

**8821 RIDGE ROAD, NEW PORT RICHEY, FL 34654**



## REDEVELOPMENT OPPORTUNITY

**Offered at: \$899,000**

**Location:** On Ridge Road, just East of Little Road

### Property Highlights:

- Current Auto Sales directly on Ridge Road
- 245'± of Highway Frontage/Perfect for Redevelopment
- Zoned C2/R1MH
- .67 acres

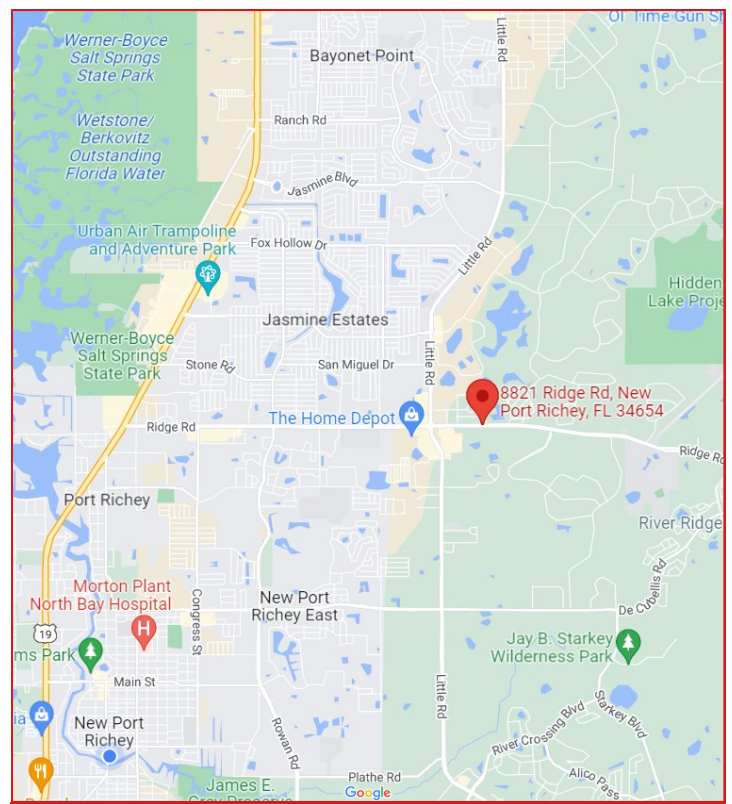
\*Additional parcel available, ask agent for more details

### FOR MORE INFORMATION

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| Demographics                  |                           |          |          |
|-------------------------------|---------------------------|----------|----------|
|                               | Radius                    |          |          |
|                               | 1-Mile                    | 3-Miles  | 5-Miles  |
| <b>Population:</b>            | 3,650                     | 66,411   | 143,410  |
| <b>Households:</b>            | 1,460                     | 27,869   | 62,425   |
| <b>Average HH Income:</b>     | \$82,062                  | \$67,844 | \$67,401 |
| <b>Traffic Counts: (FDOT)</b> | 22,500 AADT on Ridge Road |          |          |

| PROPERTY STATISTICS  |                          |
|----------------------|--------------------------|
| <b>Total Parcels</b> | 2                        |
| <b>Building</b>      |                          |
| <b>Size</b>          | 1,440 sf                 |
| <b>Use</b>           | Store/Office             |
| <b>Materials</b>     | Concrete or Cinder Block |
| <b>Site</b>          |                          |
| <b>Size</b>          | .67 acres                |
| <b>Zoning</b>        | C2/R1MH                  |
| <b>Taxes (2022)</b>  | \$2,469.76               |

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