

**Prime Retail Development Site For Sale**

0 Ridge Rd – 1 Acre Retail Development Parcel  
New Port Richey, FL 34654



<b>Address</b>	0 Ridge Rd, New Port Richey, FL 34654
<b>Total Land Area (AC)</b>	1 AC
<b>In-place zoning</b>	C2

**Get more information:**

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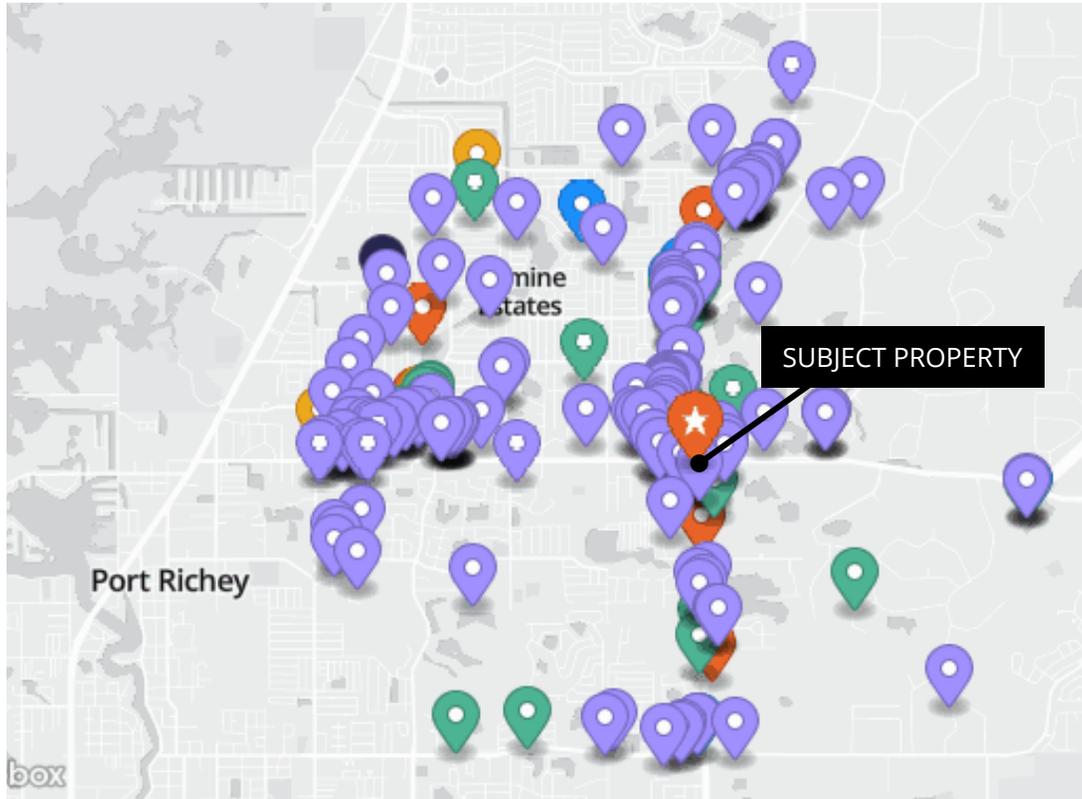
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## Nearby Amenities

An overview of nearby amenities within a 10-minute Drive from this site



- Over 500 amenities located within a 10-minute drive of the site
- Dense concentration of national retailers, restaurants, and service providers
- High visibility and strong consumer traffic in the immediate area
- Nearby fitness centers, grocery stores, and cafés support daily activity
- Ideal environment for retail development with an established customer base
- Strategic location for businesses looking to grow in a vibrant commercial corridor

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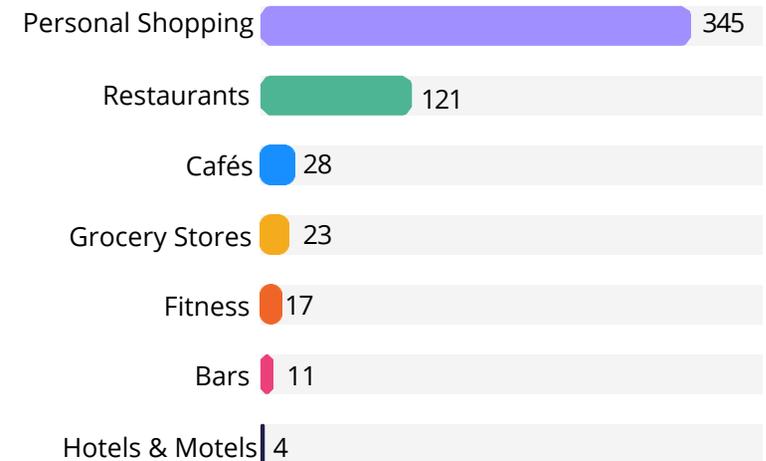
### Nearest Amenities

