



**AVAILABLE FOR LEASE** | **RATES AS LOW AS \$12/SF/YR (NNN)**

**PORT RICHEY**  
MEDICAL CENTER

**FULL MEDICAL BUILD OUT**

**REMODELED**  
Fully Remodeled  
Suites & Building

Suites Starting at  
850 RSF +/-

**CAN BUILD & SIZE  
TO SUIT**  
Office or Medical

6709 Ridge Road, Port Richey, FL 34654

Disclaimer  
This Offering Memorandum is provided by Vanwald and Associates, solely for your consideration of the opportunity to lease the commercial property described herein. This Offering Memorandum may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Vanwald and Associates.

This Offering Memorandum does not constitute or pertain to an offer of a security or an offer of any investment or lease contract. It contains descriptive materials, general information and other data compiled by Vanwald and Associates for the convenience of parties who may be interested in the subject property.

The information contained is not all inclusive and is not represented to include all information that may be material to an evaluation of the lease opportunity presented. Vanwald and Associates has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof.

An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Vanwald and Associates.



# TAMPA FLORIDA MSA

NO STATE-INCOME TAX | RATED TOP 10 HIGHEST ECONOMIC GROWTH METRO IN THE U.S.

## CONTENTS

**04**

EXECUTIVE SUMMARY

**05**

LEASE OFFERING

**09**

FLOOR PLANS & PHOTOS

**11**

CENTER DETAILS

**16**

LOCATION

**18**

MARKET AREA

**22**

SITE DEMOGRAPHICS

**23**

CONTACT INFO

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POWER BROKER



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# OFFERING MEMORANDUM

**SUITES STARTING AT 850 RSF TO 1,700 RSF +/-**

6709 RIDGE RD, PORT RICHEY, FL 34654

PROPERTY  
**PORT RICHEY BUSINESS CENTER**

ADDRESS  
**6709 RIDGE RD,  
PORT RICHEY, FL 34654**

COUNTY  
**PASCO**

PROPERTY TYPE  
**OFFICE/MEDICAL**

ZONING  
**COMMERCIAL/OFFICE**

MIN. AVAILABLE  
**850 +/- SQUARE FEET**

MAX. CONTIG.  
**3,100 +/- SQUARE FEET**

BUILDING CLASS  
**B**

FLOORS  
**THREE (3)**

# BRIEF



Vanwald & Associates is pleased to present the opportunity to lease space at Port Richey Medical Center, a fully remodeled professional center located at 6709 Ridge Road in Port Richey, Florida.

**REMODELED CENTER.** The property underwent a complete renovation in 2023–2024, including new roof, new HVAC systems, updated electrical and plumbing, new fire suppression system, remodeled suites, upgraded common areas, fresh interior and exterior paint, new LED lighting, and newly paved and striped parking areas. The result is a modernized professional center offering tenants high-quality space in a well-located commercial corridor.

**AVAILABILITY.** Available suites range from approximately 800 RSF to 3,100 RSF contiguous, with the ability for the landlord to configure and build-to-suit spaces to meet tenant needs. The flexible layouts make the property ideal for medical, professional office, wellness, service, and retail-oriented users.

**AMPLE PARKING.** The center benefits from ample shared parking and strong visibility along Ridge Road. Select tenants may also have the opportunity to secure placement on the property's oversized pylon sign, providing additional exposure along this well-traveled commercial corridor.

**CAN SIZE AND BUILD TO SUIT.** Landlord can build and size to suit for qualified tenants. Please call listing broker for more details.

**LEASE INCENTIVES.** Landlord incentives may be available for qualified tenants on qualified terms. Please call today for more information, personalized rates and availability.

## CAN SIZE & BUILD TO SUIT

The Landlord can size to suit and is able to offer sizes ranging from about 850 square feet and up to 3,100 square feet. Can build to suit for qualified tenants.

## FULL MEDICAL BUILD OUT

Suite 202 will be available as of July 1 of 2026 and it benefits of a full medical build out. The suite is in excellent condition with multiple exam rooms and sinks, en-suite ADA restroom, reception, break room and more.

## FULLY REMODELED

The center and the suites have been remodeled with new plank tile flooring, new paint, inside and out, HVAC, re-paved parking, new common areas, new roof, new landscaping, new fire suppression systems, modernized and updated elevators, and more.

## IMMEDIATE OCCUPANCY

We can offer immediate occupancy on the first floor. Information presented further in this material.

## GREAT TENANT MIX

Join an excellent mix of tenants comprise of mostly medical, financial and tech.



**PORT RICHEY  
Business Center**

**FLOOR ONE**      **FLOOR TWO**

Pediatric Gastroenterology 202

6709 RIDGE RD, PORT RICHEY, FL 34668

# LEASE OFFERING

**FULLY REMODELED SUITES AVAILABLE | FULL MEDICAL BUILD OUT AVAILABLE**



ADA RESTROOMS  
LOCATED ON 2ND  
AND 3RD FLOOR

**FLOOR THREE**

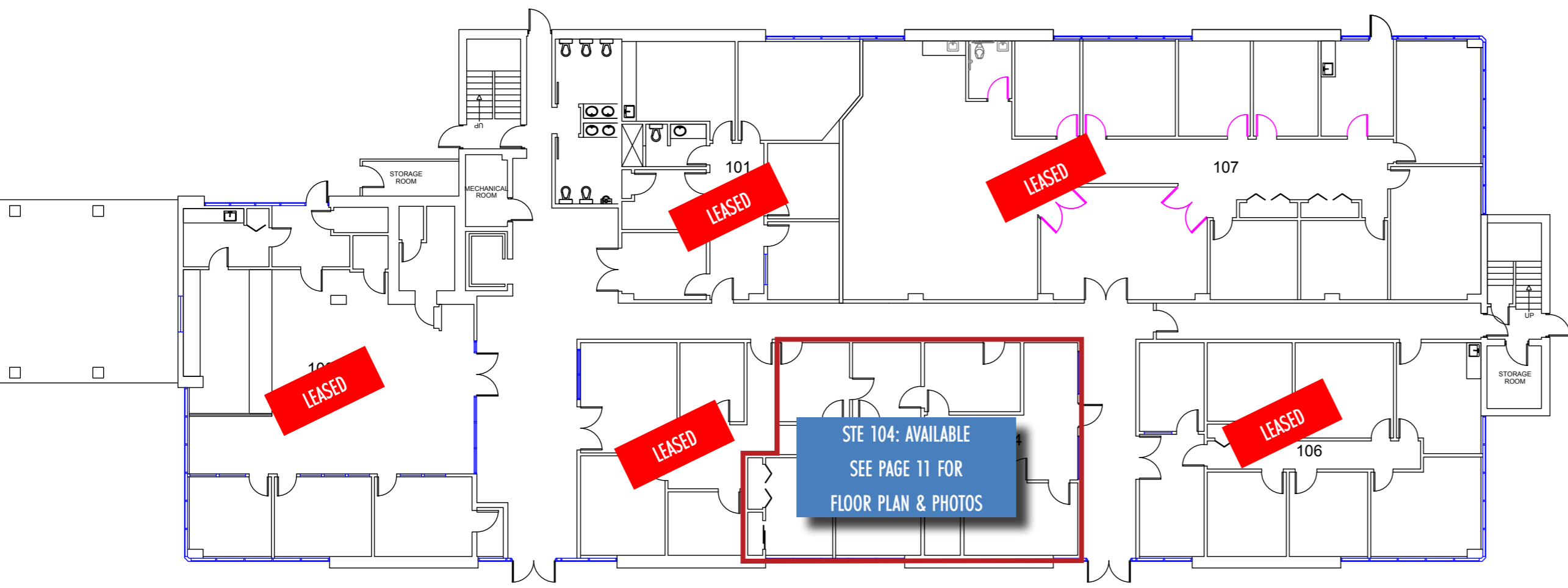
103		
VIPcare	104	Abrakidabra Pediatric Clinic 302
Capital City Bank - Loan Production Office	106	VantageCare Insurance LLC 303
Infinity Tech	107	NewGen Clinical CarePharmacy LLC 306

