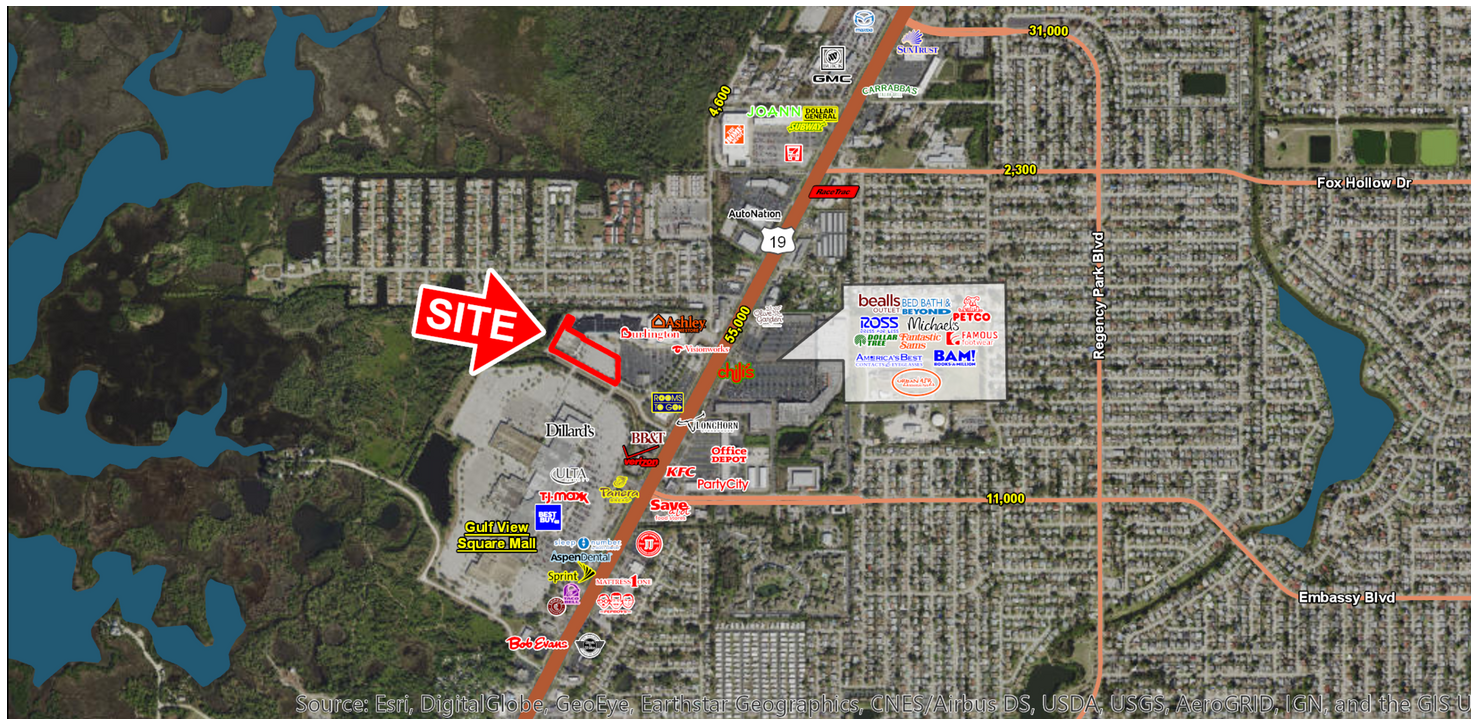


FORMER PORT RICHEY TOYS R US

6233 Tacoma Dr, Port Richey, FL 34668

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Located on US 19 directly adjacent to Gulf View Square Mall

PROPERTY HIGHLIGHTS

- Former Toys R Us space available
- GLA: 45,707 SF on 3.7 acres
- Strong access on US 19, one of the major north/ south thoroughfares in Pasco County
- Located at a signalized intersection
- Major retail corridor in the heart of Port Richey surrounded by strong national retailers
- Retailers in the market include TJ Maxx, Best Buy, Dillard's, Bed Bath & Beyond, Petco, Burlington, Ross, Chipotle, Panera, and many more
- Traffic Counts (AADT): US 19 N - 55,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,551	58,684	116,322
Daytime Population	8,240	55,593	112,813
Households	3,206	25,227	51,332
Average HH Income (\$)	42,333	46,932	52,034



