

# RIVER RIDGE COMMONS II

## NEW RETAIL / MEDICAL FOR LEASE

NWC RIDGE ROAD & MOON LAKE ROAD, NEW PORT RICHEY, FL 34654



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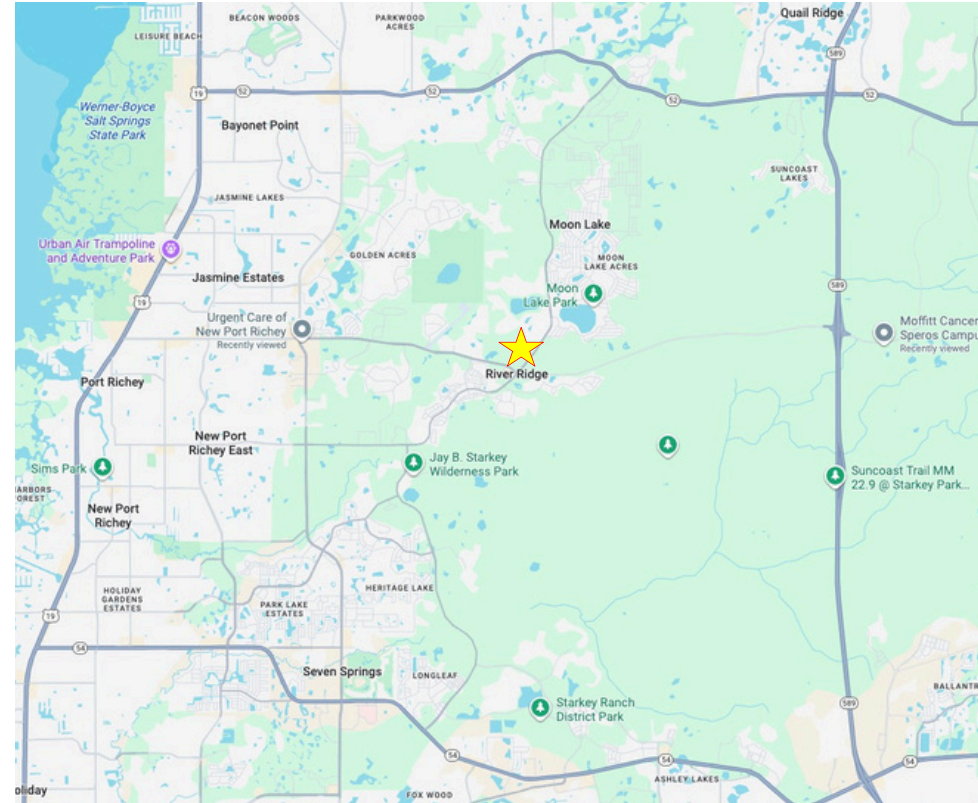
# PROPERTY HIGHLIGHTS

- New construction of 7000 SF retail / medical project located just west of Angeline in New Port Richey, Pasco County, Florida
- Build-to-Suit up to 7000 SF | Free Standing or Multi-Tenant
- Delivers Mid 2027
- Full access off Moon Lake Road. There is a dedicated left-turn lane for the property
- Take advantage of the traffic boost from the new Ridge Road interchange on the Suncoast Parkway
- Join area tenants including Publix, Heartland Dental, McDonald's, Burger King, Zaxby's, Ace Hardware, Dollar Tree, and more
- 24,500 Vehicles Per Day on Moon Lake Road
- Zoning is C2