# BRIEF

OFFICE CENTER AVAILABILITY & RATES

**REMODELED OFFICE SUITES**  
**CAN BUILD AND SIZE TO SUIT**

SUITE	SIZE (RSF) Can Size to Suit	TENANT	RATE/RSF/Year NNN
100	LEASED	LMP Wellness	-
101	LEASED	Barnett Law	-
102	LEASED	Ageless Nurse Plac.	-
104	850-1,662	AVAILABLE	\$12-\$16
107	LEASED	Infinity Tech	-



## FIRST FLOOR

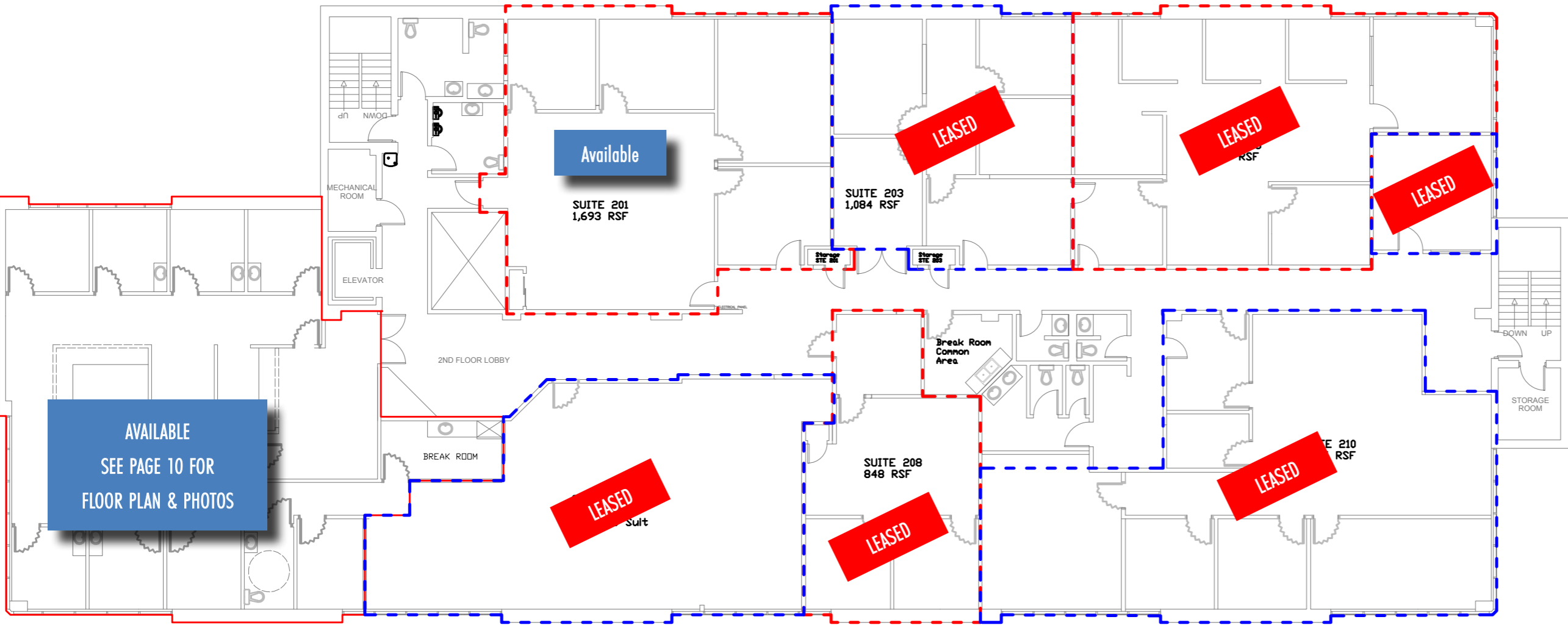


# BRIEF

OFFICE CENTER AVAILABILITY & RATES

**BRAND NEW OFFICE SUITES**  
**CAN BUILD AND SIZE TO SUIT**

SUITE	SIZE (RSF)	TENANT	RATE/RSF/Year NNN
201	1,693	AVAILABLE	\$12 to \$16
202	3,145	AVAILABLE	\$15 - \$21
203-207	LEASED	Sunrise of Pasco	-
204	LEASED	Modern Foot&Ankle	-
210	LEASED	HCA Health	-



