

FOR LEASE  
**Retail Spaces at Ridgemoor Commons**

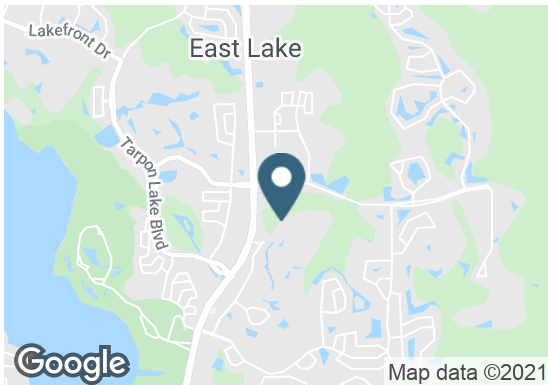
4930-4962 Ridgemoor Blvd | Palm Harbor, FL



**Overview**

**AVAILABLE SF** 1,400 - 4,040 SF

**LEASE RATE** Contact Broker



**Description**

Class B retail spaces available for lease in the heart of Palm Harbor

- High visibility property with strong daily traffic counts
- Surrounded by dense residential population with average household income over \$100,000
- Abundant parking for guests
- Key anchor tenants include Starbucks Coffee, Anytime Fitness, Great Clips and Baycare Medical

**Nearby Retailers**



**Demographics**

	1 MILE	3 MILES	5 MILES
Total Population	7,200	43,256	137,379
2025 Growth	0.37%	0.45%	0.74%
Average HH Income	\$103,957	\$103,166	\$99,112
Daytime Population	6,268	37,612	135,528

Year: 2020 | Source: ESRI

**Contact**

**GLENN WRIGHT**  
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**Traffic Counts**

E Lake Rd	56,000 VPD
Ridgemoor Blvd	8,000 VPD

Year: 2019 | Source: FDOT

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SRS REAL ESTATE PARTNERS | 4010 Boy Scout Boulevard, Suite 355 | Tampa, FL 33607 | 813.371.0980

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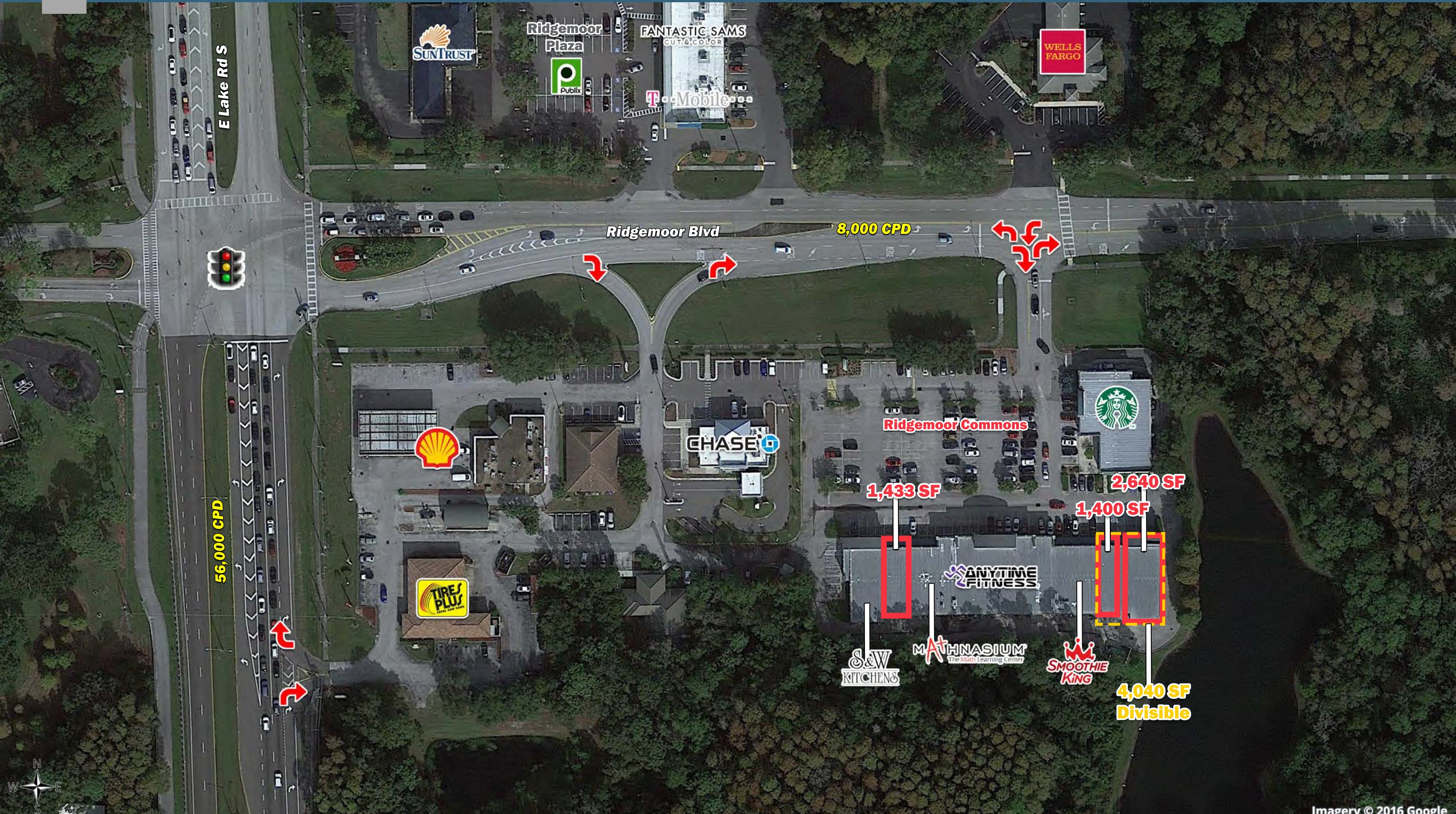
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Imagery © 2016 Google



