

Retail / Medical For Lease

River Ridge Commons III

NWC Ridge Road & Moon Lake Rd, New Port Richey, FL 34654 Pasco County



J. BENJAMIN MCLEISH
VICE PRESIDENT

MOBILE 813.334.4733
DIRECT 813.490.9817
BMCLEISH@EQUITY.NET

LOGAN FRAME
ADVISOR

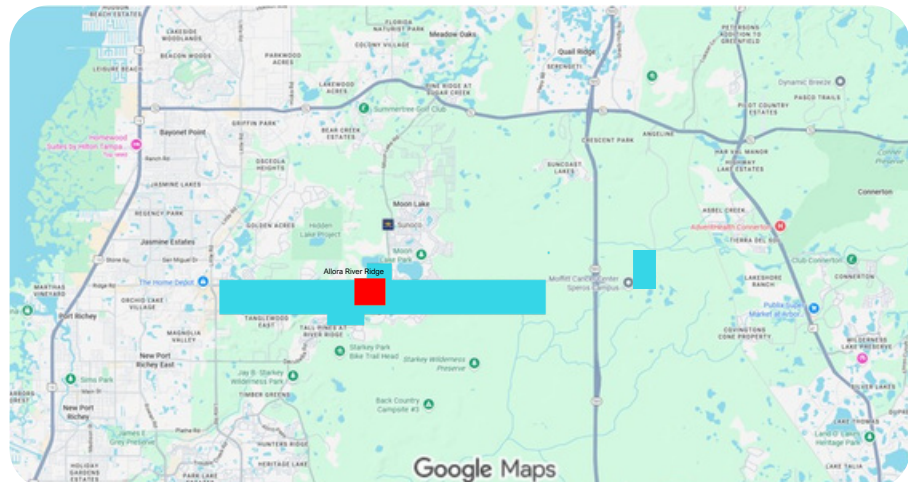
MOBILE 860.803.9855
DIRECT 813.490.9827
LFRAME@EQUITY.NET

DENNIS McCLELLAND
ADVISOR

MOBILE 813.390.8762
DIRECT 813.390.8762
DMCCLELLAND@EQUITY.NET

Property Highlights

- **NEW:** Construction of ± 35,000 SF retail / medical project located just west of Suncoast Parkway, Speros and Angeline.
- **Two Retail Strip Centers:**
 - 12,500 SF Available
 - 7,500 SF Available
- Featuring an Endcap Drive-Thru
- Three Outparcel Pad Opportunities
 - Gas / Convenience
 - QSR
 - Automotive
- Summer 2027
- Lighted access from Ridge Road & full access from Moon Lake Road
- Join area tenants including Publix, Heartland Dental, McDonald's, Burger King, Zaxby's, Ace Hardware, Dollar Tree & more.



2144 W Main St.
Tampa, FL 33607

Retail / Medical For Lease

River Ridge Commons III

NWC Ridge Road & Moon Lake Rd, New Port Richey, FL 34654 Pasco County



MERCHANT AERIAL



Area Information

2025 Est.	1 Mile	3 Miles	5 Miles
Population	5,992	18,902	99,357
Households	1,253	10,625	38,052
Avg. HH Income	\$87,294	\$96,406	\$81,703
Total Employees	1,628	6,569	20,650

Traffic Count



24,500
Vehicles Per Day
on Moon Lake
Road.

J. Benjamin McLeish - Vice President

Mobile 813.334.4733 | Direct 813.490.9817
bmcleish@equity.net

Dennis McClelland - Advisor

Mobile 813.390.8762 | Direct 813.390.8762
dmcclelland@equity.net

Logan Frame - Advisor

Mobile 860.803.9855 | Direct 813.490.9826
lframe@equity.net

2144 W Main St.
Tampa, FL 33607

Retail / Medical For Lease

River Ridge Commons III

NWC Ridge Road & Moon Lake Rd, New Port Richey, FL 34654 Pasco County



CLOSE UP MERCHANT AERIAL



- Expanding Residential Communities
- Benefiting from significant traffic growth generated by the new Ridge Road interchange on the Suncoast Parkway
- Angeline - 7,500 homes
 - Ranked Top 5 new communities w/ a new lagoon
- Speros Medical Center

