

EXECUTIVE SUMMARY

Ground Lease • 6514 Ridge Rd Port Richey, FL 34668



OFFERING SUMMARY

Available SF:	1.92 Acres
Lease Rate:	\$225,000.00 per year (Ground)
Lot Size:	1.92 Acres
Year Built:	1978
Building Size:	6,591 SF
Zoning:	C2

PROPERTY OVERVIEW

Ground lease opportunity at lighted corner
35,000 AADT
Great access
Former bank property

LOCATION OVERVIEW

SEC of Ridge Rd and Congress St.
On a main east-west thoroughfare
Surrounded by retail

JEFFERY T. ROBISON, CCIM

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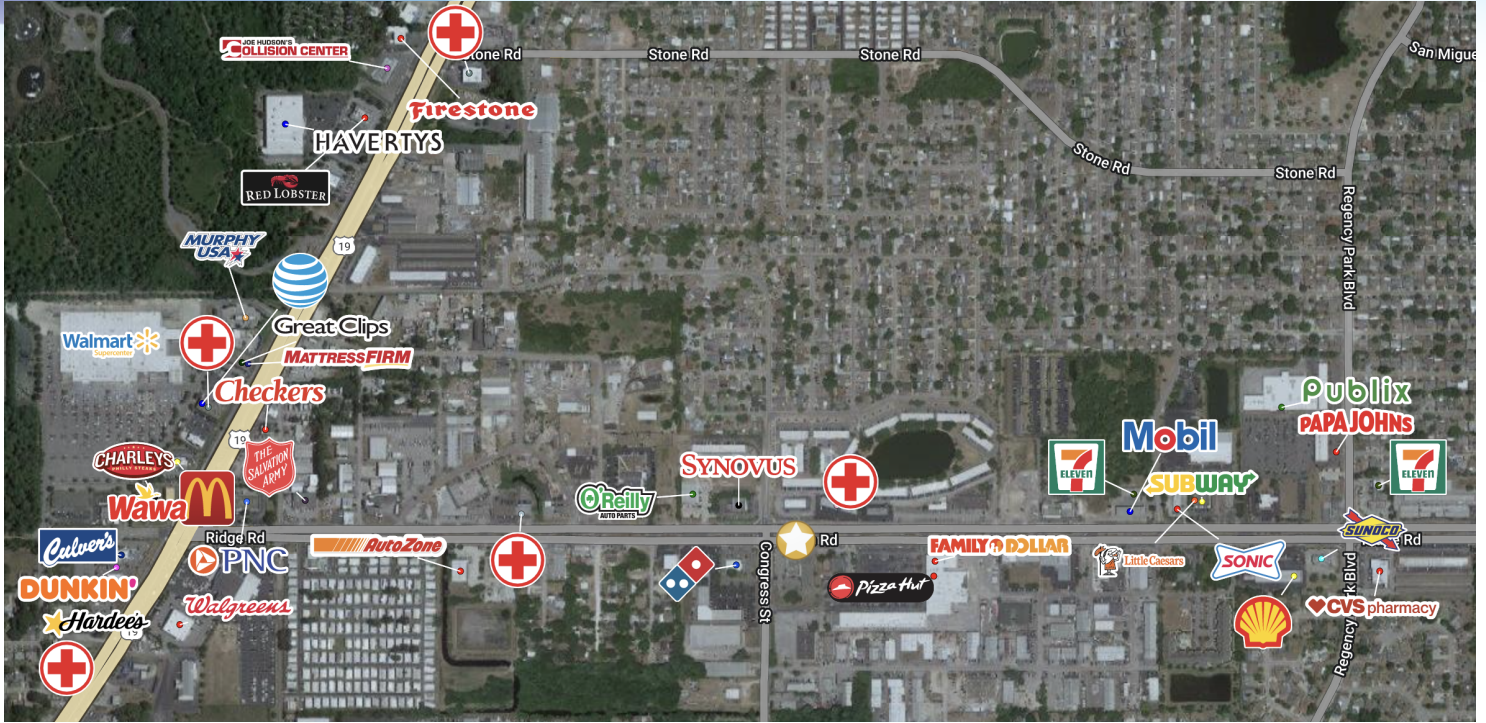
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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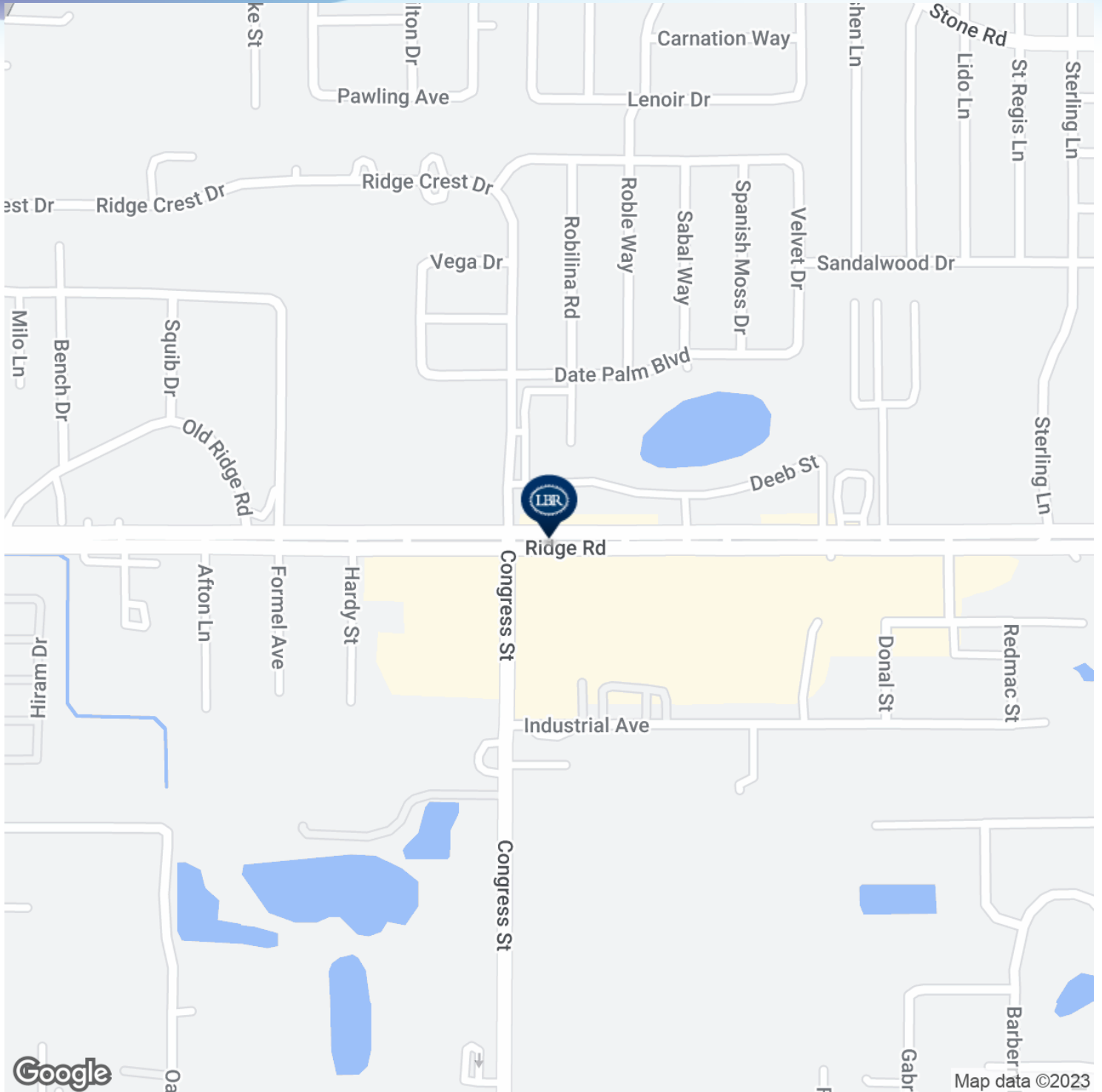
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LOCATION MAP

