



Overview

- Community center in the City of Port Richey, FL, located on US Highway 19 and Fox Hollow Drive
- The center is half a mile north of Gulf View Square Mall, which is anchored by Dillard’s, Best Buy, T.J. Maxx, and more!
- US Highway 19 is a major north and south thoroughfare in Pasco County with traffic counts over 55,000 AADT, and it pulls residents from Pinellas and Hernando counties
- Join a great tenant mix: Home Depot, Jo-Ann’s Fabrics, Dollar General, Coast Dental, Optimart, Subway, and Metro PCS

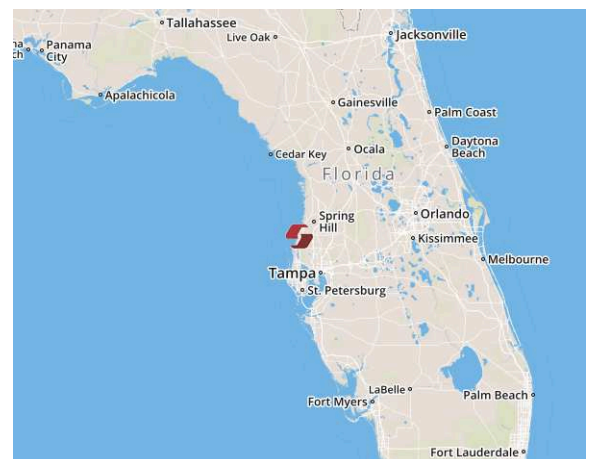
Demos	3 Miles	5 Miles	7 Miles
Population	60,489	114,149	185,746
Households	26,599	50,985	81,697
Avg Household Income	\$45,222	\$49,648	\$52,185

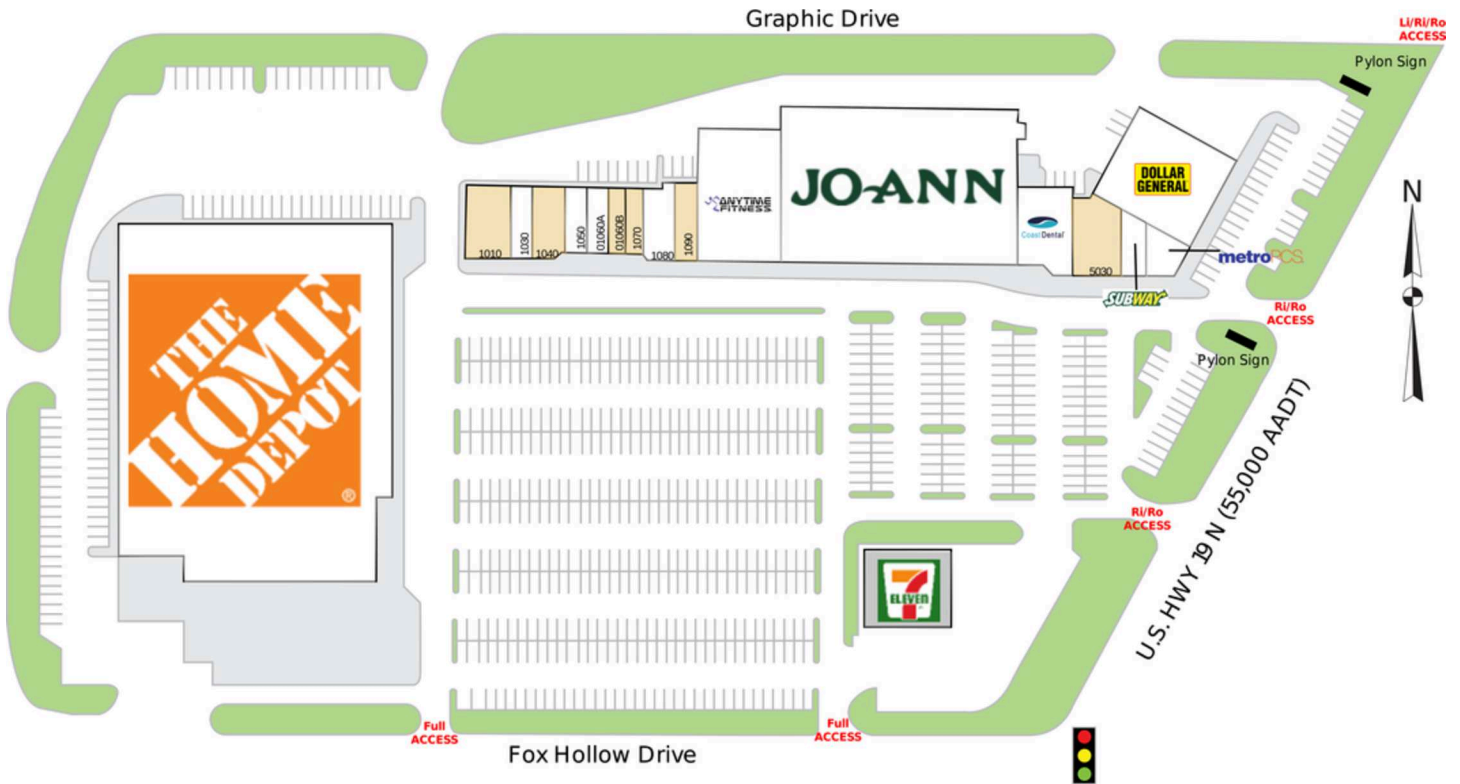
Leasing Contact

Jessica Moreno
727-384-6000 ext. 3134
jessica.moreno@sembler.com

Traffic Counts (AADT)

US Hwy 19 55,000
Fox Hollow Drive 2,400





OP100	Home Depot	99,224	01060A	Optimart Inc.	1,050	5020	Coast Dental	2,004
0111A	Anytime Fitness	9,000	01060B	Available	1,050	5030	Available	2,949
1010	Available	2,600	1070	Available	900	5050	Subway	1,227
1030	Shear Madness	1,300	1080	Dip Nail Salon	1,878	5060	Metro PCS	1,259
1040	Available	1,913	1090	Available	1,400	6000	Dollar General	8,800
1050	The Breakfast Station	1,200	3000	Joann Fabrics	35,000			