

THE PIERS SHOPPING CENTER

26,000 SF END-CAP ANCHOR BOX

6401 TACOMA DR
PRT RICHEY-TAMPA, FL 34668



Burlington

Available

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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RETAIL CENTER OVERVIEW



PROPERTY SUMMARY

HIGH-VISIBILITY 26,000 SF RETAIL BOX | JOIN BURLINGTON ALONG US HWY 19

Lee & Associates presents a 26,000 SF junior box retail opportunity at The Piers Shopping Center located at 6401 Tacoma Drive in Port Richey, Florida. This highly visible anchor space, formerly occupied by Ashley Furniture, offers a rare leasing opportunity within a dominant retail corridor that boasts excellent co-tenancy and proximity to other major retailers, including Burlington, Dillards, Best Buy, Home Depot, Rooms to Go, Office Depot, Petco, Ross, Bealls, and more. This creates strong daily traffic and synergy within the center. The property features ample surface parking and prominent branding opportunities including storefront signage, additional signage on the eastern-facing building façade, and monument signage at the signalized entrance along US Highway 19, providing exceptional exposure for retailers seeking a high-profile presence.



For more information, please contact one of the following individuals:

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PROPERTY HIGHLIGHTS



AVAILABLE SPACE:

- 26,000 SF anchor box for lease
- End-cap big box opportunity
- Co-tenancy with Burlington
- Prominent storefront signage
- Additional signage on eastern building façade



IN THE PIERS SHOPPING CENTER:

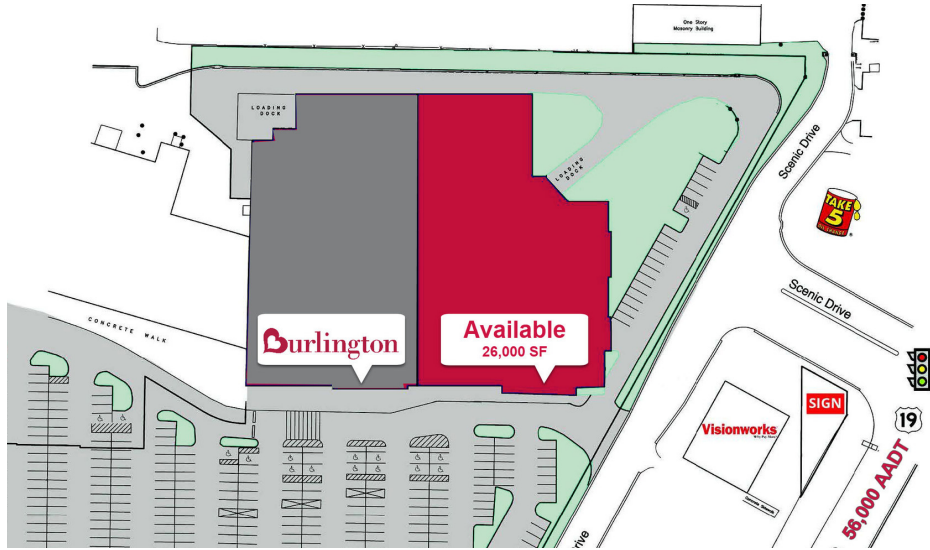
- Neighborhood Center
- Anchored by Burlington
- 5.0/1,000 SF parking ratio
- 1,029' frontage along US Hwy 19
- Signalized intersection at US Hwy 19
- 56,000 vehicles per day traffic counts
- Monument signage at signalized entrance



PROMINENT LOCATION:

- Port Richey in Tampa Bay MSA
- Positioned on dominant retail corridor along US Hwy 19
- Strong regional connectivity
- Dense residential trade area
- 150,000+ residents within 15 mins
- Surrounded by national retailers including Best Buy, Home Depot, Ross, Petco, and Bealls Outlet