AVAILABLE  
 SEE PAGE 10 FOR  
 FLOOR PLAN & PHOTOS

## SECOND FLOOR



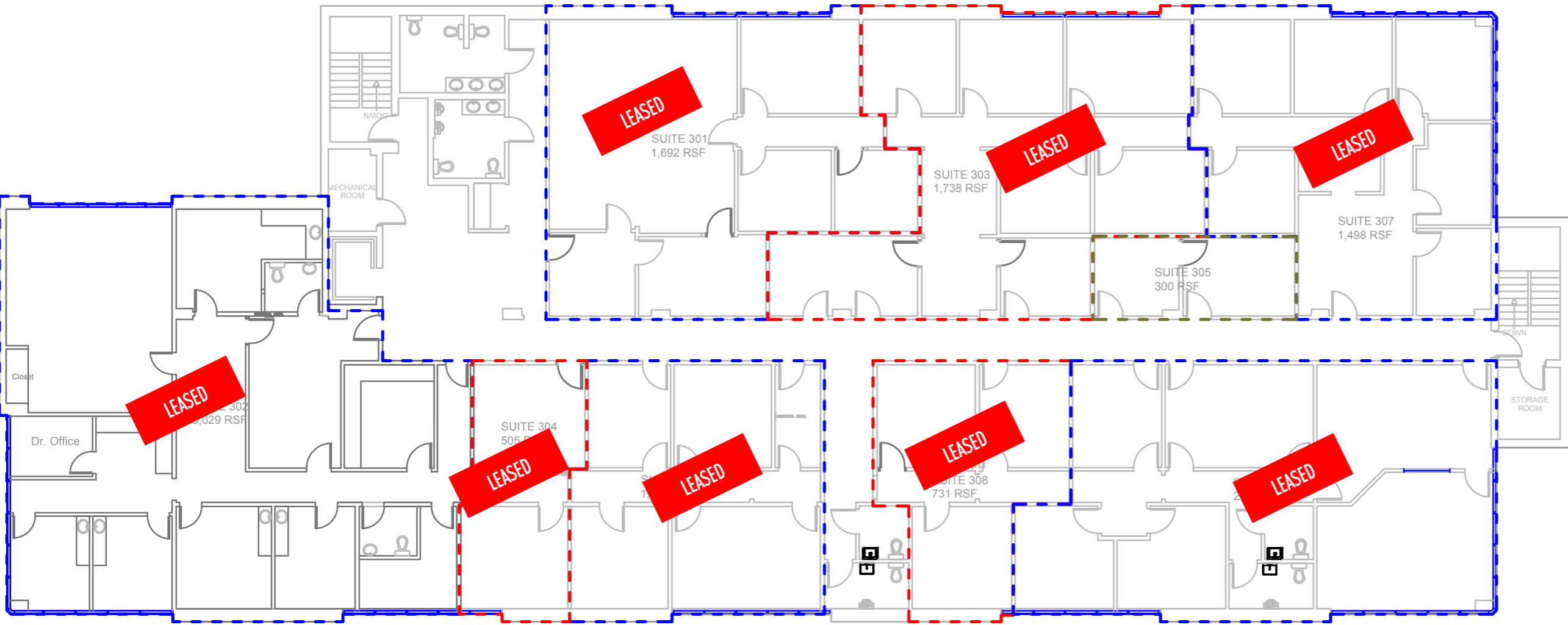
STE 202

# BRIEF

OFFICE CENTER AVAILABILITY & RATES

**FLOOR FULLY LEASED**

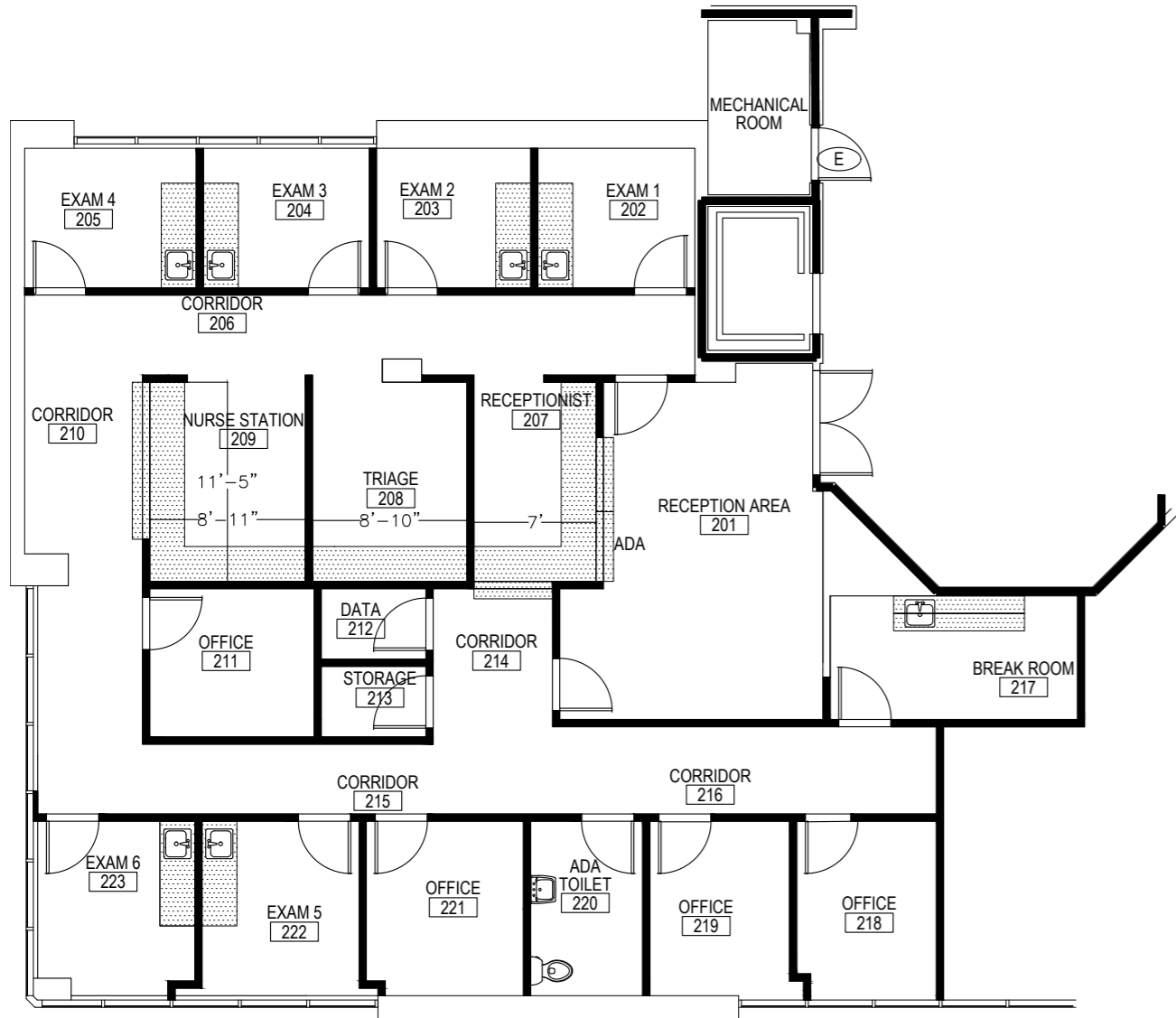
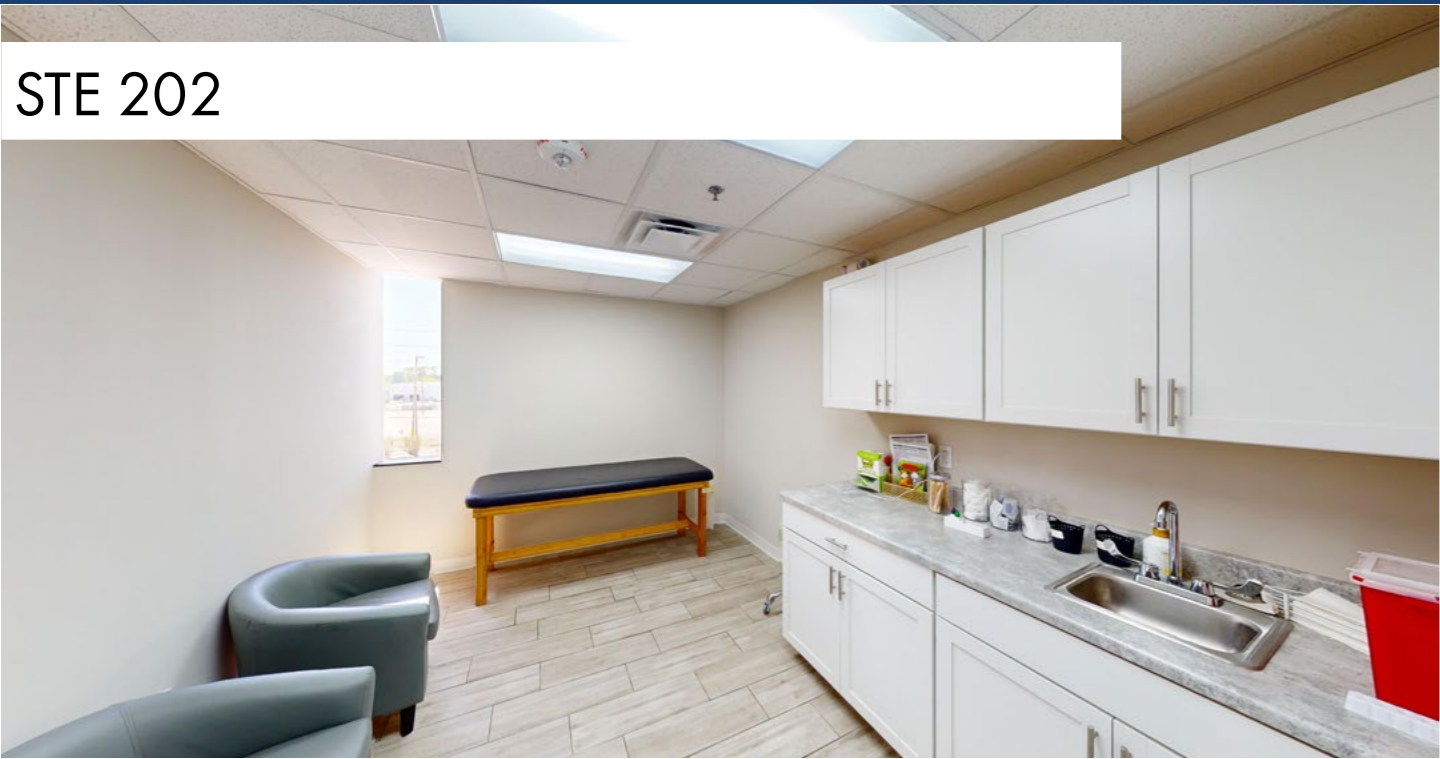
SUITE	SIZE (RSF) Can Size to Suit	TENANT	RATE/RSF/Year NNN
301	LEASED	LEASED	-
302	LEASED	ABK Pediatrics	-
303-307	LEASED	Vantage Care	-
304	LEASED	American Mark.	-
306	LEASED	NewGen Pharm	-
308	LEASED	Ditt. Insurance	-
310	LEASED	CRS Medical	-

