



PROPOSAL

Ridge Rd Strip Center - 9,600sf Unit

7008 RIDGE ROAD

Port Richey, FL 34668

PRESENTED BY:

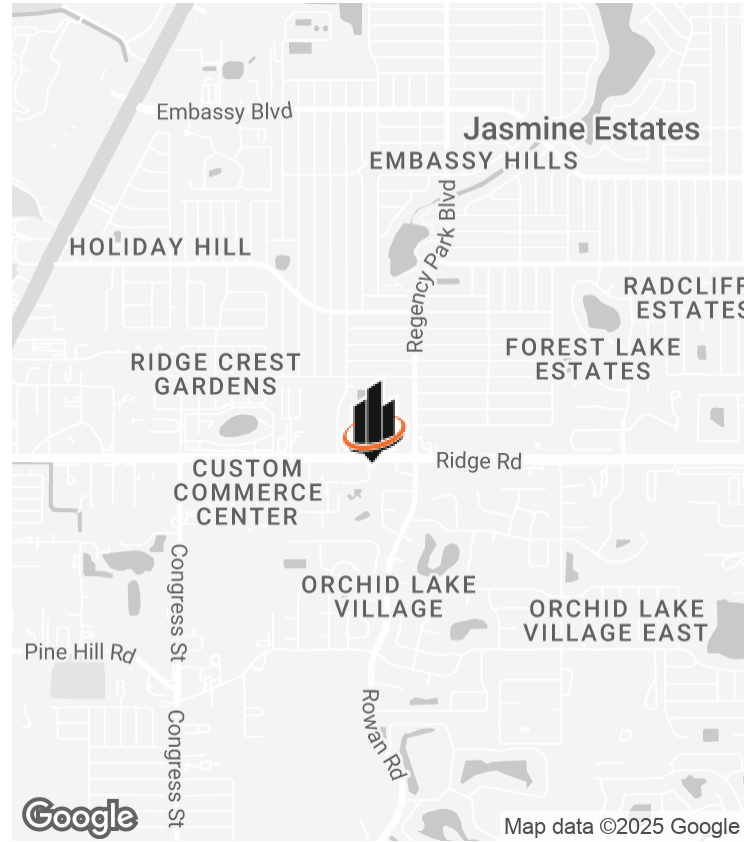
LANCE COBB

O: 941.387.1200

lance.cobb@svn.com

FL #SL3483253

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 - 17.00 SF/yr (NNN)
AVAILABLE SF:	9,600 SF
LOT SIZE:	2.13 Acres
BUILDING SIZE:	9,600 SF

PROPERTY DESCRIPTION

2nd-Generation Retail Space, former Napa Auto Parts Store. This prime property offers modern open space, designed to meet the unique needs of your organization. With a strategic location, ample parking, and well-maintained facilities, the property provides a professional and inviting environment for tenants and clients alike. This space is ideal for businesses seeking a professional and inspiring workplace to take advantage of the high 35,000 AADT. Whether you're a startup, expanding enterprise, or established firm, this property offers the versatility and functionality to support your business objectives. Elevate your business presence with a lease at this exceptional Port Richey location.

PROPERTY HIGHLIGHTS

- Strategic location with easy access
- Ample parking for tenants and clients
- Well-maintained facilities and common areas
- Versatile and functional to suit various business needs
- Professional and inviting atmosphere for businesses of all sizes

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LOCATION DESCRIPTION

Welcome to the vibrant community of Port Richey, where the property is ideally situated for a dynamic business environment. Located in close proximity to scenic waterfront areas, the location offers convenient access to a range of local amenities, including popular dining options and retail destinations. The area also boasts a thriving commercial district, providing easy access to essential services and professional networking opportunities. Additionally, the property is conveniently situated near major transportation routes, making it easily accessible for both employees and clients. With its blend of urban conveniences and natural beauty, Port Richey offers an attractive backdrop for any business looking to thrive in a bustling, yet welcoming, community.



COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

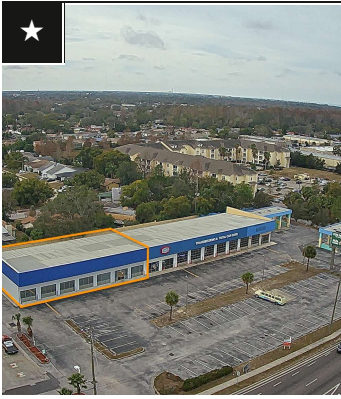
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AERIAL MAP



