

PROPOSAL

Ridge Rd Strip Center

7006 RIDGE RD

Port Richey , FL 34668

PRESENTED BY:

LANCE COBB

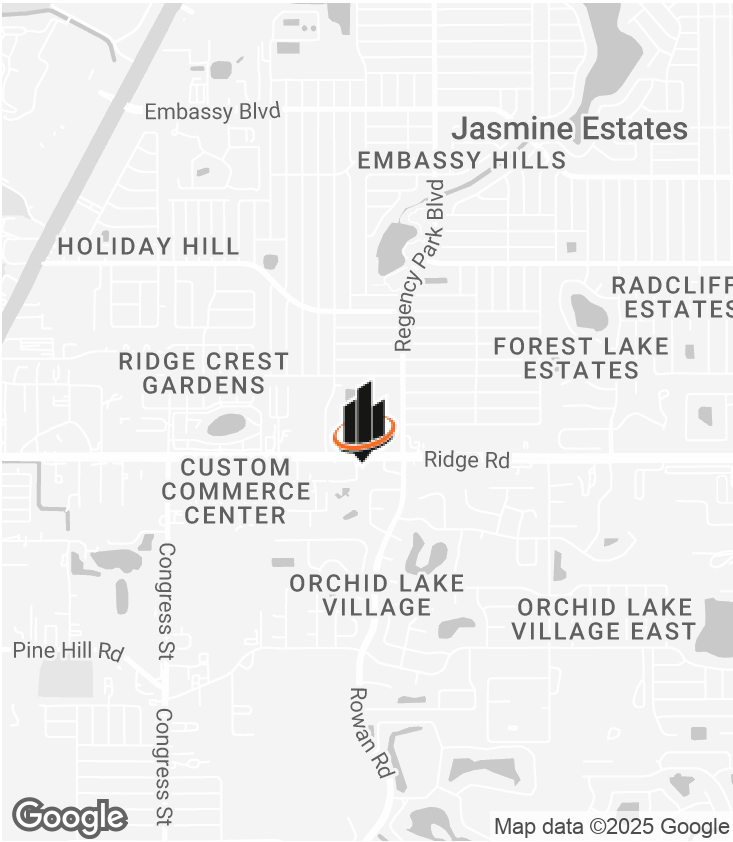
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FL #SL3483253



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	TBD
BUILDING SIZE:	17,786 SF
AVAILABLE SF:	TBD
LOT SIZE:	2.13 Acres
YEAR BUILT:	1989
ZONING:	Commercial (High Intensity)
SUBMARKET:	Pasco County
TRAFFIC COUNT:	35,000
APN:	006DE74A

PROPERTY OVERVIEW

Retail Strip Center anchored by Napa Auto Parts Store next to Shell Gas Station at corner, cross street Regency Park Blvd(AADT: 22,000). Retail center fronts high traffic Ridge Rd AADT: 35,000. Come join other national retailers within walking distance such as CVS, 7-11, RaceTrac, Sonic, Citibank and many more.

- 2,700sf unit with 900sf office space & 1,800sf general space
- 4 Bay Doors (2 Front & 2 Rear): 15ft W x 60ft H
- Spacious general area for retail or commercial activities

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

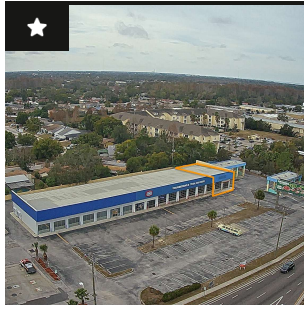
- 2,700sf unit with 900sf office space & 1,800sf general space
- 4 Bay Doors (2 Front & 2 Rear): 15ft W x 60ft H
- Spacious general area for retail or commercial activities



RETAILER MAP



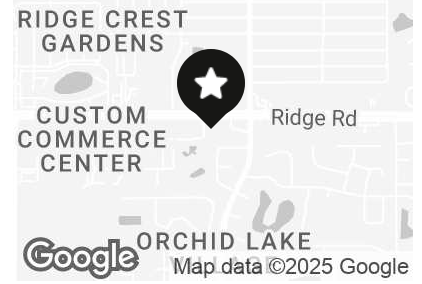
RENT COMPS



SUBJECT PROPERTY

7006 Ridge Rd | Port Richey , FL 34668

Lease Rate:	\$17.00 - 19.00 SF/yr	Lease Type:	NNN
Space Size:	2,700 SF	Year Built:	1989
Bldg Size:	17,786 SF	Lot Size:	2.13 Acres
No. Units:		Avg. Rent/SF:	