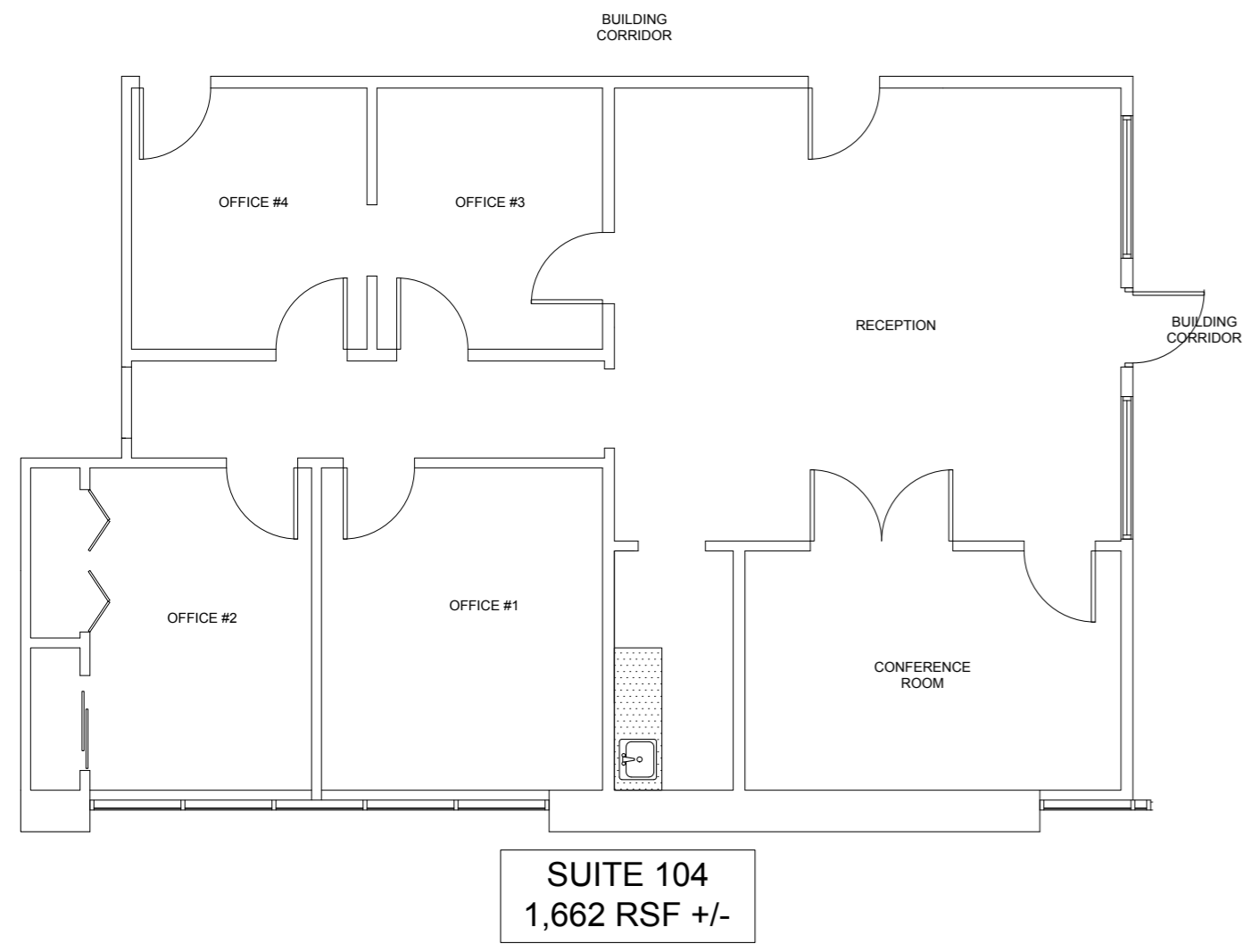


## THIRD FLOOR



STE 202



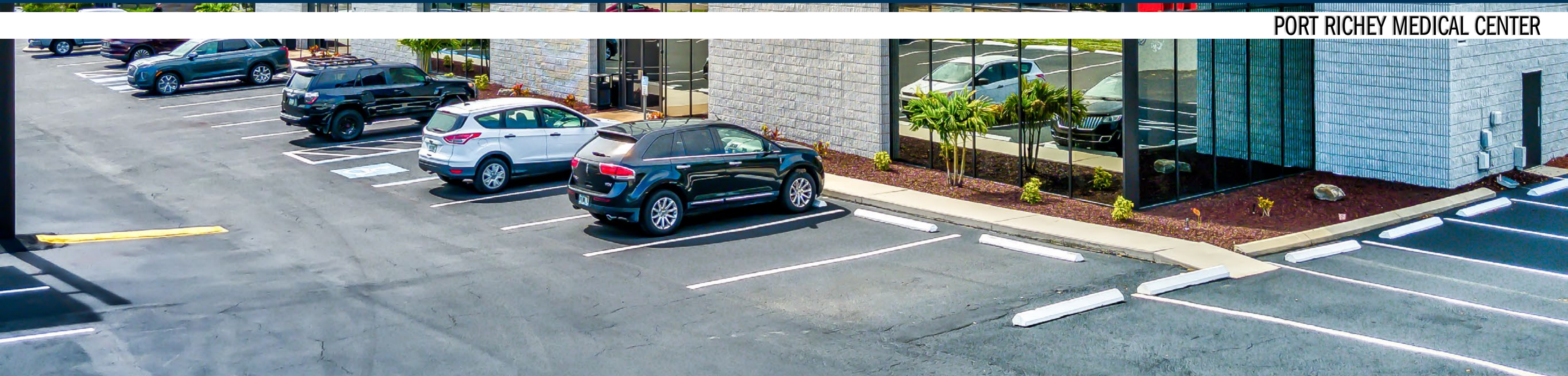


**STE 104:**  
CAN BE SUBDIVIDED TO APPROX. 800 RSF +/-

6709 RIDGE RD, PORT RICHEY, FL 34668

# CENTER DETAILS

PORT RICHEY MEDICAL CENTER





26,000 VPD

FULL ACCESS



**FULLY REMODELED CENTER & UNITS**

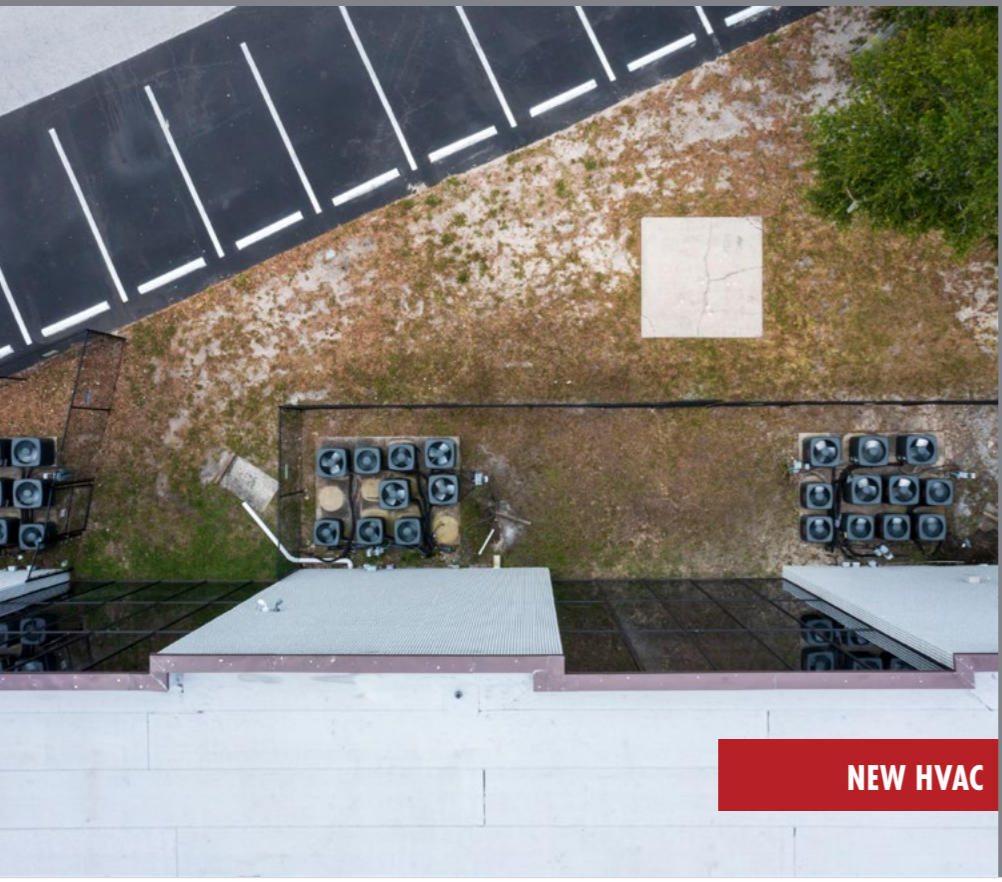


**FULLY REMODELED CENTER & UNITS**

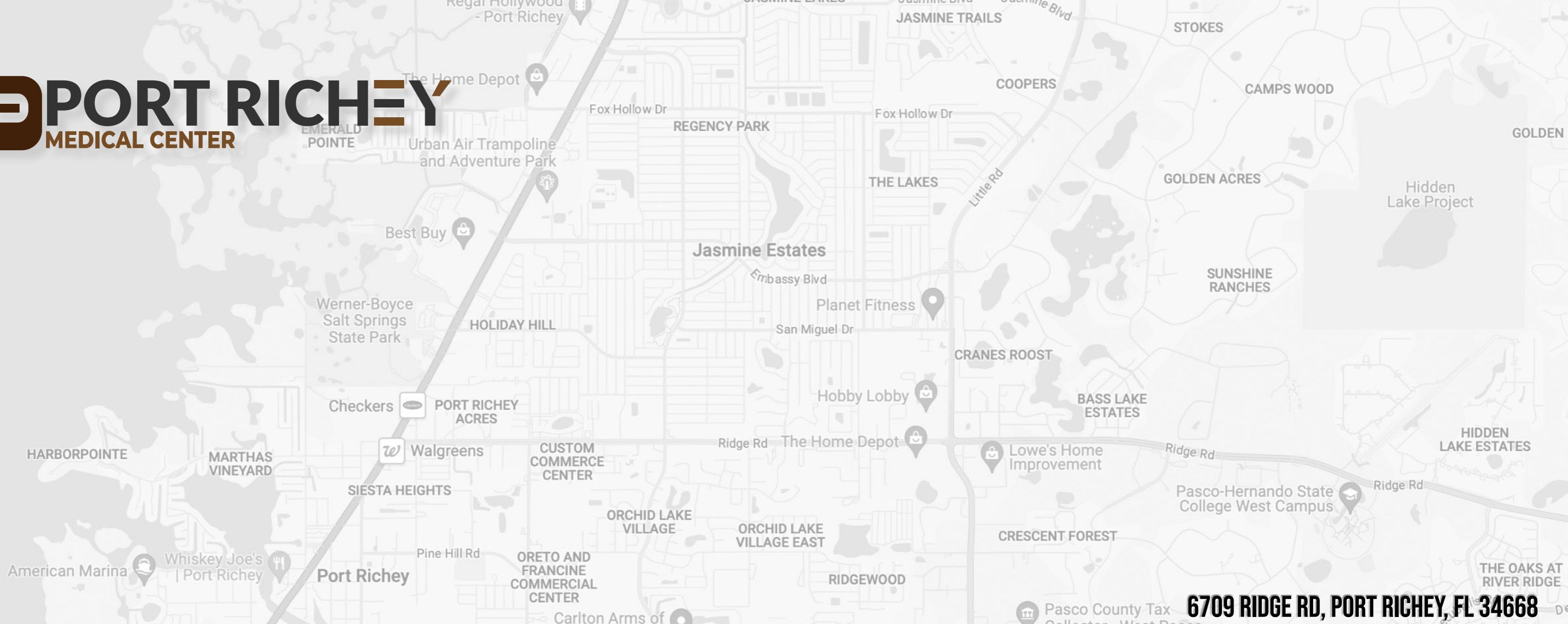


**NEW PORCELAIN TILE THROUGHOUT**





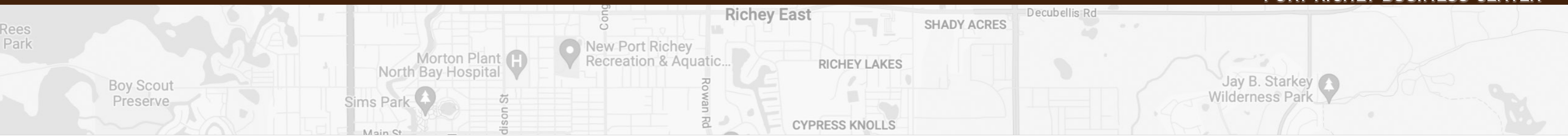
# PORT RICHEY MEDICAL CENTER



**6709 RIDGE RD, PORT RICHEY, FL 34668**

# LOCATION

**PORT RICHEY BUSINESS CENTER**



**PORT RICHEY**  
MEDICAL CENTER

**Publix**  
**Mobil**  
**SUBWAY**  
eat fresh.  
**SONIC**

**Walmart**  
Save money. Live better.

**Winn-Dixie**

**Ruby Tuesday**

**LOWE'S**

**HOBBY LOBBY**  
Super Savings. Super Selection!™

**Wawa**  
**THE HOME DEPOT**

**KOHL'S**

**Wendy's**

**7-ELEVEN**

**DOLLAR GENERAL**

**O'Reilly**  
AUTO PARTS

**NAPA**

**ups**

**Capital City Bank**

**PNC BANK**

**Express**

**SYNOVUS**

# MARKET AREA



## TAMPA / HILLSBOROUGH

### RESHAPING THE COMMERCIAL LANDSCAPE

Uptown, Midtown, all around the town, Tampa-Hillsborough's commercial real estate market is alive and well – some might even call it “explosive” – with three major developments in the works.



WATER STREET TAMPA RISING

The most prominent and comprehensive of these is Water Street Tampa. Conceived and created by Strategic Property Partners, this 56-acre mixed-use development being constructed in downtown Tampa is the first neighborhood in the world to be certified as a WELL Community by the New York-based WELL Building Institute. Here, hotels are designed to be social hubs, homes to be personal sanctuaries and offices to be centers of productivity and innovation. Currently under construction is a JW Marriott Hotel, which is slated for completion well before the Super Bowl comes to town; “1001 Water Street,” a 20-story office tower;

and soon, “Heron,” consisting of 420 rental apartments in twin 20-plus story towers with 40,000 square feet of retail space at street level.

