

# SHOPPES OF RIDGE RD

# 8530 Ridge Road New Port Richey, FL 34654



## PROPERTY HIGHLIGHTS:

- 1,400 - 1,628 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 Lowe's, 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
<b>POPULATION</b>			
2025 Estimated Population	11,356	73,247	151,296
2025 Estimated Households	4,491	31,294	66,468
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$68,921	\$70,219	\$77,939
<b>AGE</b>			
Median Age	40	44	47
<b>DAYTIME DEMOS</b>			
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
<b>TRAFFIC COUNTS</b>			
Little Rd (N/S)	41,000 AADT		
Ridge Rd (E/W)	26,500 AADT		



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## FOR LEASING INFORMATION:

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