EMBASSY CROSSING

9550-9690 US Hwy 19 N
Port Richey, FL 34668



PROPERTY HIGHLIGHTS:

- Dominant regional center with Big Box Availability
- New pylon sign, updated landscaping, and pressure washing updates in 2026
- Join Books-A-Million, Ross Dress For Less, and Petco
- High visibility with a 53,500 AADT along US Hwy 19 N
- Strategically located near US Hwy 19 N and Embassy Blvd
- Across the street from the Gulf View Square Mall
- Strong demographics include a population of over 128,000 and an average household income of more than $78,900 within a 5-mile radius
- Shopping center total GLA: 330,636 SF (MOL)

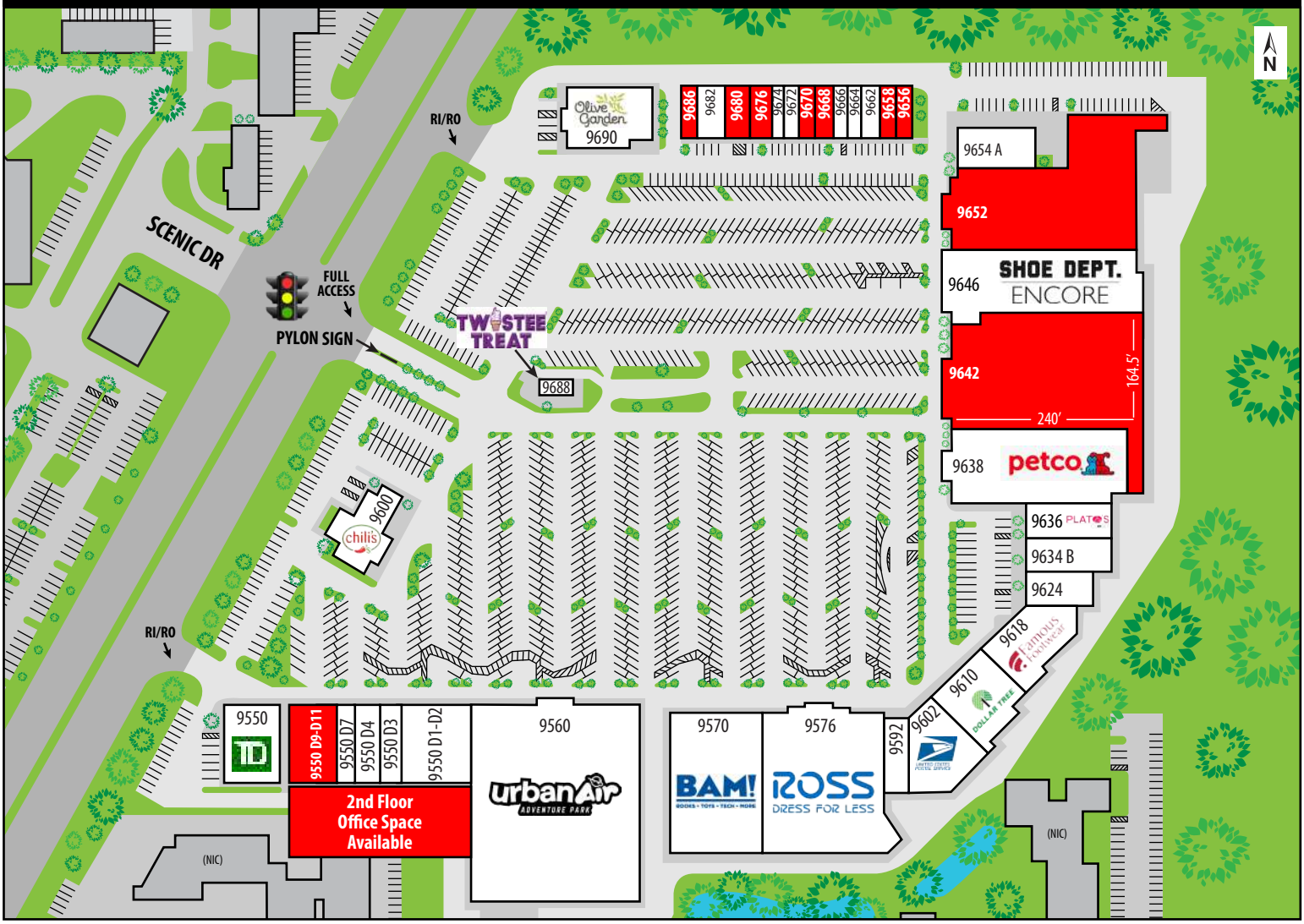
KEY DEMOS	3 MILEs	5 MILES	7 MILES
POPULATION			
2026 Estimated Population	66,535	128,872	203,674
2026 Estimated Households	29,244	58,014	90,488
INCOME			
2026 Estimated Avg HH Income	$72,777	$78,900	$83,535
AGE			
Median Age	43	46	46
DAYTIME DEMOS			
Number of Businesses	3,159	6,431	9,732
Number of Employees	20,682	39,984	56,439
Total Daytime Population	48,289	95,009	140,547
TRAFFIC COUNTS			
US Hwy 19 N (N/S)	53,500 AADT		

RMC PROPERTY GROUP
8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
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UNIT	TENANT	SF
9550	TD Bank	5,300
9550 D9-D11	**AVAILABLE**	**4,000**
9550 D7	Wild Cherry Salon	1,600
9550 D4	Advocate Health	2,400
9550 D3	Dream Street Barbershop	2,000
9550 D1-D2	Royal Supper Buffet	7,891
9560	Urban Air Adventure Park	50,400
9570	Books-A-Million	19,250
9576	Ross Dress For Less	30,160
9592	Wilma Handmade Soap	3,150
9600	Chili's Grill & Bar	6,480
9602	United States Post Office	8,735
9610	Dollar Tree	8,425
9618	Famous Footwear	6,014
9624	America's Best	3,016
9634 B	Lane Bryant	4,926

UNIT	TENANT	SF
9636	Plato's Closet	4,800
9638	Petco	18,000
9642	**AVAILABLE (164.5'W x 240'D)**	**40,011**
9646	Shoe Dept	21,744
9652	**AVAILABLE SOON**	**28,494**
9654 A	CosmoProf	4,167
9656	**AVAILABLE**	**1,200**
9658	**AVAILABLE**	**1,200**
9662	H&R Block	1,440
9664	Fantastic Sams	960
9666	Top Nails	960
9668	**AVAILABLE**	**1,400**
9670	**AVAILABLE**	**1,200**
9672	Miracle Ear	982
9674	No.1 Kitchen	818
9676	**AVAILABLE**	**1,800**

UNIT	TENANT	SF
9680	**AVAILABLE**	**2,400**
9682	Kova Dental	2,640
9686	**AVAILABLE**	**960**
9688	Twistee Treat	OP
9690	Olive Garden	8,876
OFFICE SPACE		
OFF 201	Humana	5,863
OFF 201 A	**AVAILABLE**	**3,831**
OFF 202	SequelCare of Florida	1,617
OFF 203	SequelCare of Florida	3,013
OFF 205	**AVAILABLE**	**855**
OFF 206	Florida Family Primary Care of Pasco	915
OFF 209 A	**AVAILABLE**	**947**
OFF 209 B	**AVAILABLE**	**985**
OFF 212	**AVAILABLE**	**2,401**
OFF 214	SequelCare of Florida	2,410

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