The first phase of Water Street Tampa to be completed by late 2021, includes more than 4.5 million square feet across 12 distinct buildings. Full buildout of Water Street Tampa is anticipated by 2027. Once complete, the neighborhood will be home to approximately 9 million square feet of new commercial, residential, hospitality, entertainment, cultural, retail and educational spaces – all connected by pedestrian-friendly streets and lushly landscaped public spaces.

Meanwhile, Midtown Tampa, a 22-acre development just south of I-275 on the northeast corner of North Dale Mabry Highway and West Cypress Street, continues to take shape. The \$550-million project includes a hotel, apartments, office space and retailers, including Whole Foods Market and Tampa's first Shake Shack. If all goes according to plan, the hotel and residences will open in January 2021, just ahead of Super Bowl LV.

And currently just beginning construction, is a third development – RITHM at Uptown – along Fowler Avenue adjacent to the University of South Florida where the largely vacated University Mall used to be. RD Management, which purchased the 100-acre property in 2014, is finally redeveloping it into a mixed-use “urban research

village” with offices and co-working spaces, restaurants, shops, apartments, hotels and parks. And culminating the project: a three-story, mixed-use office building. RITHM, by the way, is an acronym that stands for Research, Innovation, Technology, Habitat and Medicine. The builders believe it speaks to the dynamic redevelopment and future purposes of the former mall property.

One thing to note ... not all of the development currently under way in Tampa-Hillsborough is visible from the street. A lot of it, in fact, is going on inside buildings as workplaces evolve and adapt to office life after COVID-19. Consider for example, the 526,000-sq.-ft. office of global law firm Baker McKenzie at SunTrust Financial Center in downtown Tampa. The roughly 200 professionals who are employed there have been largely working from home during the COVID shutdown and many are not particularly anxious to return to an office environment.

So the firm's Executive Director Jamie Lawless is, quite literally, thinking outside the box. “We have really flipped the script on a traditional law firm layout,” she says, “completely open, completely modular, no assigned seating.” And while certain elements of Baker McKenzie's work can't be accomplished at home or replaced by Zoom, Lawless is turning whatever space needs to be accessed at the downtown office into a place where employees want to come when they need to collaborate.

