

GULF HARBOR PLAZA

4740 – 4780 US Hwy 19 N | New Port Richey, FL 34652



PROPERTY HIGHLIGHTS:

- Up to 7,730 SF endcap available
- Excellent location in a high-traffic corridor
- Strong visibility and access to US Hwy 19 N
- Aggressive lease terms and move-in incentives available
- 2 RI/RO access points at US Hwy 19 N
- Situated proximate to signalized intersection
- Prominent pylon signage opportunities available

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	10,990	75,686	146,390
2019 Estimated Households	5,304	34,799	65,485
INCOME			
2019 Est. Avg HH Income	\$48,721	\$50,561	\$55,864
AGE			
Median Age	48	46	46
TRAFFIC COUNTS			
US Hwy 19 N (N/S)	62,000 AADT		



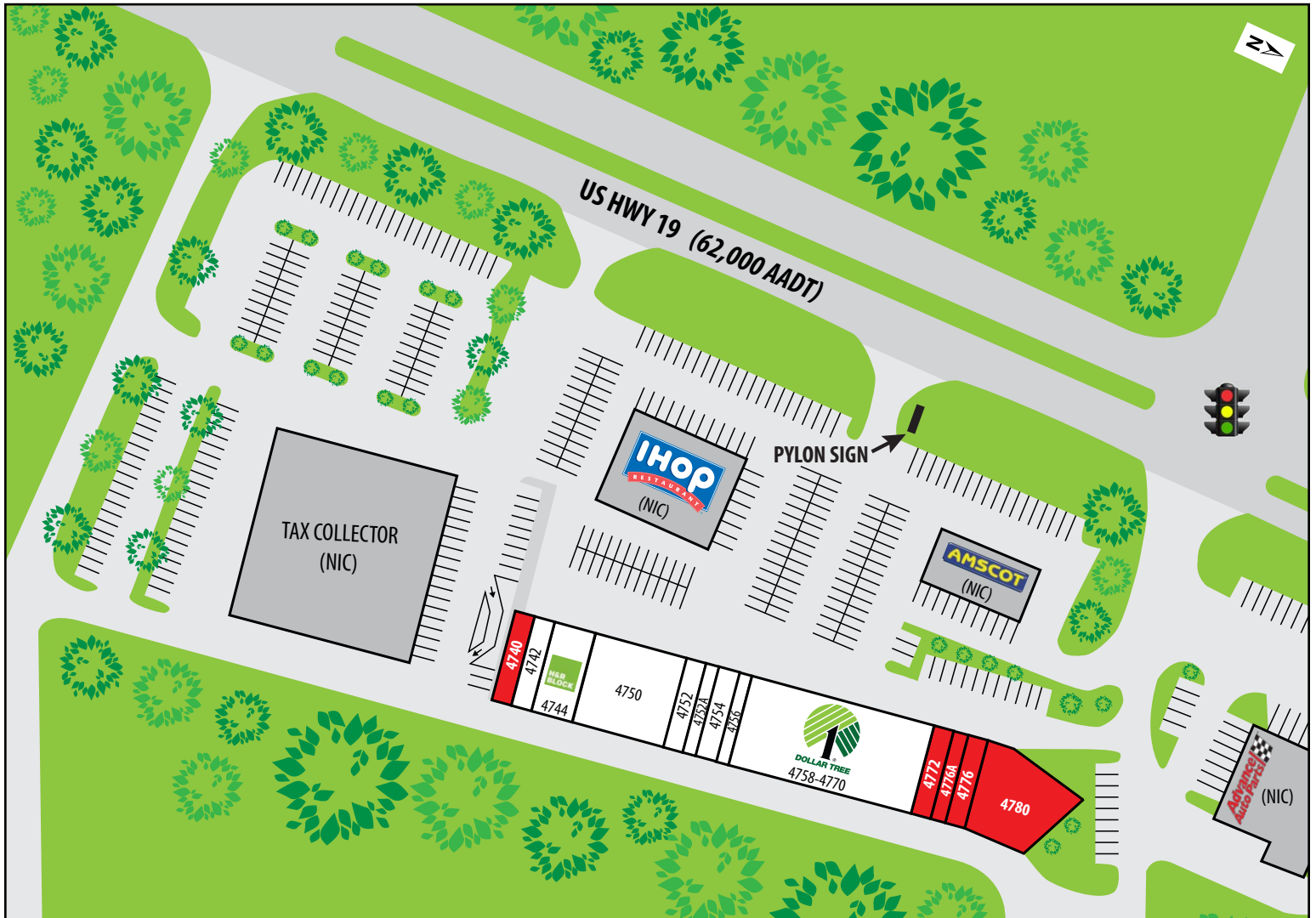
FOR LEASING INFORMATION:

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800.728.5379
www.RMCPG.com

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UNIT	TENANT	SF
4740	AVAILABLE (former dry cleaner with drive thru)	1,400
4742	Rothwell Management	1,400
4744	H&R Block	2,900
4750	Consign and Design Furniture	4,200
4752	Hearing Aid Center	1,450
4752A	Physicians Group	1,070

UNIT	TENANT	SF
4754	Physicians Group	1,680
4756	Fade Away Barber Shop	1,050
4758-4770	Dollar Tree	10,635
4772	AVAILABLE	1,490
4776A	AVAILABLE	770
4776	AVAILABLE	1,470
4780	AVAILABLE	4,000

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