LEASE COMPS

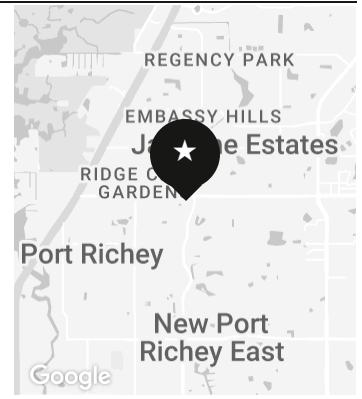


RIDGE RD STRIP CENTER - 9,600SF UNIT

7008 Ridge Road, Port Richey, FL 34668

LEASE RATE \$15.00 - 17.00 /SF/yr **LEASE TYPE:** NNN

SPACE SIZE: 9,600 SF

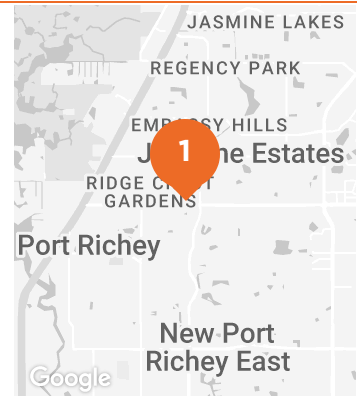


6923-6931 RIDGE RD

Port Richey, FL 34688

LEASE RATE \$21.00 /SF/yr **LEASE TYPE:** Modified Gross

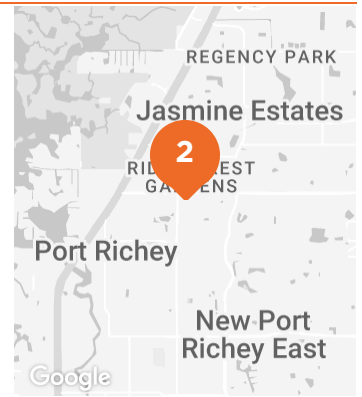
SPACE SIZE: 1,317 SF



6538-6670 RIDGE RD

Port Richey, FL 34668

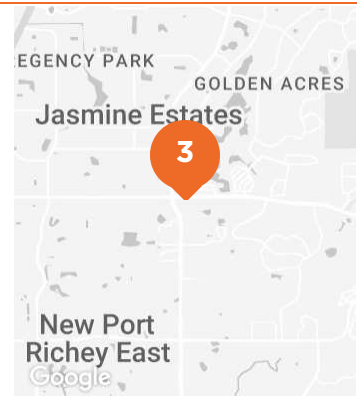
LEASE RATE \$17.14 /SF/yr **LEASE TYPE:** NNN



8528-8536 RIDGE RD

New Port Richey, FL 34654

LEASE RATE \$21.00 /SF/yr **LEASE TYPE:** NNN



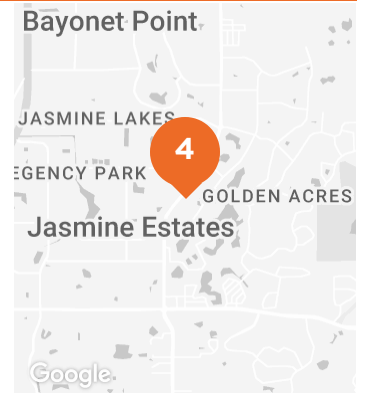
LEASE COMPS



9760-9906 LITTLE RD

New Port Richey, FL 34654

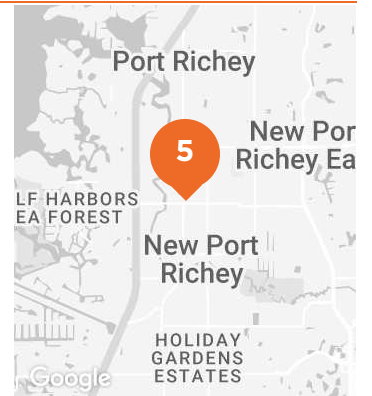
LEASE RATE \$21.00 /SF/yr **LEASE TYPE:** NNN



5731 MAIN ST

New Port Richey, FL 34652

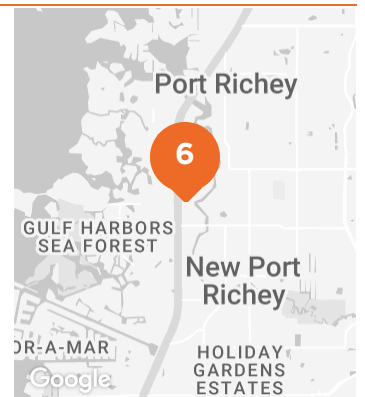
LEASE RATE \$23.25 /SF/yr **LEASE TYPE:** NNN