AVAILABLE BOX FOR LEASE



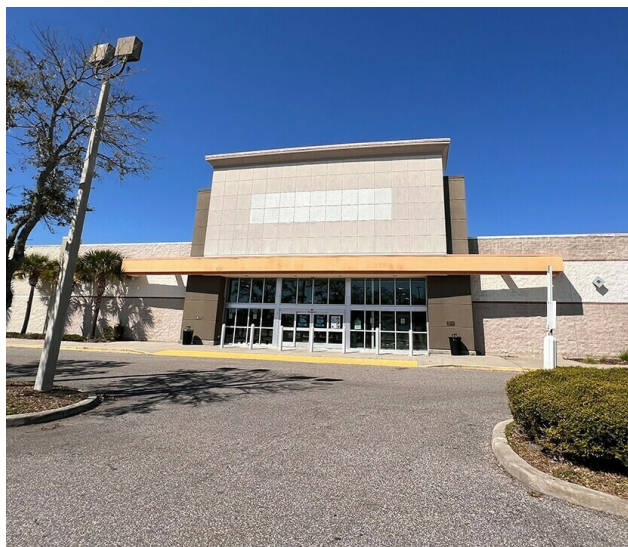
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	26,000 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
End-Cap Anchor Box	Available	26,000 SF	NNN	Negotiable

ADDITIONAL PHOTOS



PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	The Piers Shopping Center
STREET ADDRESS	6401 Tacoma Dr
CITY, STATE, ZIP	Port Richey, FL 34668
COUNTY	Pasco
MARKET	West Central Florida
SUB-MARKET	Tampa Bay
CROSS-STREETS	US Highway 19 at Tacoma Dr

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Neighborhood Center
ZONING	C2
LOT SIZE	8.4 Acres
APN #	21-25-16-0000-00200-0062
CORNER PROPERTY	Yes
TRAFFIC COUNT	56000
TRAFFIC COUNT STREET	US Highway 19

BUILDING INFORMATION

BUILDING SIZE	91,000 SF
NOI	\$0.00
CAP RATE	0.0
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1991
GROSS LEASABLE AREA	91,000 SF
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	2

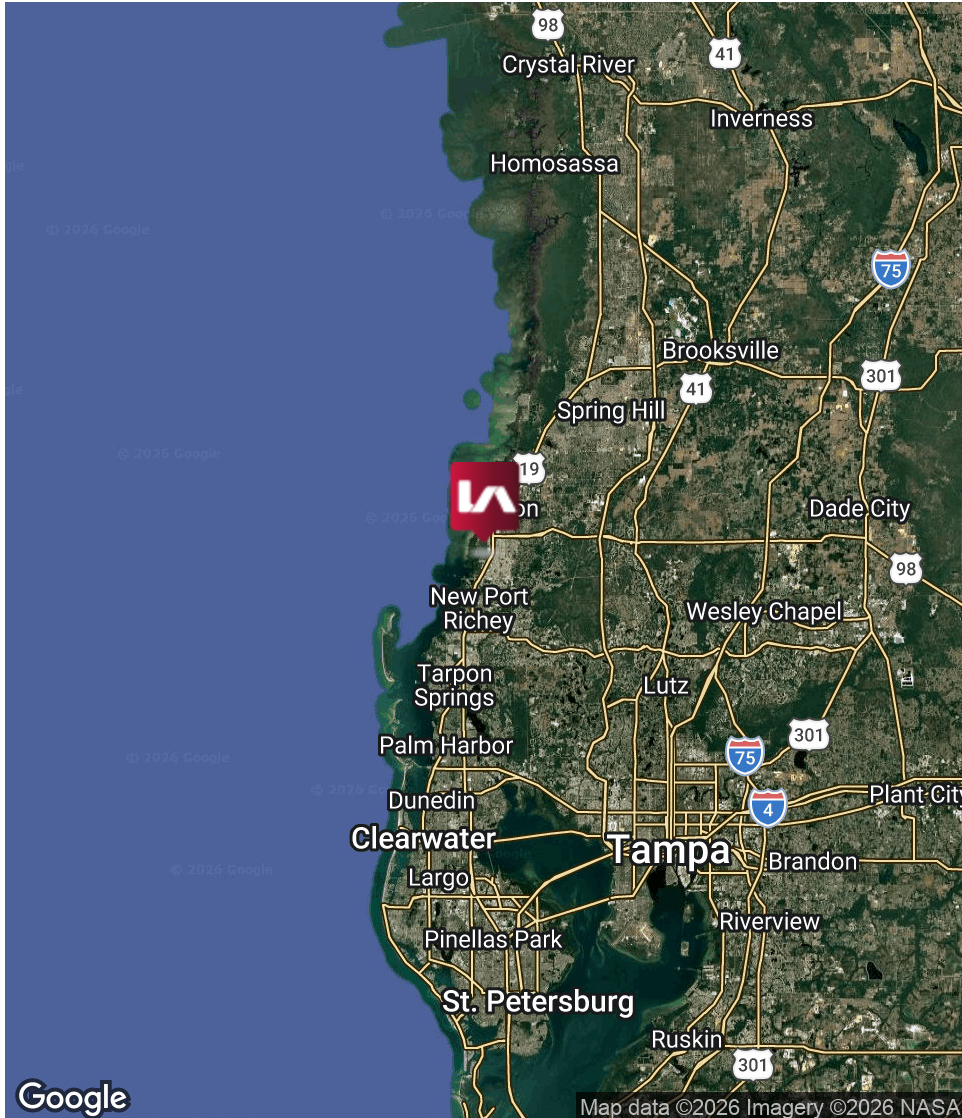
PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	5.0
NUMBER OF PARKING SPACES	476