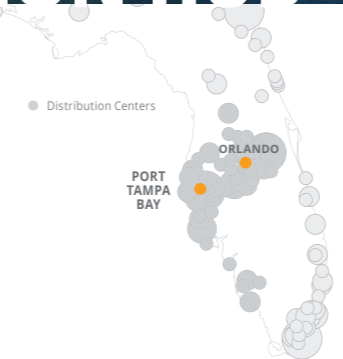


1011 EAST CUMBERLAND AVENUE



## FLORIDA'S DISTRIBUTION HUB PORT TAMPA BAY & THE I-4 CORRIDOR

- Over 380 million square feet of distribution center space
- One of the hottest industrial real estate markets in the U.S
- Over 10 million square feet of additional DC capacity under development
- Global container connections with new Asia direct services
- Expanding terminal facilities with plenty of room for growth



**In 2018, Tampa was named – for the first time – one of the nation's top 10 markets for real estate investors in an annual survey led by PwC and the Urban Land Institute.**

What makes the Tampa Bay area so attractive? Housing is affordable, the employment base is growing, and population is increasing at almost twice the national rate.

There is currently \$13 billion in new projects underway that will transform the area over the next few years and create an urban environment unlike any other in the country. A vast majority of this expansive investment is happening along the waterfront, which until recently had gone largely untapped.

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1011 EAST CUMBERLAND AVENUE

# PASCO COUNTY, FL

📍 COUNTY

<p>2021 POPULATION</p> <p><b>551,598</b></p> <p>2.17% 1-YEAR GROWTH</p>	<p>US SENATOR</p>  <p><b>Marco Rubio</b></p> <p>REPUBLICAN PARTY</p>	<p>US SENATOR</p>  <p><b>Rick Scott</b></p> <p>REPUBLICAN PARTY</p>	<p>2021 MEDIAN AGE</p> <p><b>44.1</b></p> <p>0.899% 1-YEAR DECREASE</p>
<p>2021 POVERTY RATE</p> <p><b>12.2%</b></p> <p>0.568% 1-YEAR DECREASE</p>	<p>2021 MEDIAN HOUSEHOLD INCOME</p> <p><b>\$58,084</b></p> <p>8.71% 1-YEAR GROWTH</p>	<p>2021 MEDIAN PROPERTY VALUE</p> <p><b>\$193,000</b></p> <p>11% 1-YEAR GROWTH</p>	<p>2021 EMPLOYED POPULATION</p> <p><b>235,574</b></p> <p>4.71% 1-YEAR GROWTH</p>

<p><b>236k</b></p> <p>2021 VALUE</p> <p>± 4,022</p>	<p><b>4.71%</b></p> <p>1 YEAR GROWTH</p> <p>± 2.32%</p>
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From 2020 to 2021, employment in Pasco County, FL grew at a rate of 4.71%, from 225k employees to 236k employees.