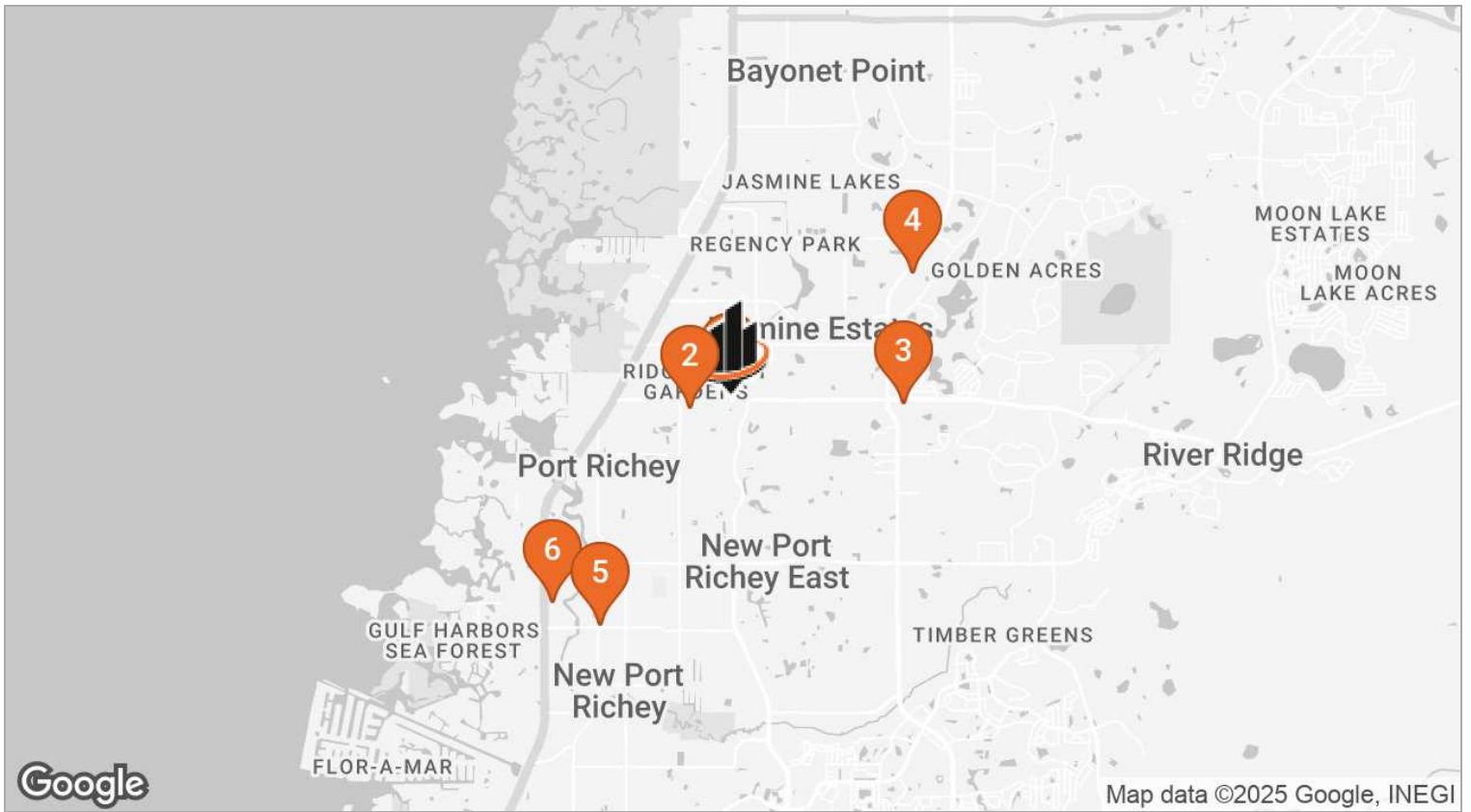
6600-6646 US HIGHWAY 19 N

New Port Richey, FL 34652

LEASE RATE \$11.50 /SF/yr **LEASE TYPE:** Modified Gross

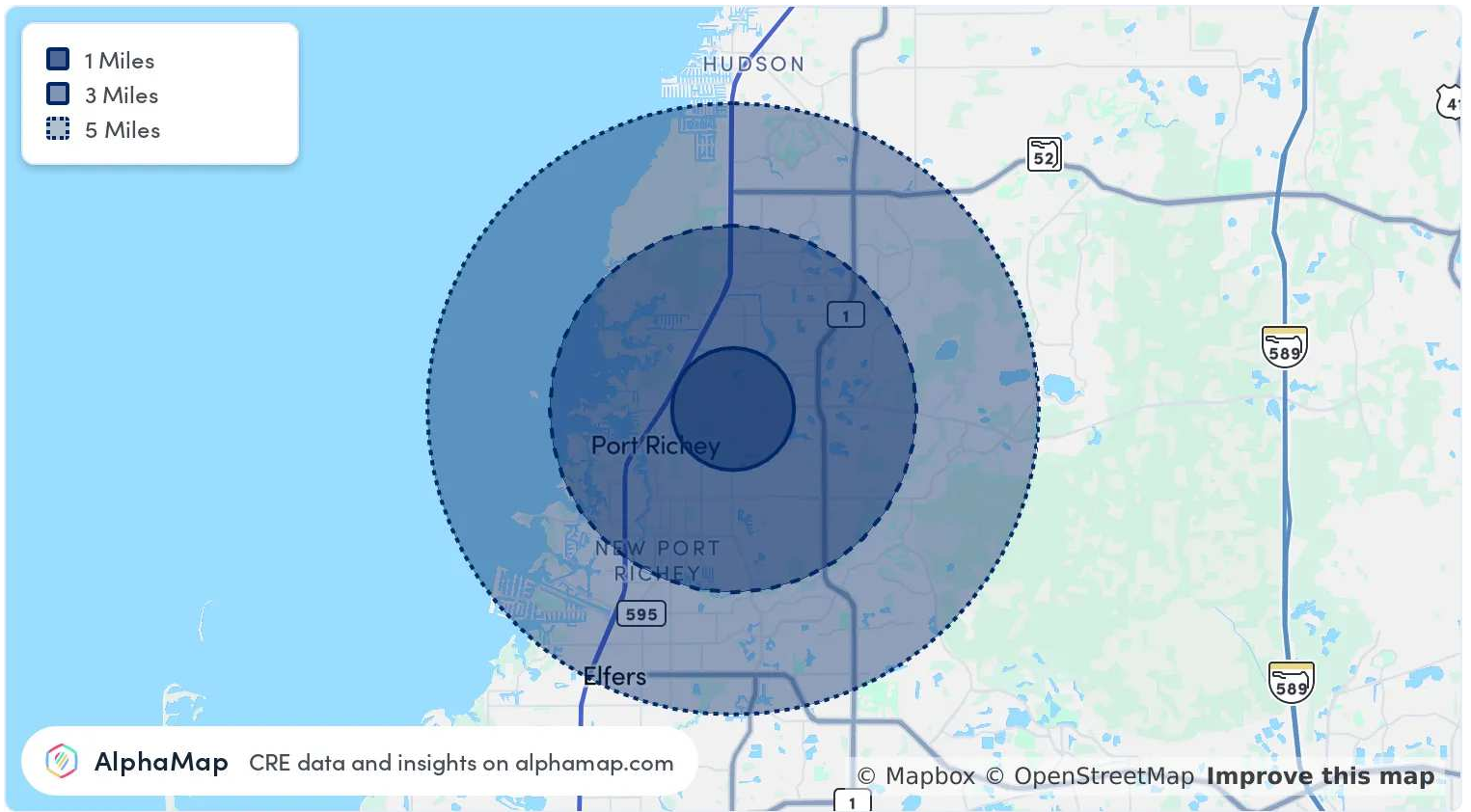


LEASE COMPS MAP & SUMMARY



	NAME/ADDRESS	SPACE SIZE	LEASE RATE
★	Ridge Rd Strip Center - 9,600sf Unit 7008 Ridge Road Port Richey, FL	9,600 SF	-
1	6923-6931 Ridge Rd Port Richey, FL	1,317 SF	\$21.00 /SF/yr
2	6538-6670 Ridge Rd Port Richey, FL	-	\$17.14 /SF/yr
3	8528-8536 Ridge Rd New Port Richey, FL	-	\$21.00 /SF/yr
4	9760-9906 Little Rd New Port Richey, FL	-	\$21.00 /SF/yr
5	5731 Main St New Port Richey, FL	-	\$23.25 /SF/yr
6	6600-6646 US Highway 19 N New Port Richey, FL	-	\$11.50 /SF/yr
	AVERAGES	1,317 SF	\$19.15 /SF/YR

AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,623	73,862	156,255
AVERAGE AGE	43	45	47
AVERAGE AGE (MALE)	41	44	46
AVERAGE AGE (FEMALE)	44	47	48
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,545	31,984	68,345
PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$57,013	\$61,615	\$67,631
AVERAGE HOUSE VALUE	\$184,933	\$216,838	\$241,888
PER CAPITA INCOME	\$23,755	\$26,789	\$29,404

Map and demographics data derived from AlphaMap

ADVISOR BIO



LANCE COBB

Advisor

lance.cobb@svn.com

Direct: **941.387.1200** | Cell: **941.356.4781**

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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