

SECOND GENERATION RESTAURANT WITH DRIVE-THRU SHOPPES OF RIDGE ROAD

8530-8536 Ridge Road

NEW PORT RICHEY | FLORIDA

**±1,400 AND 3,100 SF
FOR LEASE**



SPACE DETAILS

AVAILABILITY

Suite A: ±3,100 SF

Suite B: ±1,400 SF

NEIGHBORS

Lowe's, Home Depot, Dunkin', Firehouse Subs, UPS Store, T-Mobile, Ruby Tuesday, Shooters Sports Bar, Urgent Care of New Port Richey

COMMENTS

- Former restaurant spaces
- Drive-thru
- Outdoor seating
- Plenty of on-site parking
- Excellent access from ridge road
- Shared ingress/egress with neighboring Lowe's

DEMOGRAPHICS

POPULATION

1 Mile	6,091
3 Mile	66,154
5 Mile	145,184

DAYTIME POPULATION

1 Mile	10,207
3 Mile	65,751
5 Mile	136,327

TOTAL HOUSEHOLDS

1 Mile	2,480
3 Mile	28,177
5 Mile	63,192

AVERAGE HH INCOME

1 Mile	\$62,993
3 Mile	\$63,886
5 Mile	\$67,192

TOTAL BUSINESSES

1 Mile	432
3 Mile	2,262
5 Mile	5,066

TOTAL EMPLOYEES

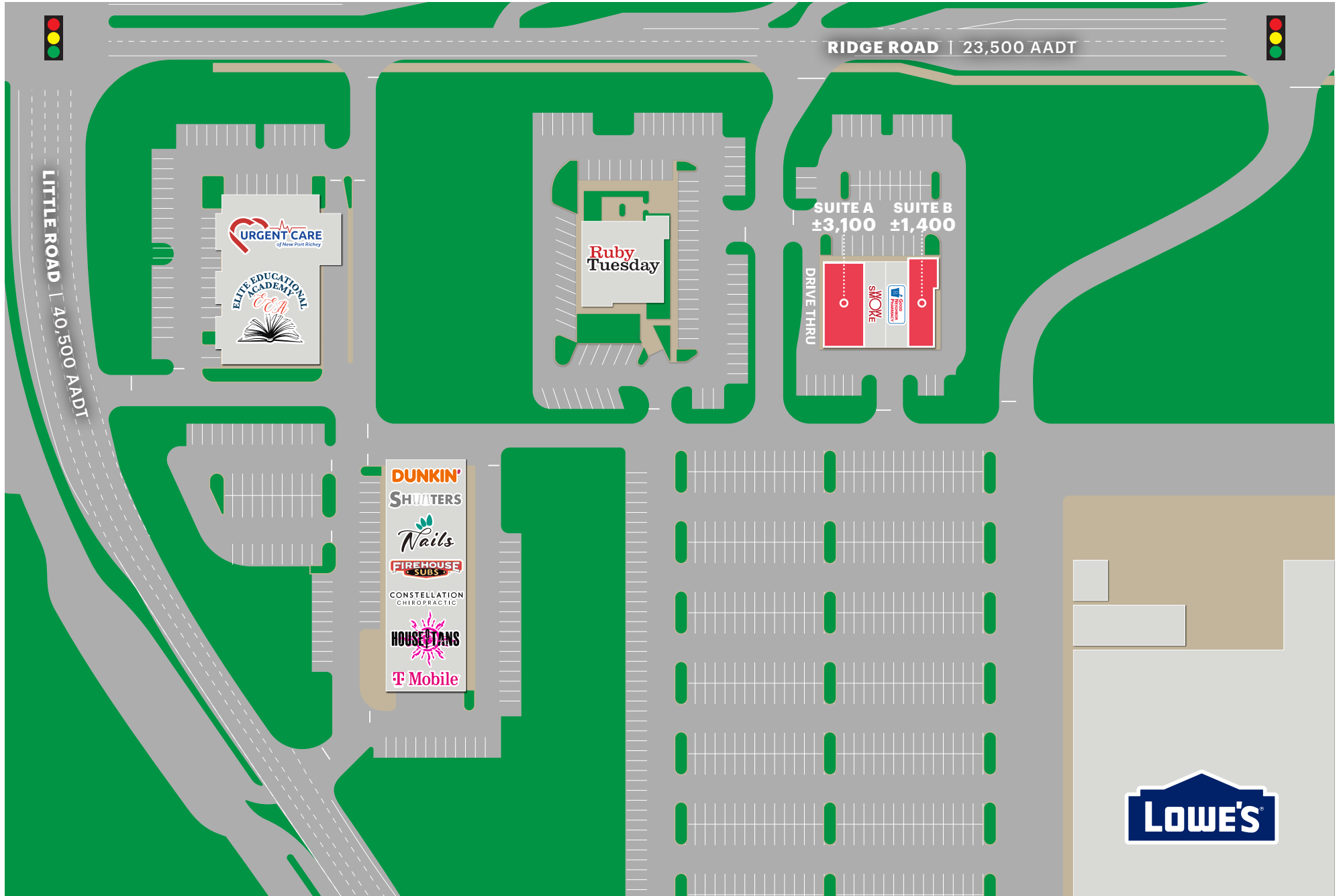
1 Mile	6,304
3 Mile	26,144
5 Mile	50,961



CONTACT EXCLUSIVE AGENT
CORINNA GATTASSO cg@ripcofl.com • 813.607.5291

4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • ripcofl.com
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN



RETAIL CORRIDOR



MARKET AERIAL