LOCATION INFORMATION

REGIONAL MAP



LOCATION OVERVIEW

The Piers Shopping Center is located in Port Richey, Florida within Pasco County, along the major commercial corridor of US Highway 19. The site offers convenient regional access and is within approximately one hour of Tampa International Airport and St. Pete-Clearwater International Airport, positioning the asset within the greater Tampa Bay metropolitan area.

CITY INFORMATION


MARKET:	West Central Florida
TRAFFIC COUNT:	56,000
SUBMARKET:	Tampa Bay
CROSS STREETS:	US Highway 19 at Tacoma Dr

SHOPPING CENTER AERIAL



RETAILER MAP





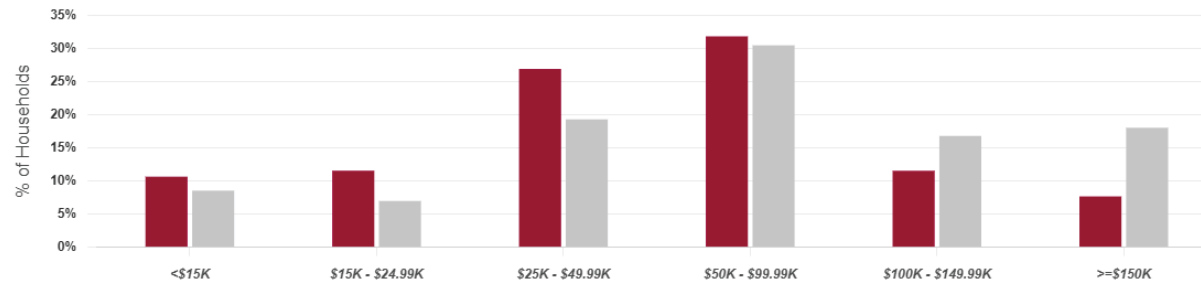
VISITOR TRAFFIC & DEMOGRAPHICS

RETAIL CORRIDOR VISITOR DATA

Visitor Profile

Household Income

Retail node 5788 - Port Ric...
Scenic Drive, Jasmine Estates, FL



Retail node 5788 - Port Ric...
Scenic Drive, Jasmine Estates, FL

Rank	Name	Distance	Visitors (%)
1	Embassy Crossings 9550 US-19, Port Richey, FL 34668	0.2 mi	248.6K (49%)
2	Ridge Plaza Shopping Center 8647 Little Rd, New Port Richey, FL 34654	2.1 mi	170.9K (33.7%)
3	Gulf View Square 9409 US-19, Port Richey, FL 34668	0.4 mi	169.5K (33.4%)
4	The Village at Mitchell Ranch 3139 Little Rd, New Port Richey, FL 34655	6.9 mi	161.8K (31.9%)
5	Walmart 8701 US-19, Port Richey, FL 34668	1.2 mi	155.3K (30.6%)
6	Southgate Shopping Center 5127 Us Hwy 19 S, New Port Richey, FL 34652	4.5 mi	151K (29.7%)
7	Nature Coast Commons 1253 - 1437 Wendy Ct, Spring Hill, FL 34607	11.9 mi	141.8K (27.9%)
8	Main Terminal 4100 George J Bean Pkwy, Tampa, FL 33607	24.3 mi	139.8K (27.5%)
9	Walmart 8745 FL-54, New Port Richey, FL 34655	6.7 mi	138.1K (27.2%)
10	Sam's Club 4330 US-19, New Port Richey, FL 34652	5.5 mi	125.2K (24.7%)