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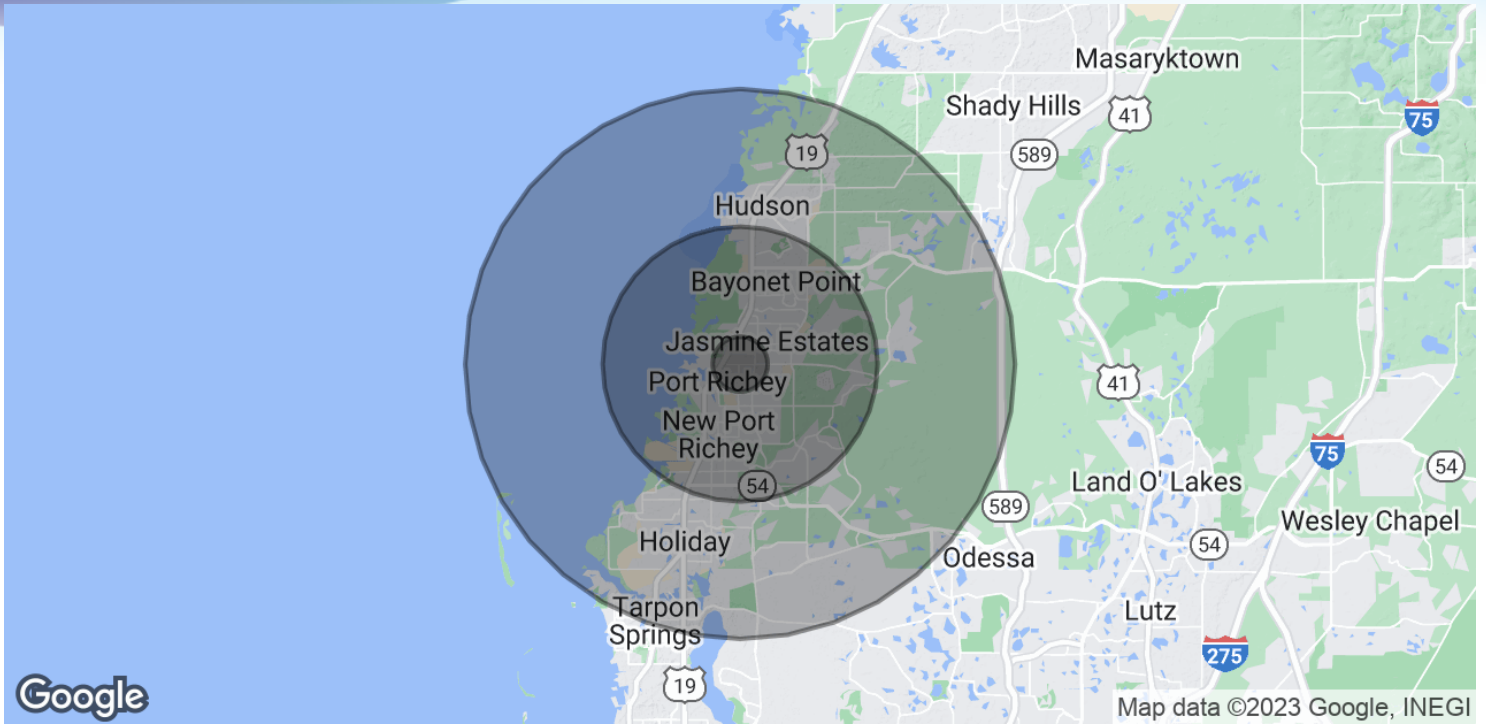
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

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