

Retail / Medical For Lease

River Ridge Commons III

NWC Ridge Road & Moon Lake Rd, New Port Richey, FL 34654 Pasco County



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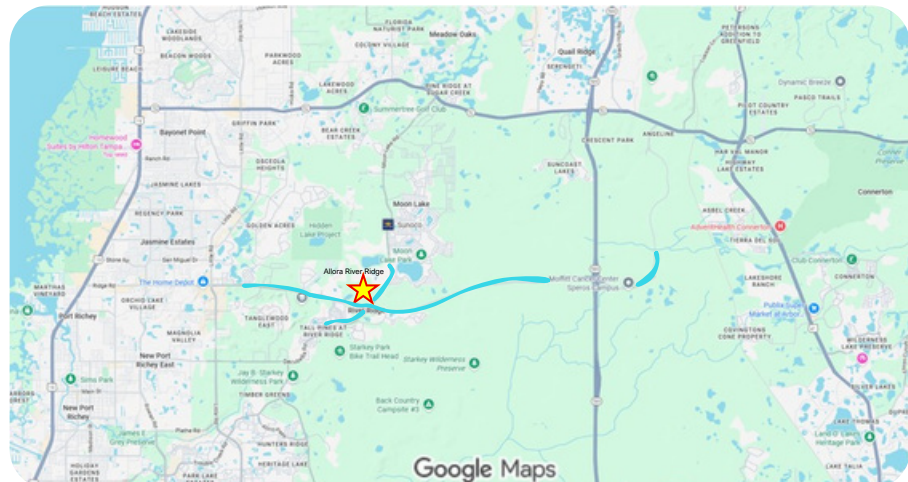
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Property Highlights

- **NEW:** Construction of ± 35,000 SF retail / medical project located just west of Suncoast Parkway, Speros and Angeline.
- **Two Retail Strip Centers:**
 - 12,500 SF Available
 - 7,500 SF Available
- Featuring an Endcap Drive-Thru
- Three Outparcel Pad Opportunities
 - Gas / Convenience
 - QSR
 - Automotive
- Summer 2027
- Lighted access from Ridge Road & full access from Moon Lake Road
- Join area tenants including Publix, Heartland Dental, McDonald's, Burger King, Zaxby's, Ace Hardware, Dollar Tree & more.



2144 W Main St.
Tampa, FL 33607

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MERCHANT AERIAL



Area Information

2025 Est.	1 Mile	3 Miles	5 Miles
Population	5,992	18,902	99,357
Households	1,253	10,625	38,052
Avg. HH Income	\$87,294	\$96,406	\$81,703
Total Employees	1,628	6,569	20,650

Traffic Count



24,500
Vehicles Per Day
on Moon Lake
Road.

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CLOSE UP MERCHANT AERIAL



- Expanding Residential Communities
- Benefiting from significant traffic growth generated by the new Ridge Road interchange on the Suncoast Parkway
- Angeline - 7,500 homes
 - Ranked Top 5 new communities w/ a new lagoon
- Speros Medical Center

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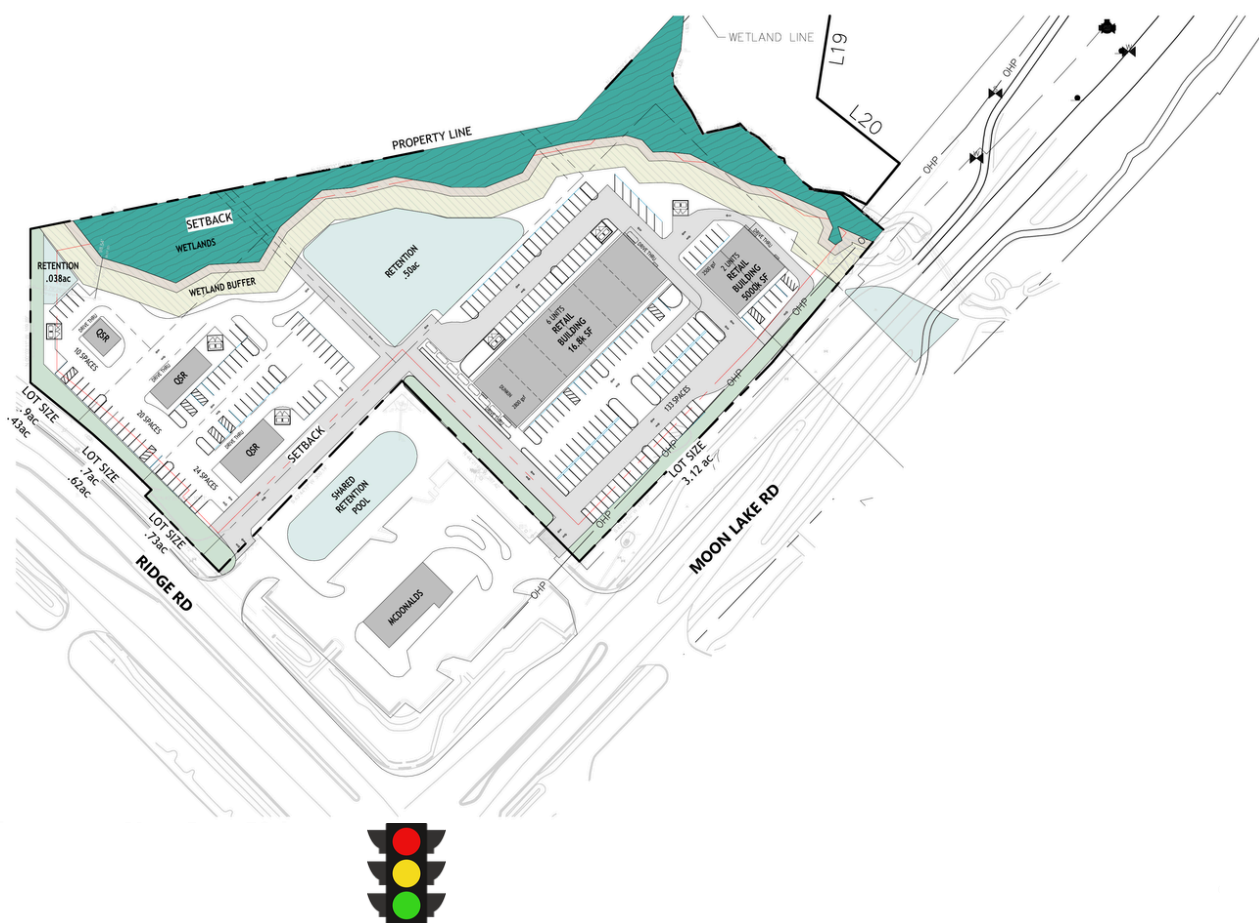
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SITE PLAN



Equity Broker Contacts

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