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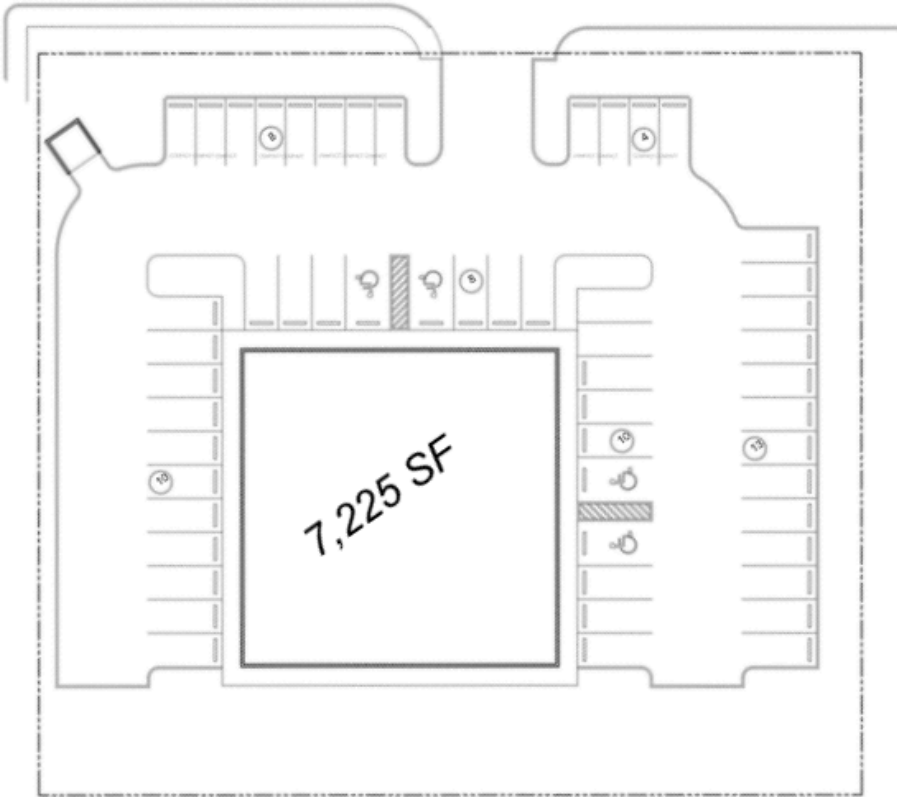
# MERCHANT AERIAL