The most common job groups, by number of people living in Pasco County, FL, are Sales & Related Occupations (30,522 people), Office & Administrative Support Occupations (28,374 people), and Management Occupations (26,183 people). This chart illustrates the share breakdown of the primary jobs held by residents of Pasco County, FL.

Data from [the Census Bureau ACS 5-year Estimate](#).

From: <https://datausa.io/profile/geo/pasco-county-fl>

📷 PHOTO BY MICHEL CURI

📍 UNITED STATES \ FLORIDA \ TAMPA-ST. PETERSBURG-CLEARWATER, FL



In 2021, Pasco County, FL had a population of 552k people with a median age of 44.1 and a median household income of \$58,084. Between 2020 and 2021 the population of Pasco County, FL grew from 539,885 to 551,598, a 2.17% increase and its median household income grew from \$53,431 to \$58,084, a 8.71% increase.

The 5 largest ethnic groups in Pasco County, FL are White (Non-Hispanic) (71.9%), White (Hispanic) (9.4%), Black or African American (Non-Hispanic) (5.53%), Two+ (Hispanic) (4.6%), and Asian (Non-Hispanic) (2.7%).

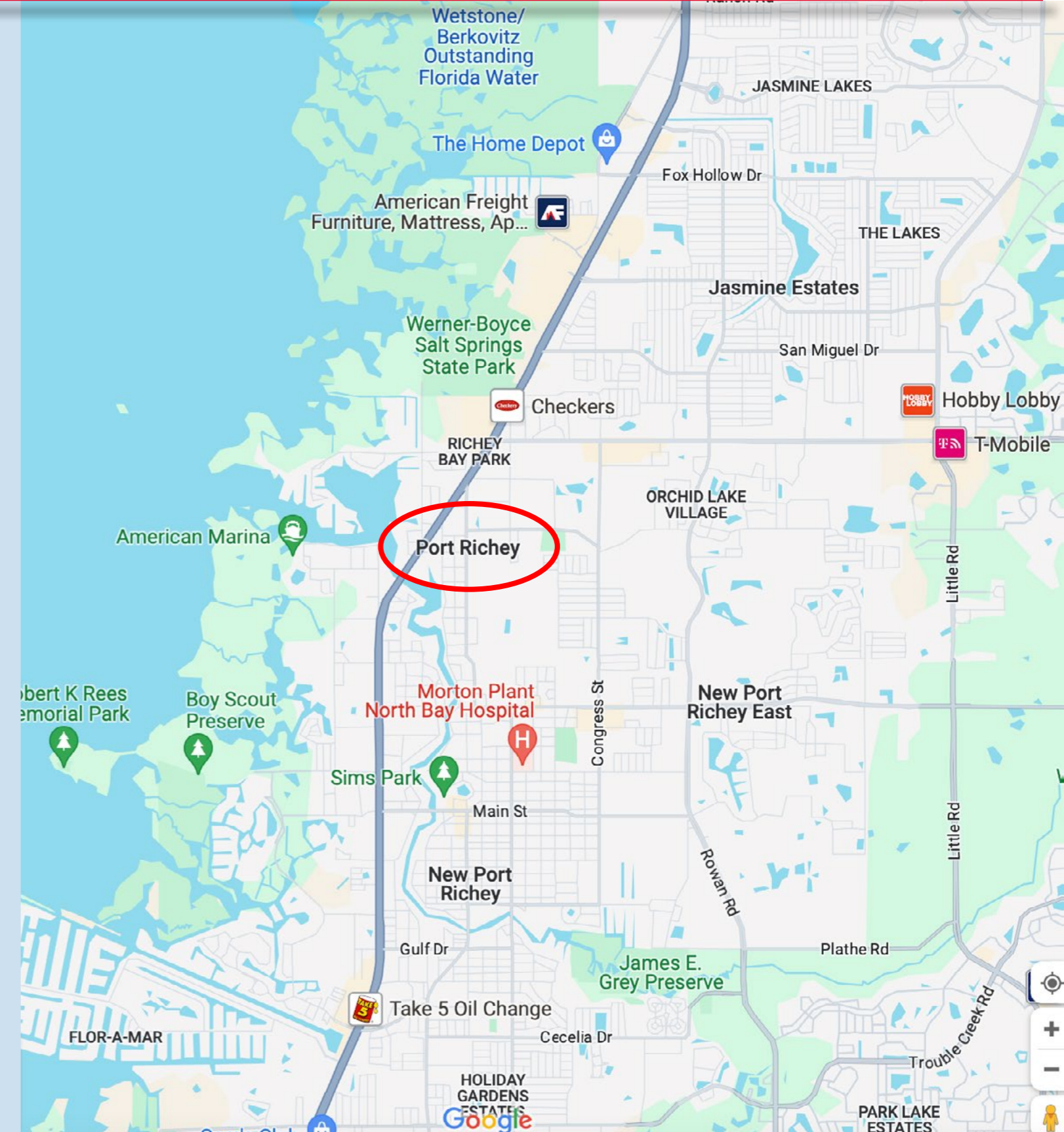
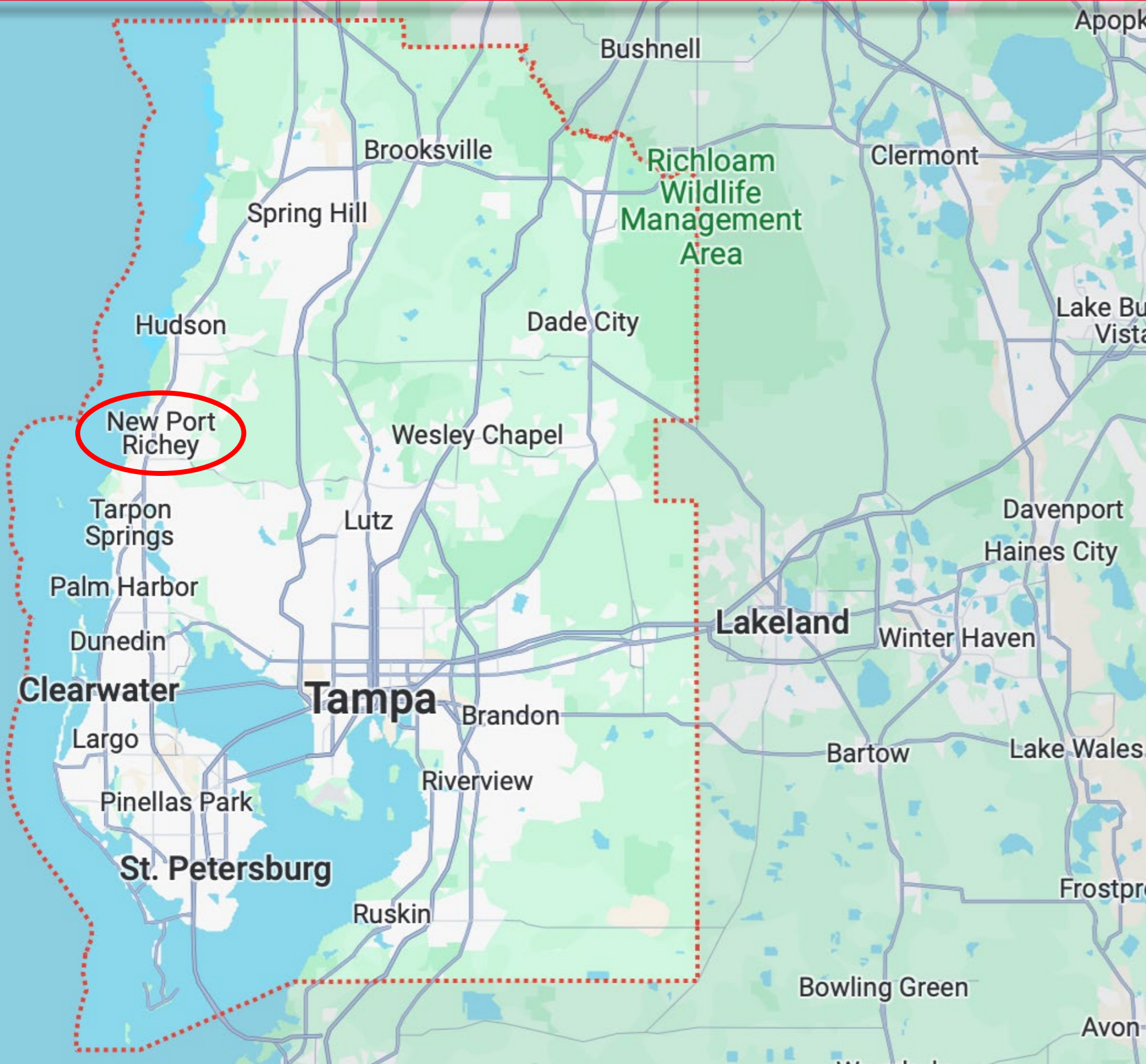
None of the households in Pasco County, FL reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

