

# SHOPPES OF RIDGE RD

8530 Ridge Road  
New Port Richey, FL 34654



## PROPERTY HIGHLIGHTS:

- 1,400 SF Available
- Located alongside high traffic Little Rd (41,000 AADT), the second most heavily traveled north-south road in Pasco County, and just two miles east of US Hwy 19, the primary north-south artery and retail hub in New Port Richey
- Shared ingress/egress with neighboring Lowe's
- Area retailers include Lowes, Kohl's, Walmart Neighborhood Market, Hobby Lobby, Pet Supermarket, and Publix Super Market
- Demographics include a population of more than 151,000 with an average household income of over \$77,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	11,356	73,247	151,296
2025 Estimated Households	4,491	31,294	66,468
INCOME			
2025 Estimated Avg HH Income	\$68,921	\$70,219	\$77,939
AGE			
Median Age	40	44	47
DAYTIME DEMOS			
Number of Businesses	547	3,173	7,071
Number of Employees	3,429	21,019	41,273
Total Daytime Population	7,876	51,598	107,289
TRAFFIC COUNTS			
Little Rd (N/S)	41,000 AADT		
Ridge Rd (E/W)	26,500 AADT		

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SUITE	TENANT
A	Early Bird Cafe
B	<b>AVAILABLE (1,400 SF)</b>
C	GoldMax
D	Big Momma's Hickory Smoked BBQ
E	Asian Bento Restaurant

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