# SITE PLAN

FUTURE  
RIVER RIDGE COMMONS I



Purdy Muroff

EQUITY REAL ESTATE  
NEW PORT RICHEY RETAIL

NOT FOR  
CONSTRUCTION

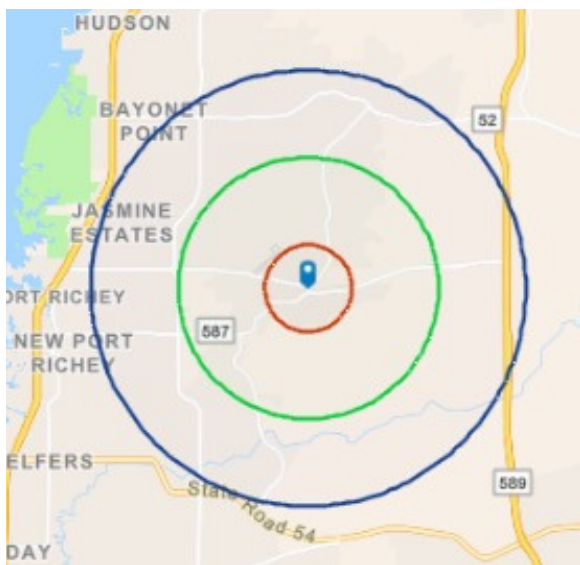
MICHAEL MUROFF

DATE

SHEET NO  
A0

AA-003276

# 1-MILE RADIUS DEMOS



## KEY FACTS

**5,992**

Population



Average  
Household Size



Median Age

**\$104,378**

Median Household Income

## BUSINESS



**90**

Total Businesses



**1,628**

Total Employees

## EDUCATION



**7%**

No High School  
Diploma



**29%**

High School  
Graduate



**34%**

Some  
College



**30%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$49,742**

Per Capita  
Income



**\$104,378**

Median  
Household  
Income



**\$127,084**

Average  
Household  
Income

## EMPLOYMENT



**75.5**

White  
Collar %



**10.0**

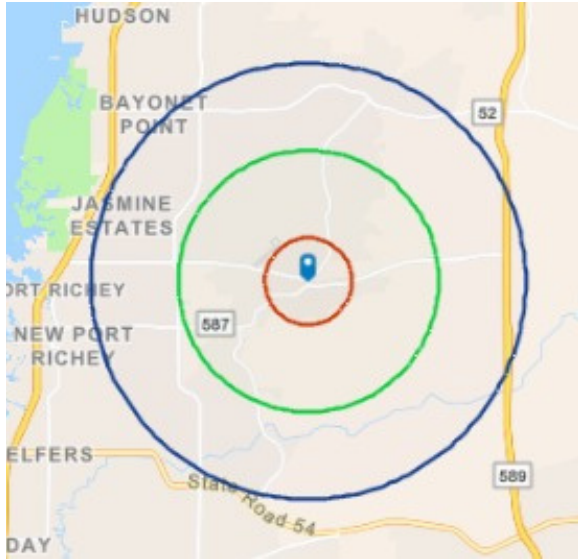
Blue  
Collar %



**14.6**

Services  
%

# 3-MILE RADIUS DEMOS



## KEY FACTS

**18,902**  
Population

**2.5**  
Average  
Household Size

**49.2**  
Median Age

**\$92,951**  
Median Household Income

## BUSINESS

**432**

Total Businesses

**6,569**

Total Employees

## EDUCATION

**9%**  
No High School  
Diploma

**34%**  
High School  
Graduate

**31%**  
Some  
College

**26%**  
Bachelor's/Grad/Prof  
Degree

## INCOME

**\$46,021**  
Per Capita  
Income

**\$92,951**  
Median  
Household  
Income

**\$113,390**  
Average  
Household  
Income

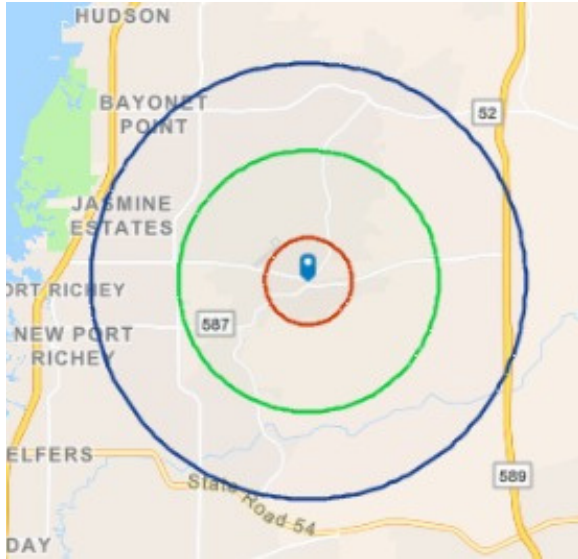
## EMPLOYMENT

**67.1**  
White  
Collar %

**18.6**  
Blue  
Collar %

**14.3**  
Services  
%

# 5-MILE RADIUS DEMOS



## BROKERAGE CONTACTS

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## KEY FACTS

**99,357**  
Population

**2.3**  
Average  
Household Size

**47.7**  
Median Age

**\$66,041**  
Median Household Income

## BUSINESS

**2,119**

Total Businesses

**20,650**

Total Employees

## EDUCATION

**9%**  
No High School  
Diploma

**40%**  
High School  
Graduate

**30%**  
Some  
College

**21%**  
Bachelor's/Grad/Prof  
Degree

## INCOME

**\$37,187**  
Per Capita  
Income

**\$66,041**  
Median  
Household  
Income

**\$86,455**  
Average  
Household  
Income

## EMPLOYMENT

**59.1**  
White  
Collar %

**23.2**  
Blue  
Collar %

**17.7**  
Services  
%



# MARKET AERIAL

## RIVER RIDGE COMMONS