By proximity to the site (in miles)

	Elite Bully Kennels	0.81
	Shooters Sports Bar	0.74
	Firehouse Subs	0.73
	Ruby Tuesday	0.79
	The Fence King	0.73
	Wow Bao	0.79
	T-Mobile	0.72

### Top Amenities

By number of locations

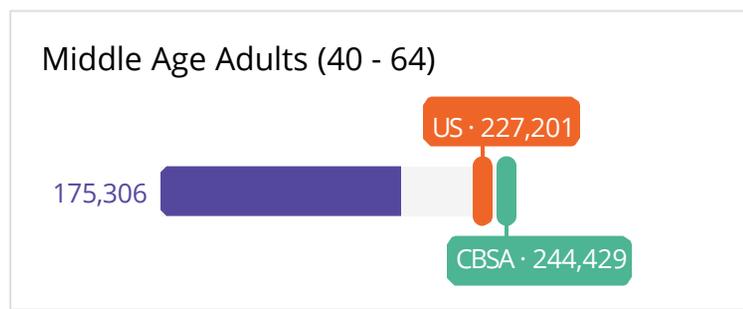
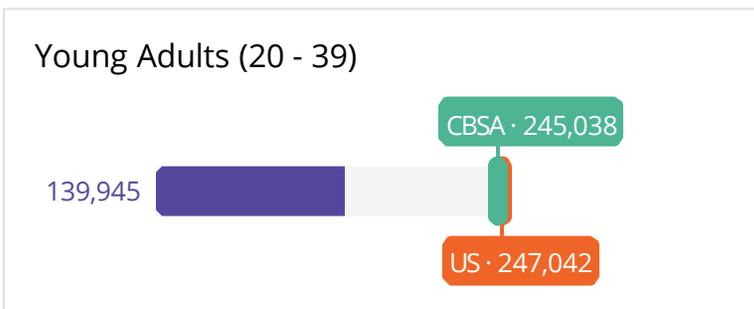
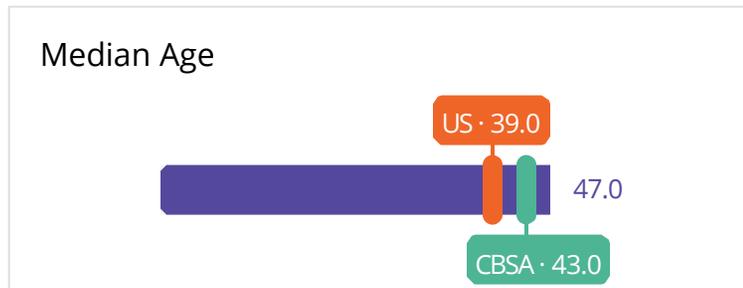
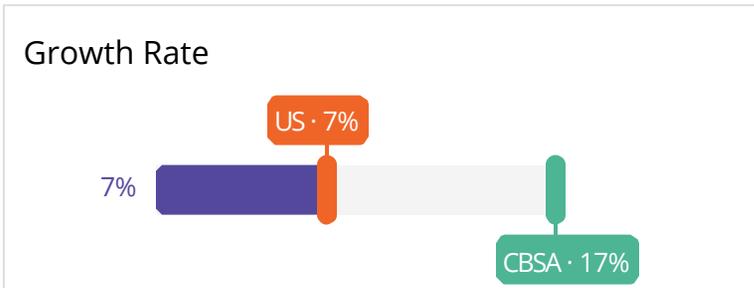
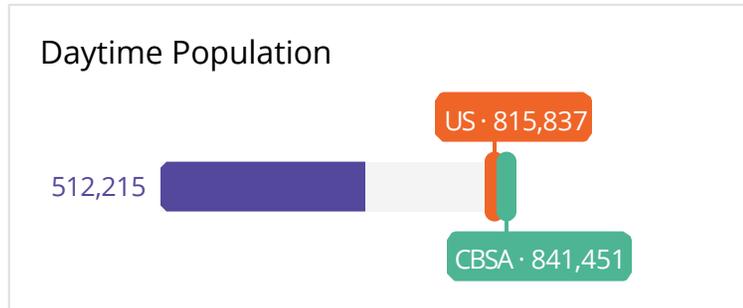
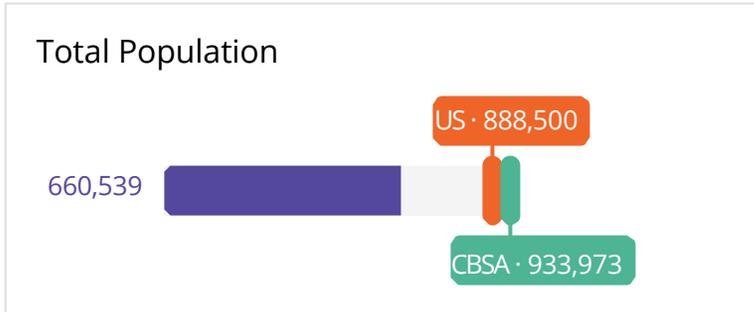