Data provided by Placer Labs, Inc. (www.placer.ai)

VISITOR HIGHLIGHTS

2.4M
Annual Visits

507K
Annual Visitors

12pm-7pm
Peak Visiting Hours

79min
Avg Dwell Time

Fri-Sun
Peak Visiting Days

4.74x
Returning Visit Frequency Per Year

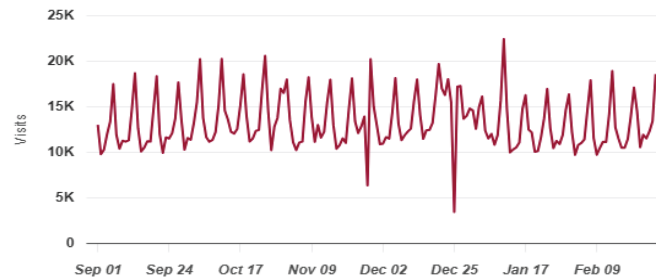


RETAIL CORRIDOR VISITOR DATA

Visitor Trends & Journey Analysis

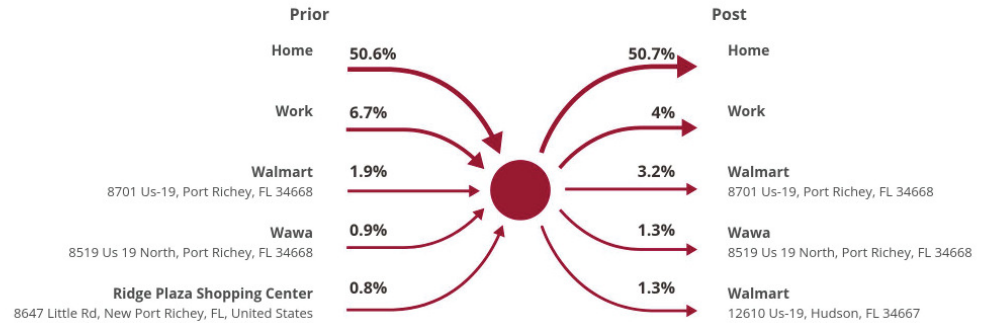
Visits Trend

Retail node 5788 - Port Ric...
Scenic Drive, Jasmine Estates, FL



Visitor Journey

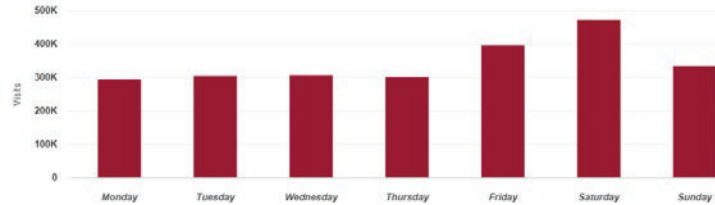
Retail node 5788 - Port Ric...
Scenic Drive, Jasmine Estates, FL



Prior			Post		
Rank	Property	Foot-Traffic	Rank	Property	Foot-Traffic
1	Walmart US-19, Port Richey, FL	1.9%	1	Walmart US-19, Port Richey, FL	3.2%
2	Wawa US 19 North, Port Richey, FL	0.9%	2	Wawa US 19 North, Port Richey, FL	1.3%
3	Ridge Plaza Shopping Center Little Rd, New Port Richey, FL	0.8%	3	Walmart US-19, Hudson, FL	1.3%
4	Southgate Shopping Center Us Hwy 19 S, New Port Richey, FL	0.7%	4	Southgate Shopping Center Us Hwy 19 S, New Port Richey, FL	1.3%
5	Walmart US-19, Hudson, FL	0.7%	5	Ridge Plaza Shopping Center Little Rd, New Port Richey, FL	0.8%
6	The Oaks Hwy 52, Hudson, FL	<0.5%	6	Regency Crossing Regency Park Blvd, Port Richey, FL	0.7%
7	Bayonet Square shopping center US-19, Bayonet Point, FL	<0.5%	7	McDonald's US 19, Port Richey, FL	0.7%
8	Regency Square Little Rd, New Port Richey, FL	<0.5%	8	Aldi Cinema Dr, Port Richey, FL	0.6%
9	Mitchell Ranch Plaza Little Rd, Trinity, FL	<0.5%	9	Regency Square Little Rd, New Port Richey, FL	0.5%

