

EXCELLENT DEVELOPMENT OPPORTUNITY



Sears Gulf View Square

9409 US Highway 19 N • Port Richey, Florida

Partnership. Performance.



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INVESTMENT HIGHLIGHTS

ATTRACTIVE LOCATION

The property is located in the heart of Port Richey's primary retail corridor that will appeal to national tenants.

FUTURE DEVELOPMENT

The County encourages redevelopment at this location as part of The West Market Redevelopment Plan rebranded as "The Harbors".

Future land use allows for development of up to 356 multi-family units

HIGHLY TRAFFICKED CORRIDOR

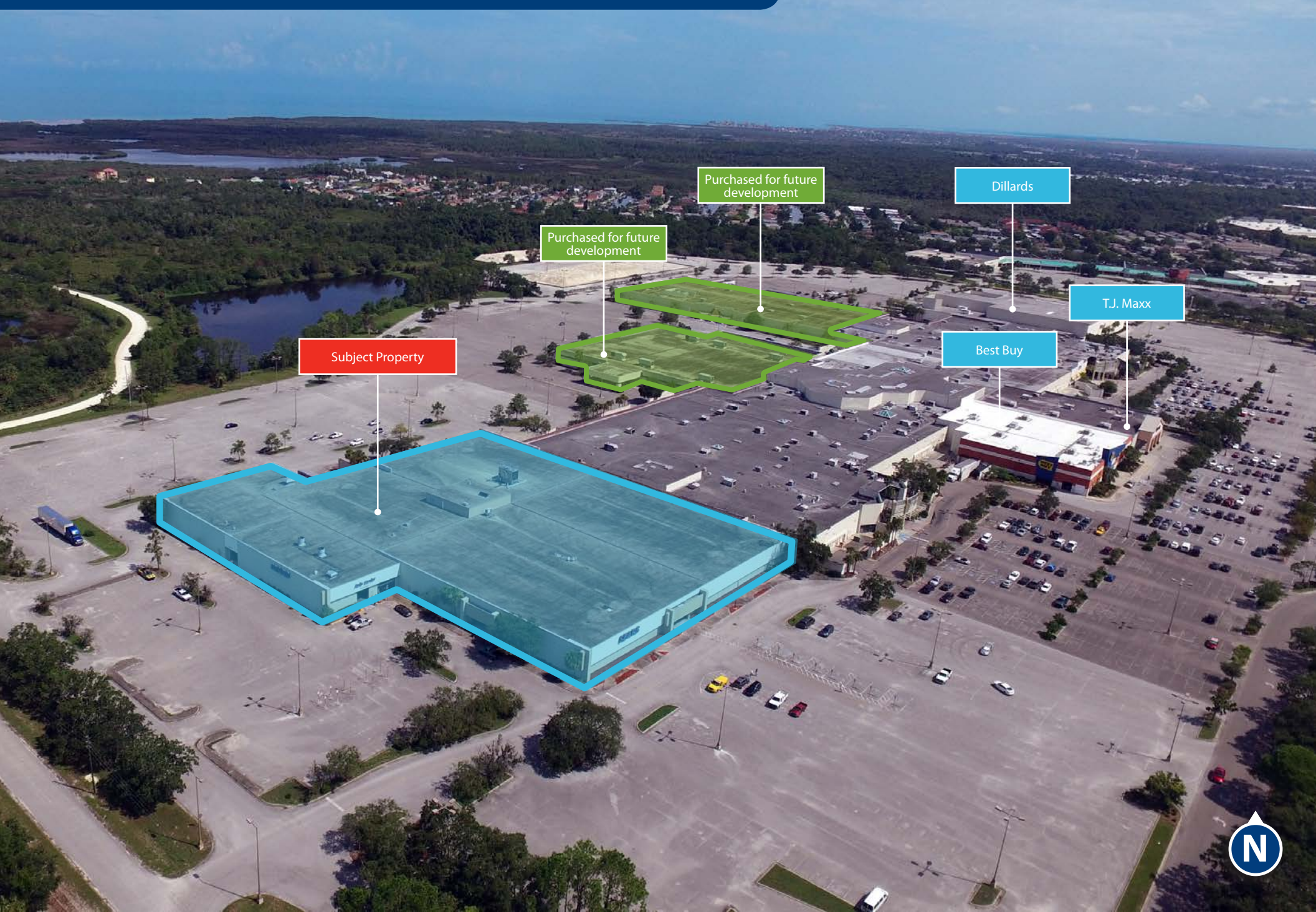
U.S. 19 (57,000 VPD) acts as the main regional corridor that connects the West Market Area to Clearwater, St. Petersburg and other important regional nodes.

STRONG DEMOGRAPHICS

The West Market Area has a population over 214,000 and is the densest market area in the County.



PROPERTY AERIAL SHOWING ACCESS AND LANDMARKS



Subject Property

Purchased for future development

Purchased for future development

Dillards

T.J. Maxx

Best Buy