# Demographics

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An overview of population variables comparing the site's trade area against its Core-Based Statistical Area (CBSA) average and the national average. Variables reflect current year values.



# Location Overview

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# Location overview

## ECONOMIC MOMENTUM & BUSINESS CLIMATE

New Port Richey is experiencing significant economic growth, driven by key sectors such as healthcare, retail, hospitality, and technology. This expansion is fueled by population growth and increased tourism, positioning the city as a focal point for business expansion in Florida. <sup>roireal.estate</sup> The city offers various government incentives, including tax abatements and grants, aimed at attracting businesses and revitalizing the community. <sup>roireal.estate</sup>

## QUALITY OF LIFE & AFFORDABILITY

New Port Richey provides affordable coastal living, with a median home value of \$218,818, significantly below Florida's state average. Residents enjoy access to Gulf Coast beaches, parks, and a variety of recreational activities, making it appealing to both young professionals and retirees. <sup>Livability.com College Brothers</sup>

## INFRASTRUCTURE & CONNECTIVITY

The city is investing in infrastructure improvements, including road resurfacing projects and the development of multi-use paths to enhance accessibility and connectivity. These enhancements support the movement of goods and services, benefiting businesses and residents. <sup>What's What New Port Richey+1</sup>

## MAJOR EMPLOYERS & INDUSTRY PRESENCE

New Port Richey hosts a diverse array of major employers, including Welbilt, Pasco-Hernando State College, and Florida Medical Clinic. The presence of these organizations contributes to a stable employment landscape and supports the city's economic vitality. <sup>Zippia</sup>

# Migration continues to fuel New Port Richey - the city ranks among fastest-growing markets in the U.S.



**#2 Fastest Growing Metro in Florida (Tampa MSA)**

*SmartAsset | 2023*



**#6 Best Places to Start a Business in Florida**

*WalletHub | 2024*



**#1 in Florida for Net In-Migration**

*MoveBuddha | 2023*



**Top 10 U.S. Metros for Economic Growth (Tampa MSA)**

*Brookings Institution | 2023*



**#2 Fastest-Growing County in Florida**

*axios.com | 2025*

# Economic development

"New Port Richey isn't just growing—we're strategically building an economy that works for the next generation," says Bill Cronin, President/CEO of Pasco Economic Development Council. "Between our business-friendly environment, trained workforce, and prime location, companies like Moffitt and Blue Tide Technologies are choosing Pasco because they see long-term potential."

## CORPORATE ANNOUNCEMENTS



Coastal Manufacturing Solutions, a marine and aerospace component manufacturer, expanded its Pasco County operations with a \$24.5 million investment in a new advanced manufacturing facility.  
**175 new jobs**



Sunrise Logistics, a regional freight and warehousing leader, is establishing its Gulf Coast headquarters in New Port Richey, investing \$8.9 million in a state-of-the-art distribution hub.  
**120 new jobs**



Blue Tide Technologies, an innovator in marine renewable energy, will open its first Florida R&D center with a \$16.2 million commitment.  
**90 high-tech**

### Advanced Manufacturing

- Siemens Energy (Tampa): \$150M expansion for grid tech.
- Sparton Electronics (New Port Richey): Defense/aerospace supplier.

### Life Sciences

- Moffitt Cancer Center: \$400M+ Pasco campus (1,500 jobs).
- Johnson & Johnson MedTech: Tampa innovation lab.

### Logistics & Distribution

- Amazon's 1M+ SF fulfillment centers in Pasco/Hillsborough.
- FedEx's \$300M regional hub (Tampa Airport).

### Business Incentives

- No state income tax + Pasco County tax abatements for target industries.
- Florida's Qualified Target Industry (QTI) Tax Refund: Up to \$5K per job created.
- Opportunity Zones: 3 designated zones in New Port Richey.

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