

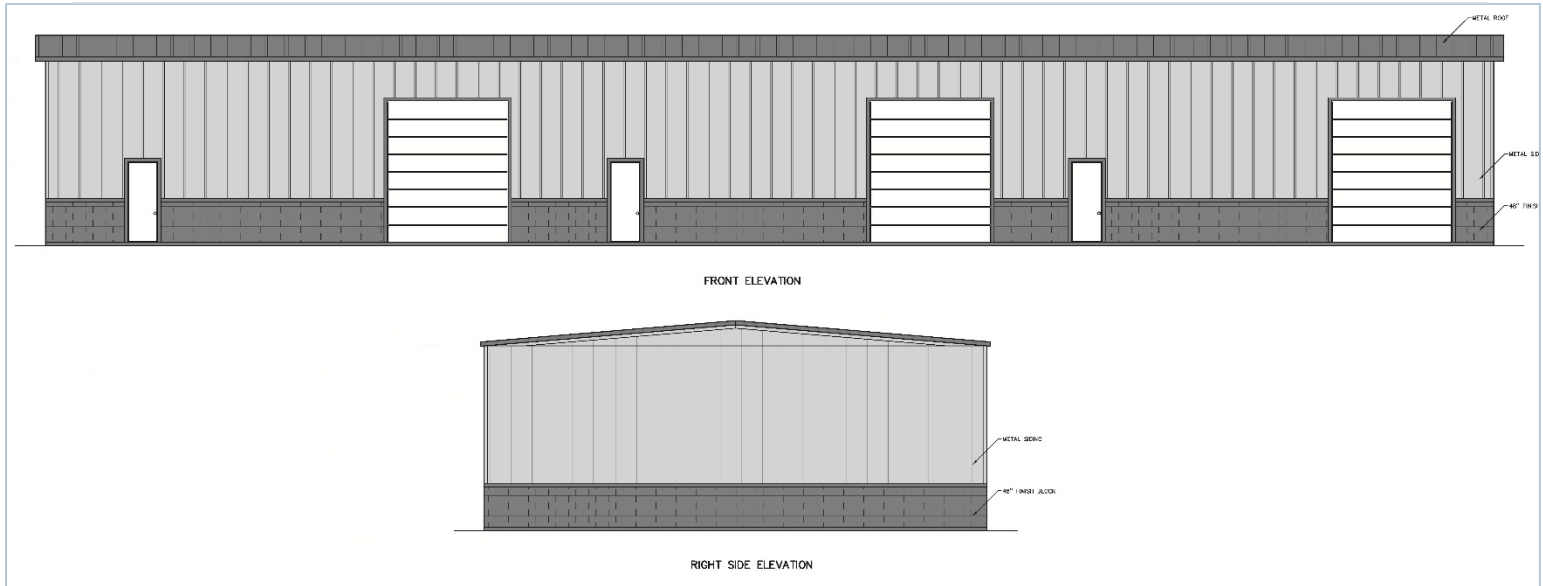
# HIGH RIDGE INDUSTRIAL CENTER

0 Roam Avenue, New Port Richey FL 34653

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



## Property Information

- Total 14,400± SF New Construction Office/Warehouse Space
- Two Buildings of 7,200± Each with (3) 2,400± SF Units
- Ceiling Heights of 18'±
- One 12'± x 14'± Overhead Door/Unit
- Unit has 200 AMP Service
- Zoned I-1/Land Use IH
- Estimated Completion 2026
- Excellent Location; Near Ridge Rd & Little Road
- For Lease: \$18 PSF Modified Gross