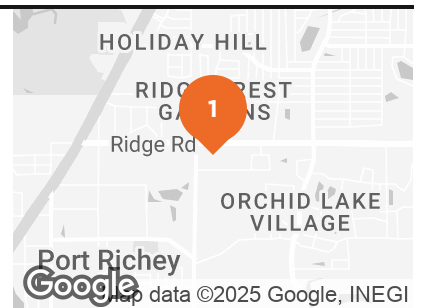
Introducing an great leasing opportunity at 7006 Ridge Rd, Port Richey, FL 34668! This spacious 2,700sf unit offers 900sf of meticulously designed office space and 1,800sf of versatile general space. Boasting 4 bay doors (2 front & 2 rear) each measuring 15ft wide by 60ft high, this property is tailored to accommodate a wide range of operational needs. This Endcap unit space provides great visibility and ample room for retail or commercial activities. Embrace the possibilities of this prime property, perfectly suited for various business ventures.



6538-6670 RIDGE RD

Port Richey, FL 34668

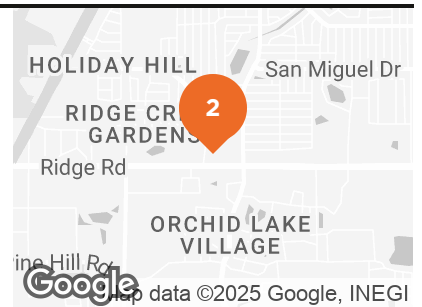
Lease Rate:	\$17.14 SF/year	Lease Type:	NNN
Space Size:	SF	Year Built:	1978
Bldg Size:	48,714 SF	Lot Size:	9.46 Acres
Avg. Rent/SF:			



6923-6931 RIDGE RD

Port Richey, FL 34688

Lease Rate:	\$21.00 SF/year	Lease Type:	Modified Gross
Space Size:	1,317 SF	Year Built:	2007
Bldg Size:	7,064 SF	Lot Size:	0.68 Acres
Lease Term:	60 months	Lease Start:	04-01-2022
Avg. Rent/SF:			



9760-9906 LITTLE RD

New Port Richey, FL 34654

Lease Rate:	\$21.00 SF/year	Lease Type:	NNN
Space Size:	SF	Year Built:	2002
Bldg Size:	46,982 SF	Lot Size:	20.06 Acres
Avg. Rent/SF:			



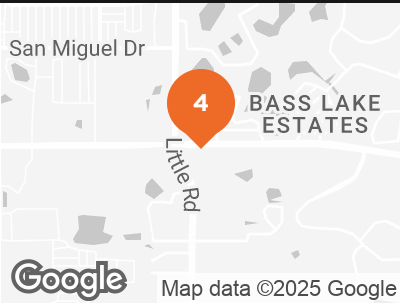
RENT COMPS



8528-8536 RIDGE RD

New Port Richey, FL 34654

Lease Rate:	\$21.00 SF/year	Lease Type:	NNN
Space Size:	SF	Year Built:	2005
Bldg Size:	7,000 SF	Lot Size:	1.27 Acres
Lease Term:	36 months	Lease Start:	04-04-2022
Avg. Rent/SF:			



5731 MAIN ST

New Port Richey, FL 34652

Lease Rate:	\$23.25 SF/year	Lease Type:	NNN
Space Size:	SF	Year Built:	1957
Bldg Size:	2,065 SF	Lot Size:	0.17 Acres
Lease Start:	03-01-2022	Avg. Rent/SF:	



