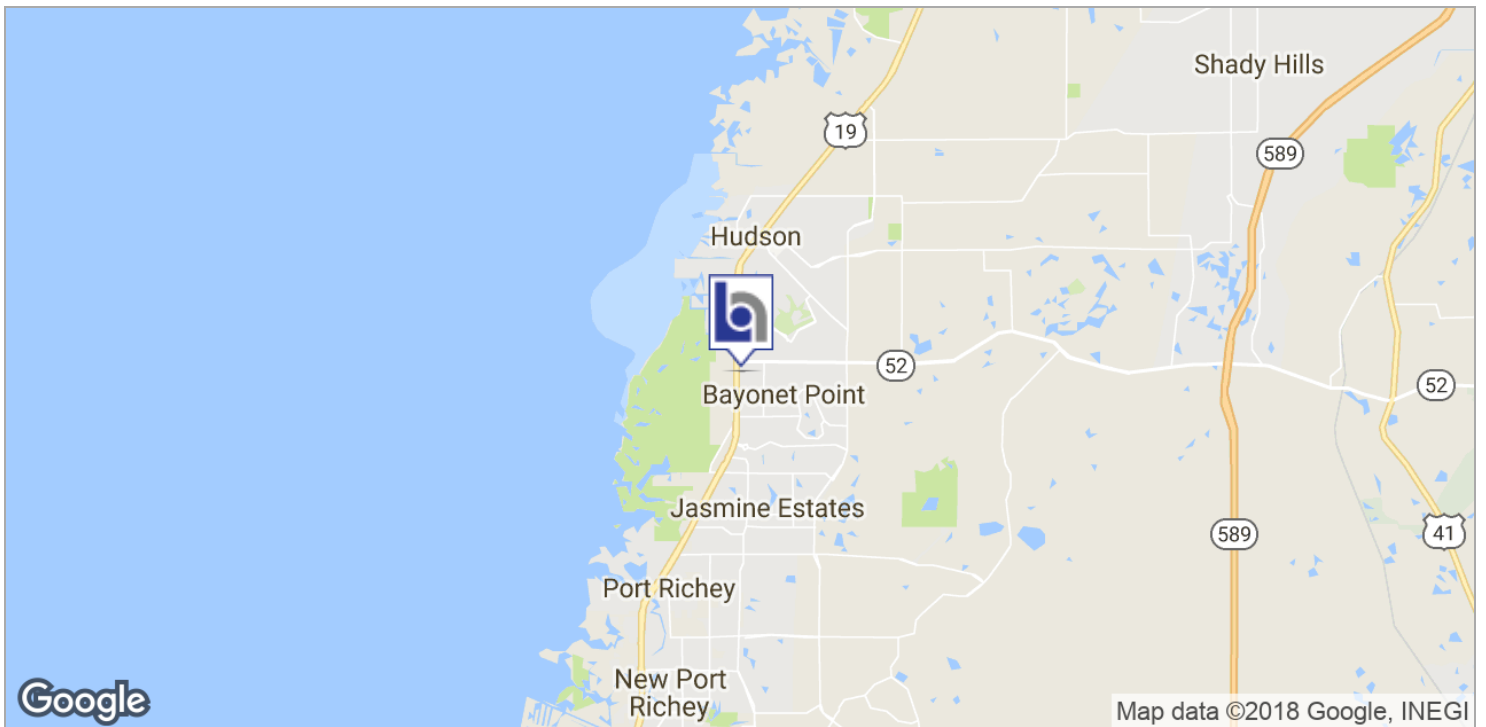
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# Location Maps

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# Aerial

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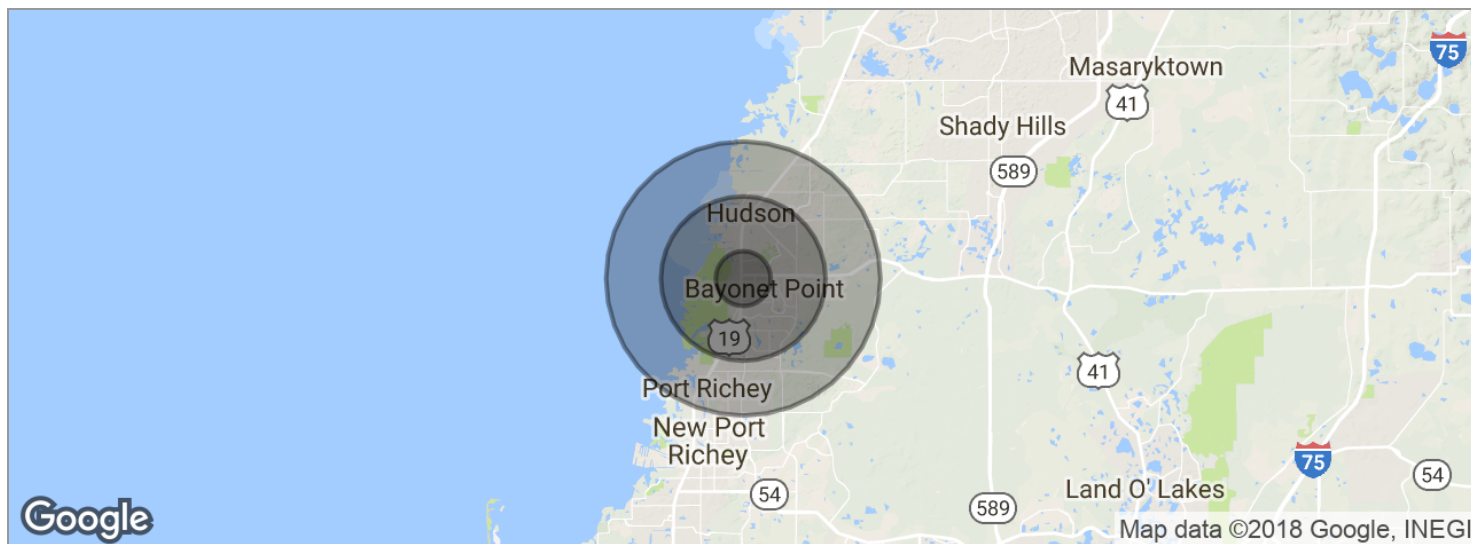
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# Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,454	57,414	98,185
Median age	48.8	47.3	46.9
Median age (Male)	48.1	46.9	46.4
Median age (Female)	51.0	48.7	47.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,696	25,258	42,597
# of persons per HH	2.3	2.3	2.3
Average HH income	\$40,609	\$43,560	\$46,450
Average house value	\$84,040	\$121,386	\$147,770

\* Demographic data derived from 2010 US Census

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