95.9% of the residents in Pasco County, FL are U.S. citizens. The largest universities in Pasco County, FL are [Saint Leo University](#) (3,388 degrees awarded in 2021), [Pasco-Hernando State College](#) (2,040 degrees), and [Bene's Career Academy](#) (198 degrees).

In 2021, the median property value in Pasco County, FL was \$193,000, and the homeownership rate was 73.7%.

Most people in Pasco County, FL drove alone to work, and the average commute time was 31.9 minutes. The average car ownership in Pasco County, FL was 2 cars per household.

Pasco County, FL borders [Hernando County, FL](#), [Hillsborough County, FL](#), [Pinellas County, FL](#), [Polk County, FL](#), and [Sumter County, FL](#).





KEY FACTS		EDUCATION																															
4,506 Population	48.2 Median Age	9% No High School Diploma	41% Some College																														
2.3 Average Household Size	\$42,708 Median Household Income	33% High School Graduate	16% Bachelor's/Grad/Prof Degree																														
BUSINESS		EMPLOYMENT																															
242 Total Businesses	3,175 Total Employees	63% White Collar	7.8% Unemployment Rate																														
		20% Blue Collar																															
		16% Services																															
INCOME		HOUSEHOLDS BY INCOME																															
\$42,708 Median Household Income	\$25,750 Per Capita Income	\$84,226 Median Net Worth																															
		<table border="1"> <thead> <tr> <th>Indicator</th> <th>Value</th> <th>Difference</th> </tr> </thead> <tbody> <tr><td>&lt;\$15,000</td><td>11.8%</td><td>+0.6%</td></tr> <tr><td>\$15,000 - \$24,999</td><td>8.5%</td><td>-3.5%</td></tr> <tr><td>\$25,000 - \$34,999</td><td>17.1%</td><td>+5.7%</td></tr> <tr><td>\$35,000 - \$49,999</td><td>20.7%</td><td>+5.1%</td></tr> <tr><td>\$50,000 - \$74,999</td><td>19.5%</td><td>+0.6%</td></tr> <tr><td>\$75,000 - \$99,999</td><td>9.9%</td><td>-2.3%</td></tr> <tr><td>\$100,000 - \$149,999</td><td>7.5%</td><td>-4.3%</td></tr> <tr><td>\$150,000 - \$199,999</td><td>2.1%</td><td>-1.7%</td></tr> <tr><td>\$200,000+</td><td>2.8%</td><td>-0.4%</td></tr> </tbody> </table>		Indicator	Value	Difference	<\$15,000	11.8%	+0.6%	\$15,000 - \$24,999	8.5%	-3.5%	\$25,000 - \$34,999	17.1%	+5.7%	\$35,000 - \$49,999	20.7%	+5.1%	\$50,000 - \$74,999	19.5%	+0.6%	\$75,000 - \$99,999	9.9%	-2.3%	\$100,000 - \$149,999	7.5%	-4.3%	\$150,000 - \$199,999	2.1%	-1.7%	\$200,000+	2.8%	-0.4%
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\$50,000 - \$74,999	19.5%	+0.6%																															
\$75,000 - \$99,999	9.9%	-2.3%																															
\$100,000 - \$149,999	7.5%	-4.3%																															
\$150,000 - \$199,999	2.1%	-1.7%																															
\$200,000+	2.8%	-0.4%																															

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.

KEY FACTS		EDUCATION																															
62,103 Population	47.1 Median Age	13% No High School Diploma	35% Some College																														
2.3 Average Household Size	\$38,691 Median Household Income	36% High School Graduate	16% Bachelor's/Grad/Prof Degree																														
BUSINESS		EMPLOYMENT																															
1,883 Total Businesses	19,261 Total Employees	58% White Collar	6.0% Unemployment Rate																														
		21% Blue Collar																															
		21% Services																															
INCOME		HOUSEHOLDS BY INCOME																															
\$38,691 Median Household Income	\$22,665 Per Capita Income	\$59,160 Median Net Worth																															
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Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.

KEY FACTS		EDUCATION																															
142,655 Population	48.2 Median Age	13% No High School Diploma	34% Some College																														
2.3 Average Household Size	\$39,081 Median Household Income	36% High School Graduate	17% Bachelor's/Grad/Prof Degree																														
BUSINESS		EMPLOYMENT																															
4,387 Total Businesses	43,300 Total Employees	63% White Collar	5.6% Unemployment Rate																														
		19% Blue Collar																															
		19% Services																															
INCOME		HOUSEHOLDS BY INCOME																															
\$39,081 Median Household Income	\$23,917 Per Capita Income	\$70,545 Median Net Worth																															
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