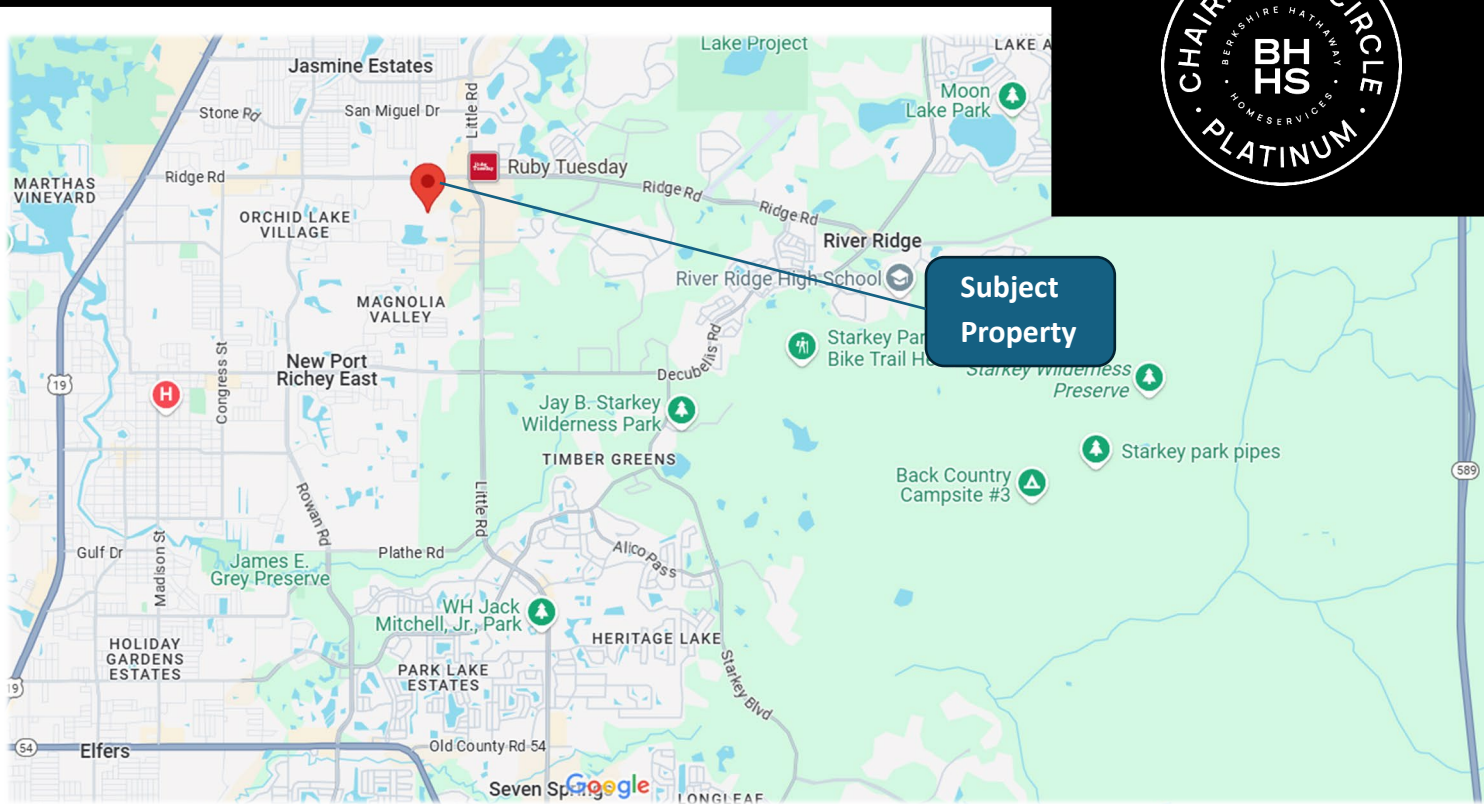
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COMMERCIAL REAL ESTATE TEAM



| DEMOGRAPHICS BY MILE |          |          |          |
|----------------------|----------|----------|----------|
|                      | 1 MILE   | 3 MILES  | 5 MILES  |
| Total Population     | 9,485    | 68,774   | 152,845  |
| Avg. HH Income       | \$59,121 | \$67,033 | \$72,416 |
| Median Age           | 44       | 47.2     | 49.2     |
| Total Households     | 3,965    | 29,736   | 67,142   |

| DEMOGRAPHICS BY DRIVE TIME |          |          |          |
|----------------------------|----------|----------|----------|
|                            | 5 MIN    | 10 MIN   | 15 MIN   |
| Total Population           | 9,605    | 60,381   | 151,631  |
| Avg. HH Income             | \$57,232 | \$63,768 | \$71,649 |
| Median Age                 | 40.9     | 46.1     | 50.2     |
| Total Households           | 1,902    | 13,752   | 41,499   |

## High Ridge Industrial Center

### New Construction Industrial Space | Pre-Leasing Now!

0 Roam Avenue, New Port Richey FL 34653

It's finally here... brand-new industrial space coming soon! We are now pre-leasing **14,400± SF** of office/warehouse space with construction breaking ground shortly.

The project will feature **two buildings, 7,200± SF each**, designed with flexibility in mind. Each building will be divided into **three units of 2,400± SF**, for a total of six available units.

Property highlights include: **18'± clear ceiling heights**, One **12'± x 14'± overhead door** per unit and **200 AMP power service**

**Prime Location:** Situated just southwest of the Ridge Rd. & Little Rd. intersection and only **8± miles from the Suncoast Parkway**, this site offers excellent access for logistics, service, and growing businesses.

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