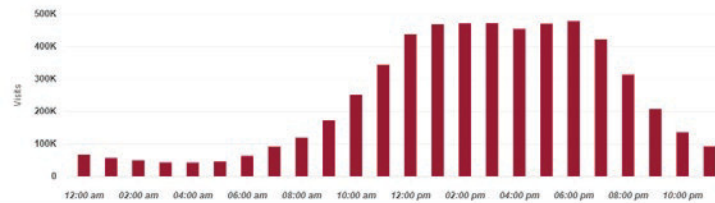
Daily Visits

Retail node 5788 - Port Richey
Scenic Drive, Jasmine Estates, FL



Hourly Visits

Retail node 5788 - Port Richey
Scenic Drive, Jasmine Estates, FL



Visits | Sep 1st, 2025 - Feb 28th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

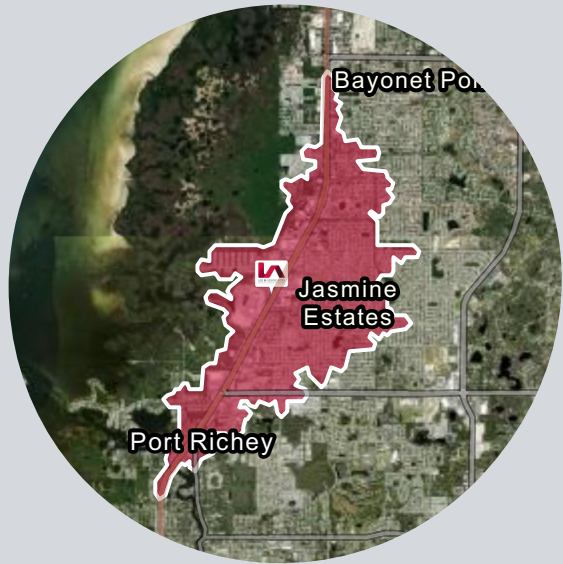


Data provided by Placer Labs, Inc. (www.placer.ai)

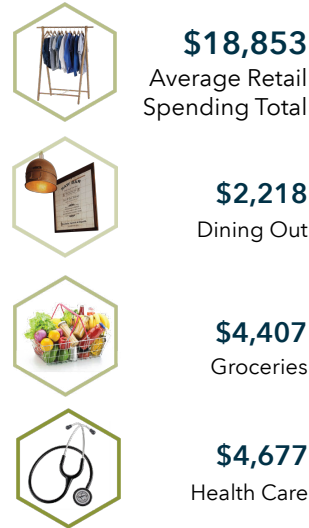
DEMOGRAPHIC PROFILE: 5, 10, 15 MIN RADIUS

