

9304-9324 US 19 N, Port Richey, FL 34668

TEMPO PLAZA

3,296 SF AVAILABLE

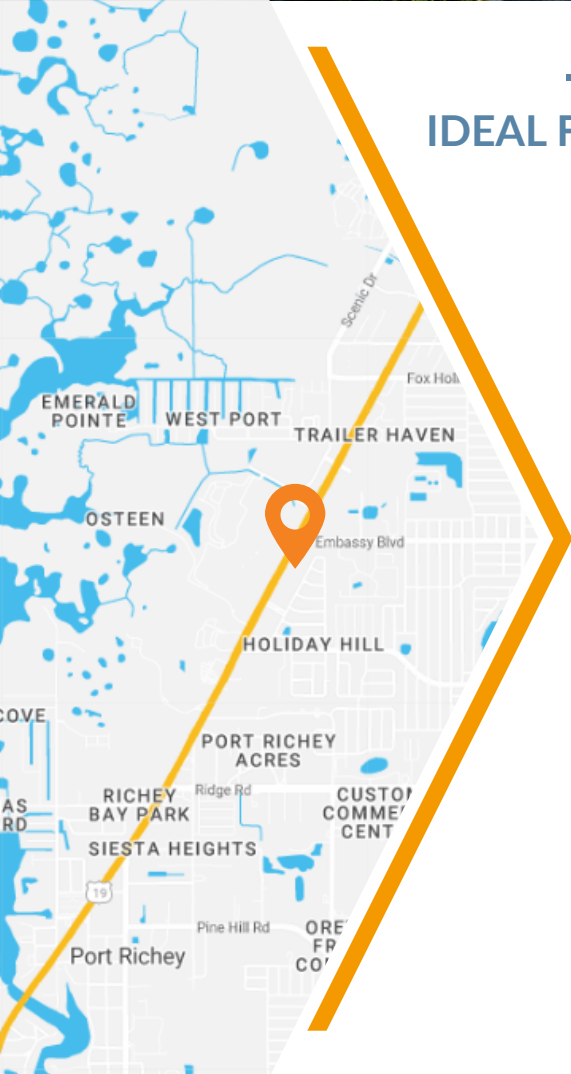


Photo property of CoStar



- 3,296 SF END-CAP FOR LEASE - IDEAL FOR NAIL SALON WITH DIRECT VISIBILITY TO US 19

- » 20,050 SF retail strip center in New Port Richey
- » Located on US Hwy 19 across from Gables at Gulf View, with 312 luxury apartments
- » Phenomenal visibility with 255 feet of direct frontage on US 19
- » Excellent pylon signage
- » Ample parking with 73 spaces
- » High-traffic area with 51,000 AADT on US 19 N



| Demographics | 1-mile | 3-mile | 5-mile |
|--------------------|----------|----------|----------|
| 2024 Population | 12,463 | 67,887 | 137,096 |
| Daytime Employment | 5,700 | 24,097 | 45,621 |
| Average HH Income | \$50,514 | \$53,901 | \$61,239 |
| Median Age | 40.2 | 44.2 | 48.5 |

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GABLES
AT GULF VIEW

Ashley
HOME STORE

ROSS petco
DRESS FOR LESS
BEALLS LANE BRYANT
Outlet **BAM!**
Olive Garden **BOOKS-A-MILLION**
DOLLAR TREE

verizon

LONGHORN
STEAKHOUSE

Office DEPOT

Embassy Blvd

Panera
BREAD

KFC

Site

STARBUCKS
COFFEE

CHIPOTLE

51,000 AADT

Bob Evans
RESTAURANT

Steak Shake
RESTAURANT

| | | | | | | | | |
|--------------------|------------|------------------|---------------|-------------------------|----------------------|--------------|-----------------------|--------|
| 9322 | 9320 | 9318 | 9316 | 9314 | 9310 - 9312 | 9308 | 9306 | 9304 |
| 3,296 SF FOR LEASE | Smoke Shop | Marijuana Doctor | Gentle Dental | AYR Cannabis Dispensary | Tonbo Hibachi Grille | Jimmy John's | Direct Auto Insurance | Audiel |

3,296 SF
Space Available

Available

19

BURGER KING

golden corral

HAVERTYS

WAL*MART
SUPERCENTER
Wawa Great Clips
McDonald's

US HWY 19 N

Checkers
BURGERS • FRIES • COLAS

Publix

7 ELEVEN

HONDA

Ridge Rd

Domino's

Pizza Hut

Walgreens

SONIC

Little Caesars

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