J. Benjamin McLeish - *Vice President*

Mobile 813.334.4733 | Direct 813.490.9817
 bmcleish@equity.net

Dennis McClelland - *Advisor*

Mobile 813.390.8762 | Direct 813.390.8762
 dmccllland@equity.net

Logan Frame - *Advisor*

Mobile 860.803.9855 | Direct 813.490.9826
 lframe@equity.net

2144 W Main St.
 Tampa, FL 33607

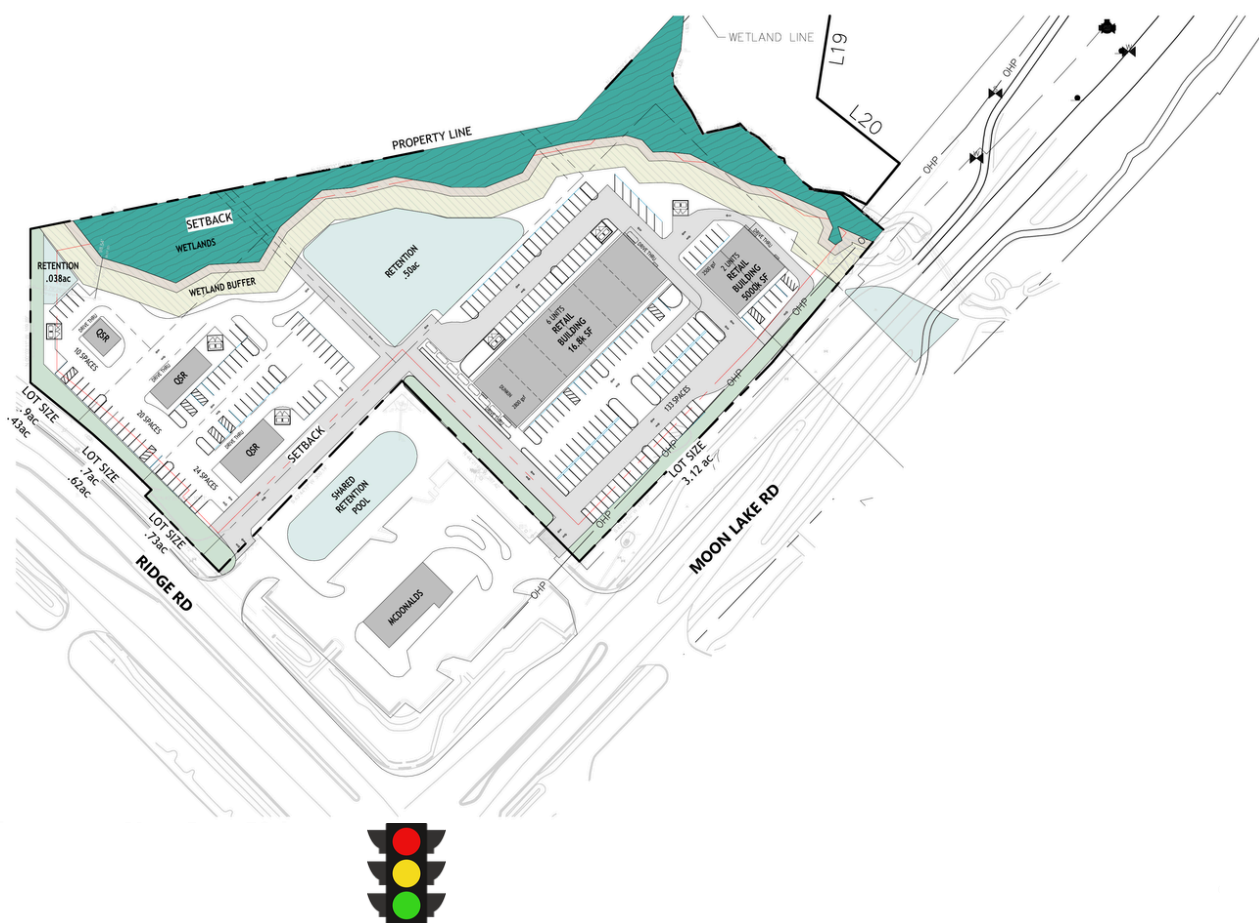
Retail / Medical For Lease

River Ridge Commons III

NWC Ridge Road & Moon Lake Rd, New Port Richey, FL 34654 Pasco County



SITE PLAN



Equity Broker Contacts

J. Benjamin McLeish - Vice President

Mobile 813.334.4733 | Direct 813.490.9817

bmcleish@equity.net

Logan Frame - Advisor

Mobile 860.803.9855 | Direct 813.490.9826

lframe@equity.net

Dennis McClelland - Advisor

Mobile 813.390.8762 | Direct 813.390.8762

dmcclelland@equity.net

2144 W Main St.
Tampa, FL 33607