KEY FACTS

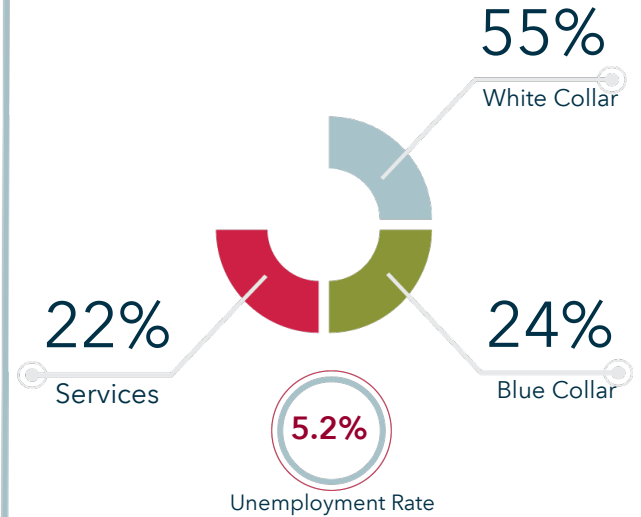
Drive time of 5 minutes



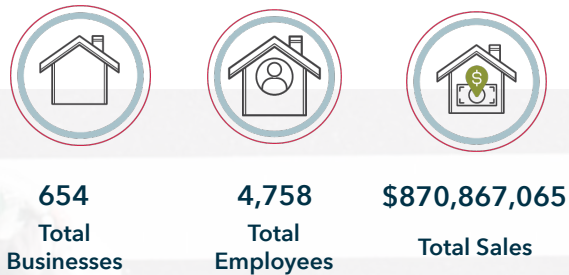
Annual Average Consumer Spending



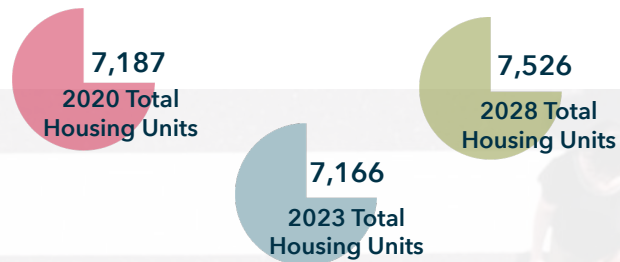
EMPLOYMENT TRENDS



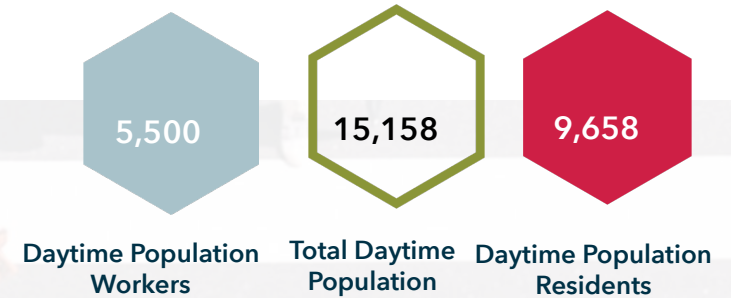
BUSINESS



HOUSING UNITS



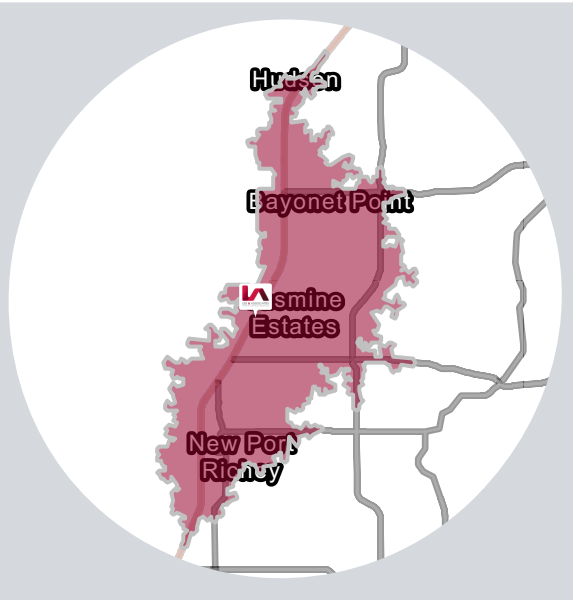
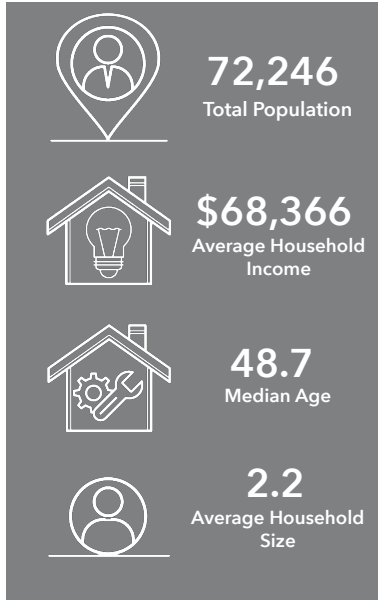
DAYTIME POPULATION



