

FOR LEASE

RIDGEWOOD SQUARE CENTER

6410-6488 Ridge Rd | Port Richey, FL 34668

| | |
|----------------------|-----------|
| PROPERTY | Retail |
| SF AVAILABLE | 750 SF |
| BUILDING SIZE | 36,570 SF |
| SITE SIZE | 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



CAROL KINNARD
M: 727-809-0184
T: 727-238-3876 ext. 304
ckinnard@holdthyssen.com

28163 US Hwy 19 N
Suite 200
Clearwater, FL 33761
www.holdthyssen.com

This summary has been prepared by Hold-Thyssen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thyssen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thyssen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thyssen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thyssen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.



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 |



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 |



CAROL KINNARD
M: 727-809-0184
T: 727-238-3876 ext. 304
 ckinnard@holdthyssen.com

28163 US Hwy 19 N
 Suite 200
 Clearwater, FL 33761
 www.holdthyssen.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold Thyssen, Inc. is a licensed real estate broker.