

# RETAIL FOR LEASE

- ◆ 5,400 sf retail space available for immediate occupancy
- ◆ Suite is turn-key and ready for move-in
- ◆ New owners recently renovated the center with fresh paint & landscaping
- ◆ New signage installed in 2022
- ◆ Excellent parking in excess of 233 spaces
- ◆ Great access with dedicated turn lane on US Hwy 19 and multiple ingress/egress points
- ◆ Daily traffic counts of 65,000 vehicles per day
- ◆ Join other long-term tenants including Carrabba's, Breakfast Club, Pharmacy, a popular Pho Restaurant and more!



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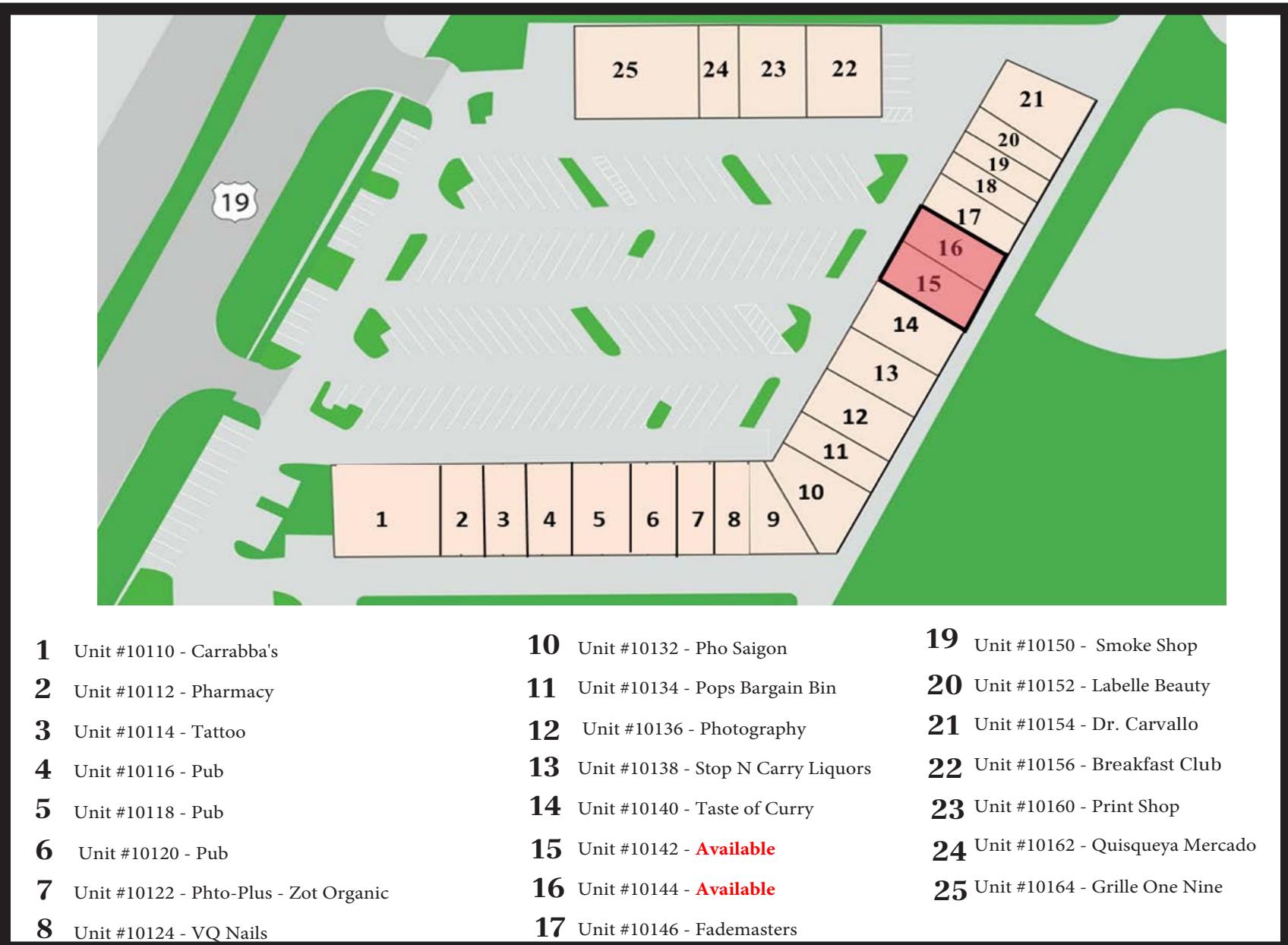
## Regency Shoppes

10110 - 10164 US Hwy 19 • Port Richey, FL 34668  
Lease Price: \$9-11 psf NNN



**COMMERCIAL ASSET PARTNERS**  
Sales & Leasing • Investment • Property Management • Site Selection

# SITE PLAN





## Demographics - 5 miles



Population Estimate: 127,927



Median Age: 46.5



Average HH Income: \$58,466

# Location Map



Parking lot recently resurfaced!



New Monument Sign  
within past year!