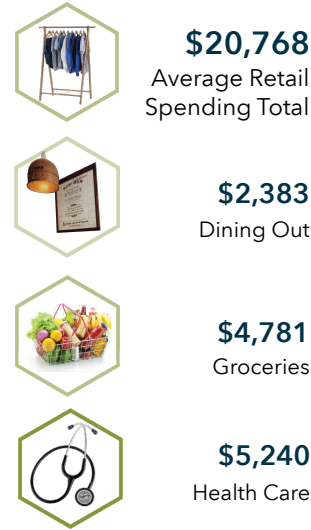
DEMOGRAPHIC PROFILE: 5, 10, 15 MIN RADIUS

KEY FACTS

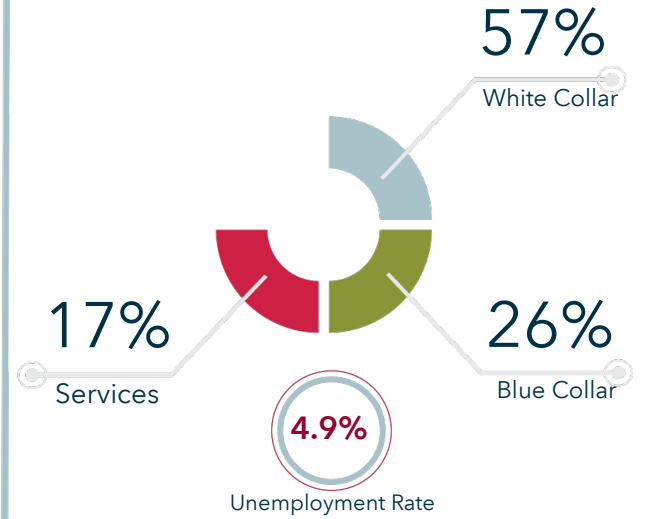
Drive time of 10 minutes



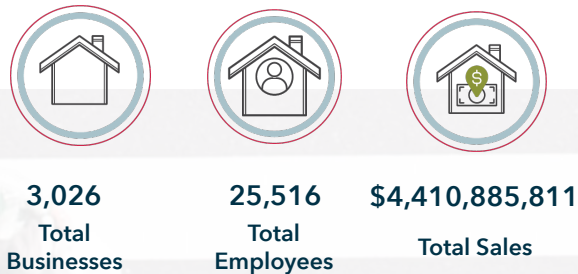
Annual Average Consumer Spending



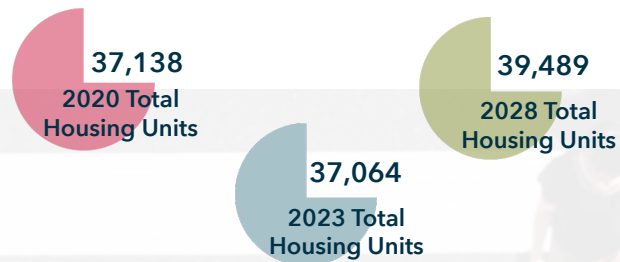
EMPLOYMENT TRENDS



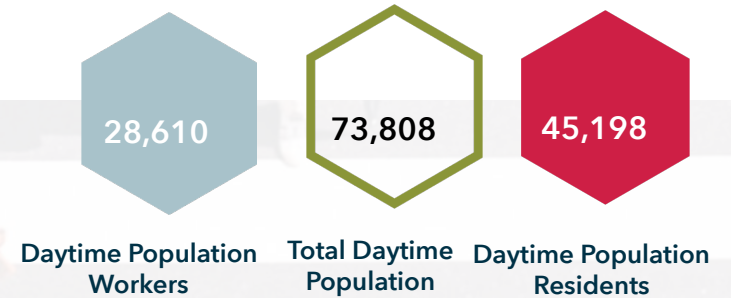
BUSINESS



HOUSING UNITS



DAYTIME POPULATION

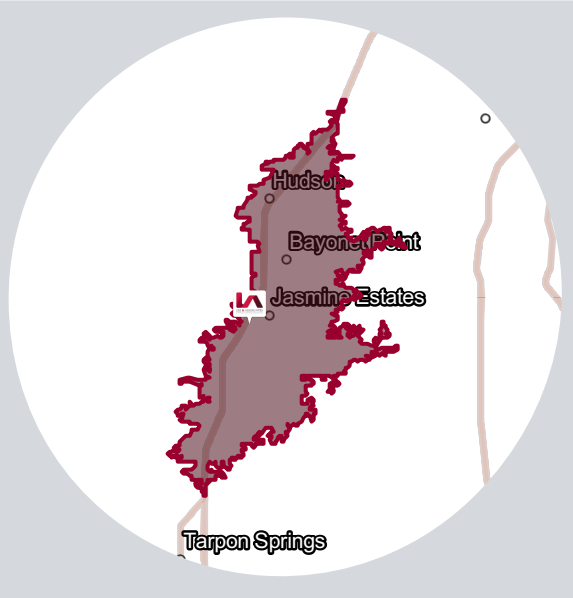


DEMOGRAPHIC PROFILE: 5, 10, 15 MIN RADIUS

KEY FACTS

Drive time of 15 minutes

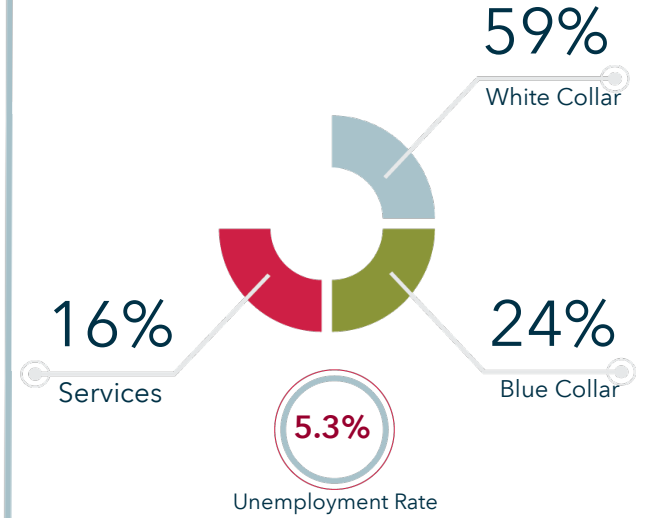
