

# FOR LEASE

## RIDGEWOOD SQUARE CENTER

6410-6488 Ridge Rd | Port Richey, FL 34668

<b>PROPERTY</b>	Retail
<b>SF AVAILABLE</b>	750 SF* <i>*executive suites also available</i>
<b>BUILDING SIZE</b>	36,570 SF
<b>SITE SIZE</b>	4.21 AC



### PROPERTY HIGHLIGHTS

- > Highly Visible with High Traffic Volumes
- > Easy Access - Lighted Intersection with 4 entryways/exits
- > Ample Parking Ratio of 7.11/1,000
- > Rear Access for Deliveries/Shipments
- > Upgrades include New Roofing, Paint and Plans for Parking Refinishing
- > Restaurants on Location
- > Call Agent for Leasing Price



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## SPACES AVAILABLE FOR LEASE

UNIT	SIZE	PRICE	DETAILS
6420	750 SF	Call Agent for Details	Retail/Office space currently built with large entryway, back room and private bathroom
6442	144 SF	Call Agent for Details	Executive Office



## MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	11,400	73,651	157,988
2021 Estimate	10,364	66,719	142,990
Growth 2010-2021	0.8%	1.1%	1.2%
Growth 2021-2026	2.0%	2.1%	2.1%
Median Age	40.2	43.8	46.3



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	4,852	32,088	69,970
2021 Estimate	4,429	29,173	63,270
Growth 2010-2021	-0.1%	0.1%	0.1%
Growth 2020-2026	1.9%	1.5%	1.4%



INCOME	1-MILE	3-MILE	5-MILE
2022 Average Household Income	\$51,318	\$55,173	\$58,969
2022 Median Household Income	\$38,464	\$39,797	\$43,364



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