6600-6646 US HIGHWAY 19 N

New Port Richey, FL 34652

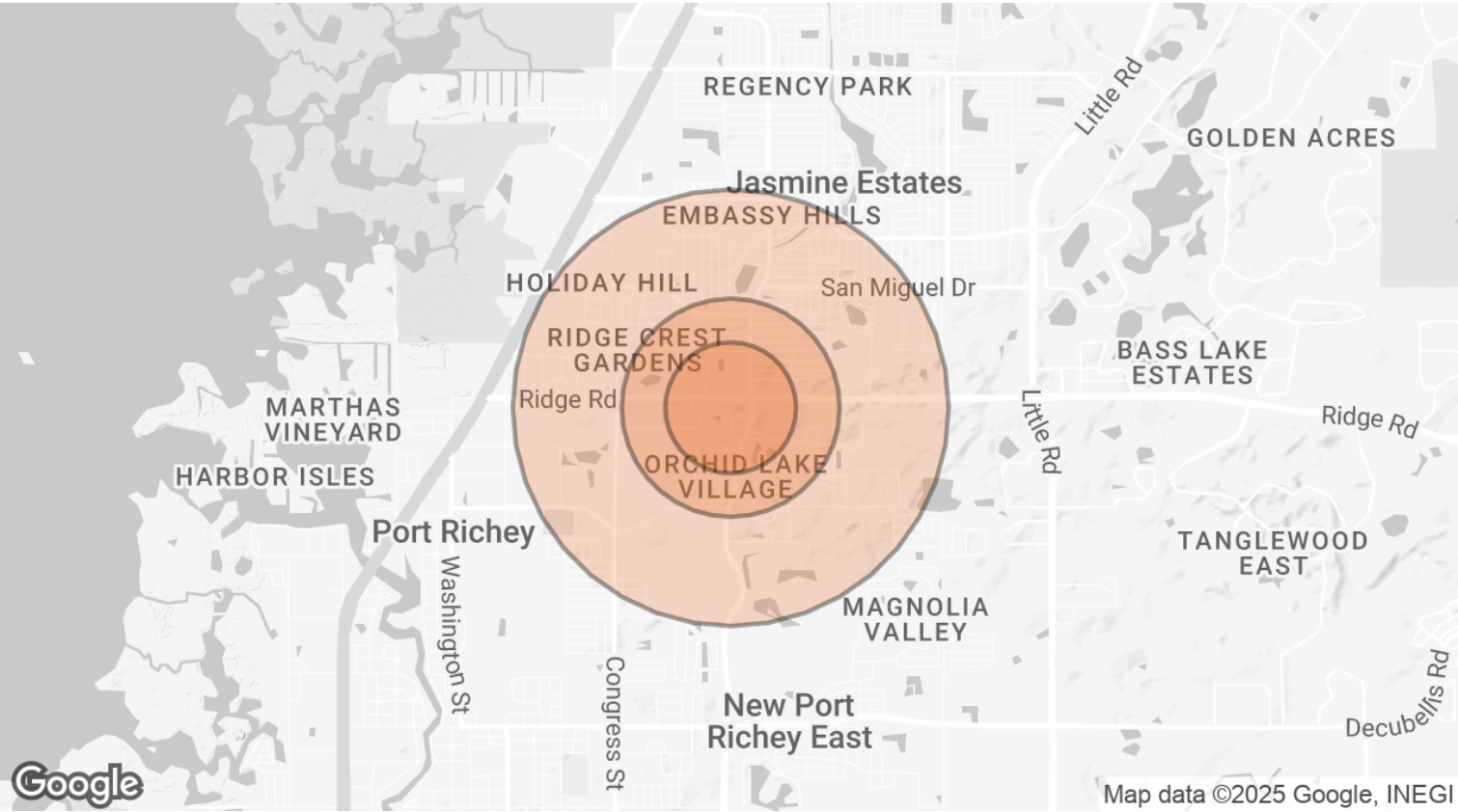
Lease Rate:	\$11.50 SF/year	Lease Type:	Modified Gross
Space Size:	SF	Year Built:	1969
Bldg Size:	45,865 SF	Lot Size:	3.51 Acres
Lease Term:	60 months	Lease Start:	03-01-2022
Avg. Rent/SF:			



RENT COMPS SUMMARY

SUBJECT PROPERTY		PRICE/SF/YR	PRICE/UNIT	RENT/SF	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
Ridge Rd Plaza, Port Richey - 2,700SF Unit 7006 Ridge Rd Port Richey , FL 34668		\$NaN	-		2,700 SF	17,786 SF	-	50.0%
RENT COMPS		PRICE/SF/YR	PRICE/UNIT	RENT/SF	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1	6538-6670 Ridge Rd Port Richey, FL 34668	\$17.14	-	-	-	48,714 SF	-	-
2	6923-6931 Ridge Rd Port Richey, FL 34688	\$21.00	-	-	1,317 SF	7,064 SF	-	-
3	9760-9906 Little Rd New Port Richey, FL 34654	\$21.00	-	-	-	46,982 SF	-	-
4	8528-8536 Ridge Rd New Port Richey, FL 34654	\$21.00	-	-	-	7,000 SF	-	-
5	5731 Main St New Port Richey, FL 34652	\$23.25	-	-	-	2,065 SF	-	-
6	6600-6646 US Highway 19 N New Port Richey, FL 34652	\$11.50	-	-	-	45,865 SF	-	-
		PRICE/SF/YR	PRICE/UNIT	RENT/SF	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
TOTALS/AVERAGES		\$19.15	-	\$0.00	1,317 SF	26,282 SF	0	0%

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	783	4,301	15,623
AVERAGE AGE	42	42	43
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	321	1,763	6,545
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$57,253	\$56,714	\$57,013
AVERAGE HOUSE VALUE	\$180,951	\$179,864	\$184,933

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIO



LANCE COBB

Advisor

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FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)
REALTOR® Association of Sarasota and Manatee, Inc.
Asian American Hotel Owners Association (AAHOA)

SVN | Commercial Advisory Group
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