- 148,769**
Total Population
- \$72,496**
Average Household Income
- 50.2**
Median Age
- 2.2**
Average Household Size



Annual Average Consumer Spending

- \$22,093**
Average Retail Spending Total
- \$2,493**
Dining Out
- \$5,024**
Groceries
- \$5,595**
Health Care

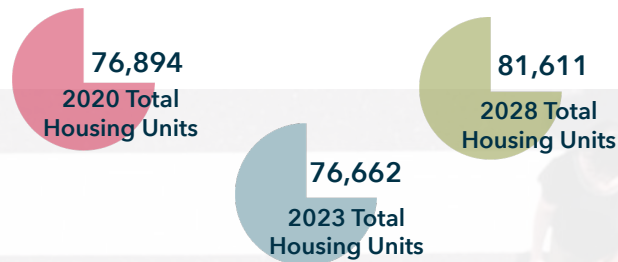
EMPLOYMENT TRENDS



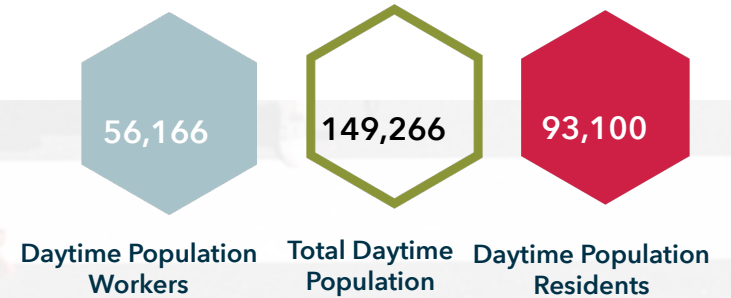
BUSINESS

- 5,400**
Total Businesses
- 47,853**
Total Employees
- \$7,434,985,343**
Total Sales

HOUSING UNITS



DAYTIME POPULATION



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