



For Lease

Port Richey Plaza

8619-8631 US Highway 19
Port Richey, FL 34668

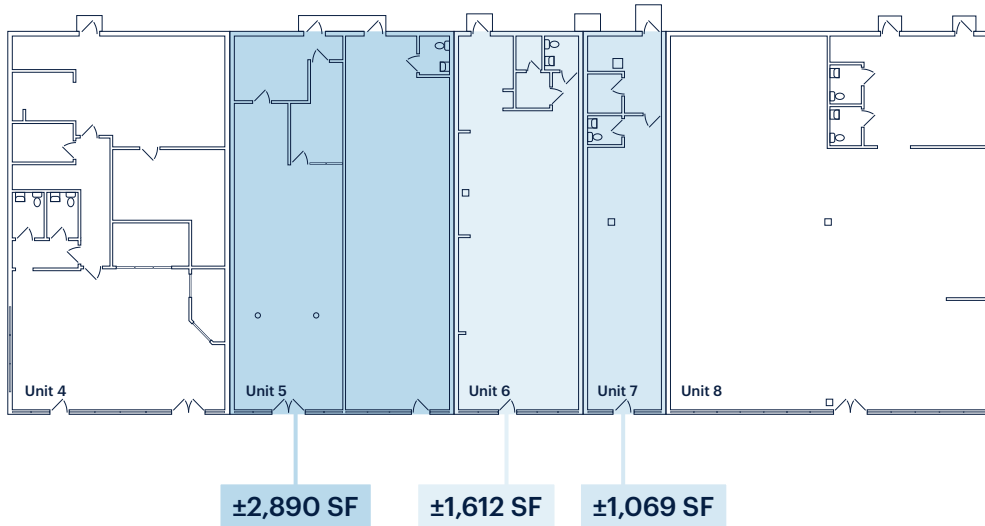
±1,069 – 5,571 SF Available

Prime inline spaces with wide window frontage available for lease

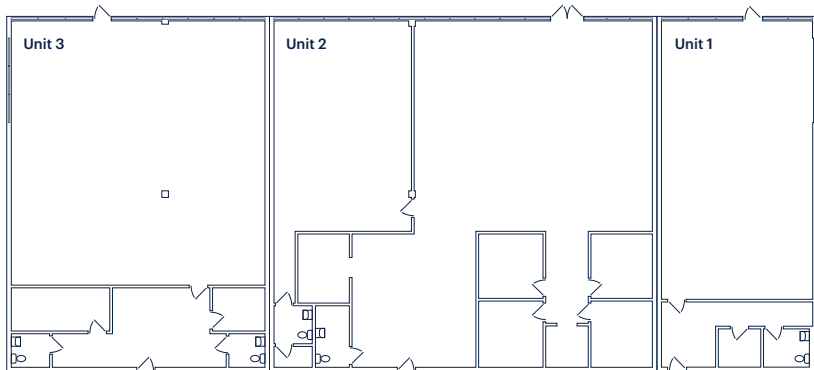
RIPCO
RETAIL LEASING

Space Details

North Building | Units 4, 5, 6, 7, & 8



South Building | Units 1, 2, & 3



Location	West side of US-19 & Ridge Road	
Size	Unit 5* Can be demised into two (2) 1,440 SF suites	±2,890 SF
	Unit 6*	±1,612 SF
	Unit 7* Former salon/barbershop with existing plumbing infrastructure	±1,069 SF
	*Opportunity to combine suites 5, 6, & 7 for contiguous ±5,571 SF starting August 1st, 2026	
Frontage	250 FT	
Possession	Immediate	
Term	Minimum three (3) – five (5) years	
Rent	Upon request Six (6) months free rent on minimum thirty (36) month lease	
Co-Tenants	Walmart, AT&T, Optical Outlets, Mattress Firm, Honey Baked Ham, Curaleaf	
Neighbors	National Retailers include Walmart, WaWa, Charley's, McDonald's, Culver's, Dunkin', PNC Bank, Honda of Port Richey, Haverty's, Murphy USA	
Comments	Port Richey Plaza – Retail Center shadow-anchored by Walmart (2.6M annual visits; ranked Top 32% in Florida).	

Spaces include prime end-cap space fronting US-19 and inline space with wide window frontage in white box condition.

Center has been fully renovated with new exterior paint, site & parking lot improvements, and landscaping upgrades with building and monument signage available.

Situated along the northwest side of the corridor at the US-19 and Ridge Road intersection with aggregate traffic counts in excess of 70,000 AADT, multiple points of ingress and egress, and ±250 FT of frontage.

Port Richey, FL is part of the West Pasco County submarket of the Tampa MSA, recognized as one of the fastest-growing counties in Florida with 3.0% annual growth and 30% growth over the past decade.

Site Plan



Suite	Tenant	Size
1	Curaleaf	1,901
2	Optical Outlet	4,612
3	AT&T Wireless	3,123
4	Honey Baked Ham	2,281
5	Available	2,890
6	Available	1,612
7	Available	1,069
8	Mattress Firm	4,190

Market Retail

Total Population
 1 mile 7,537
 3 miles 62,788
 5 miles 129,064

Daytime Population
 1 mile 9,980
 3 miles 63,504
 5 miles 128,948

Total Households
 1 mile 3,590
 3 miles 28,079
 5 miles 58,426

Average Household Income
 1 mile \$55,476
 3 miles \$68,293
 5 miles \$74,346

Median Age
 1 mile 44.1
 3 miles 46.8
 5 miles 50.2