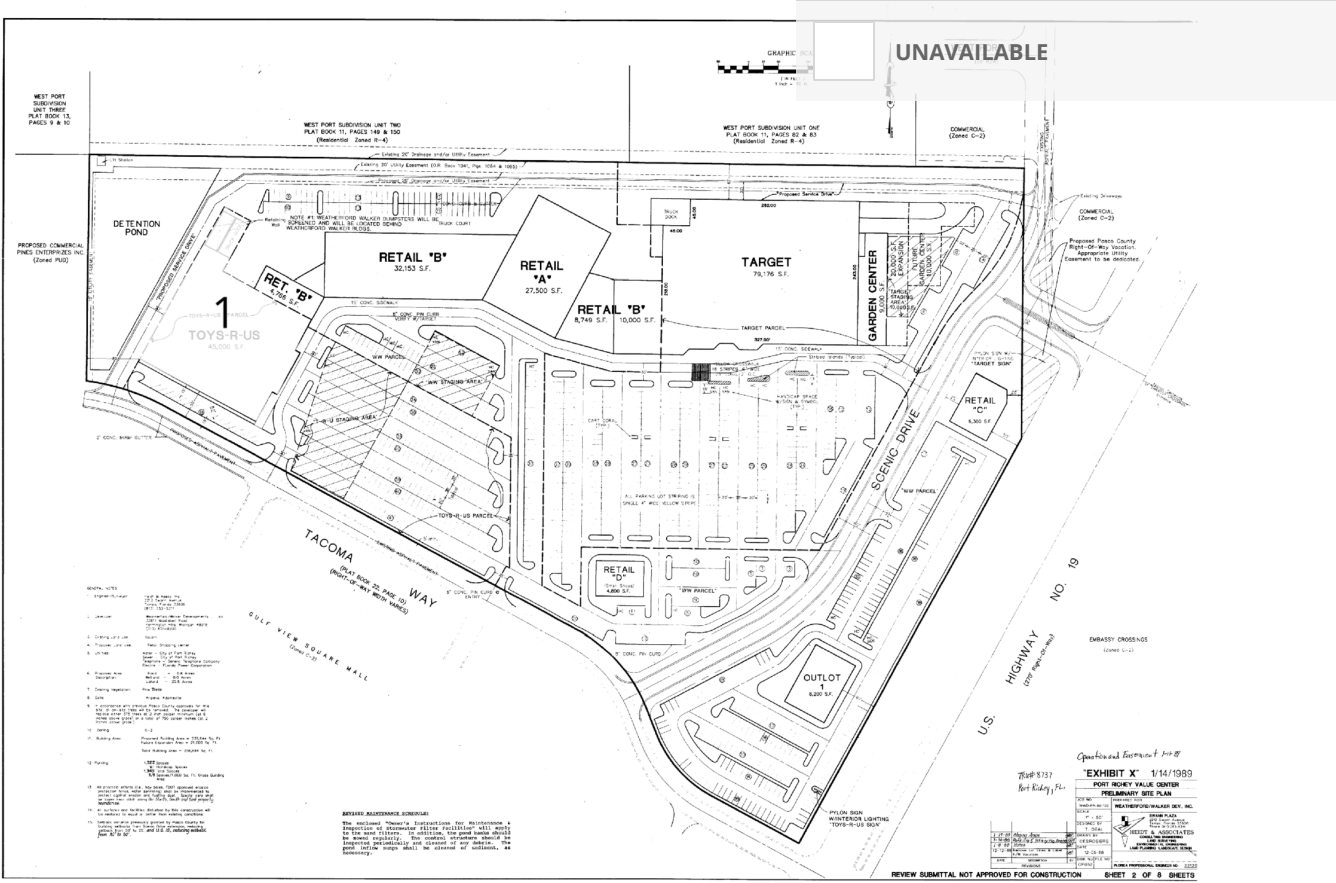
EXCLUSIVE AGENT(S)

JACLYN LANGHOLZ • Jaclyn.Langholz@tscg.com • 813.961.1812

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	-	45,707 SF

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