E Lake Rd S

Ridgemoor Plaza

FANTASTIC SAM'S CUT & COLOR

WELLS FARGO

Ridgemoor Blvd

8,000 CPD

56,000 CPD

Ridgemoor Commons

1,433 SF

2,640 SF

1,400 SF

S&W KITCHENS

MATHNASIUM The Math Learning Center

SMOOTHIE KING

4,040 SF Divisible

ANYTIME FITNESS

CHASE

TIRES PLUS

SHELL

SUNTRUST

Publix

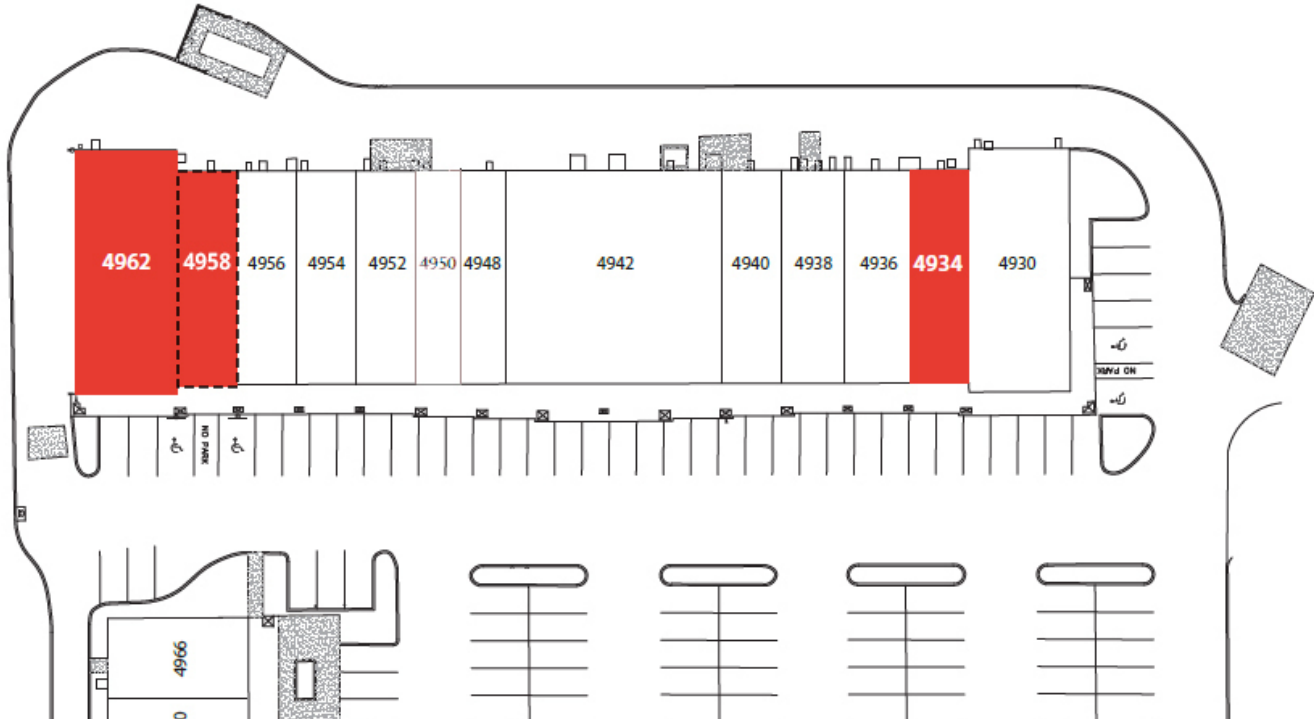
T-Mobile

STARBUCKS



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## LEASE INFORMATION

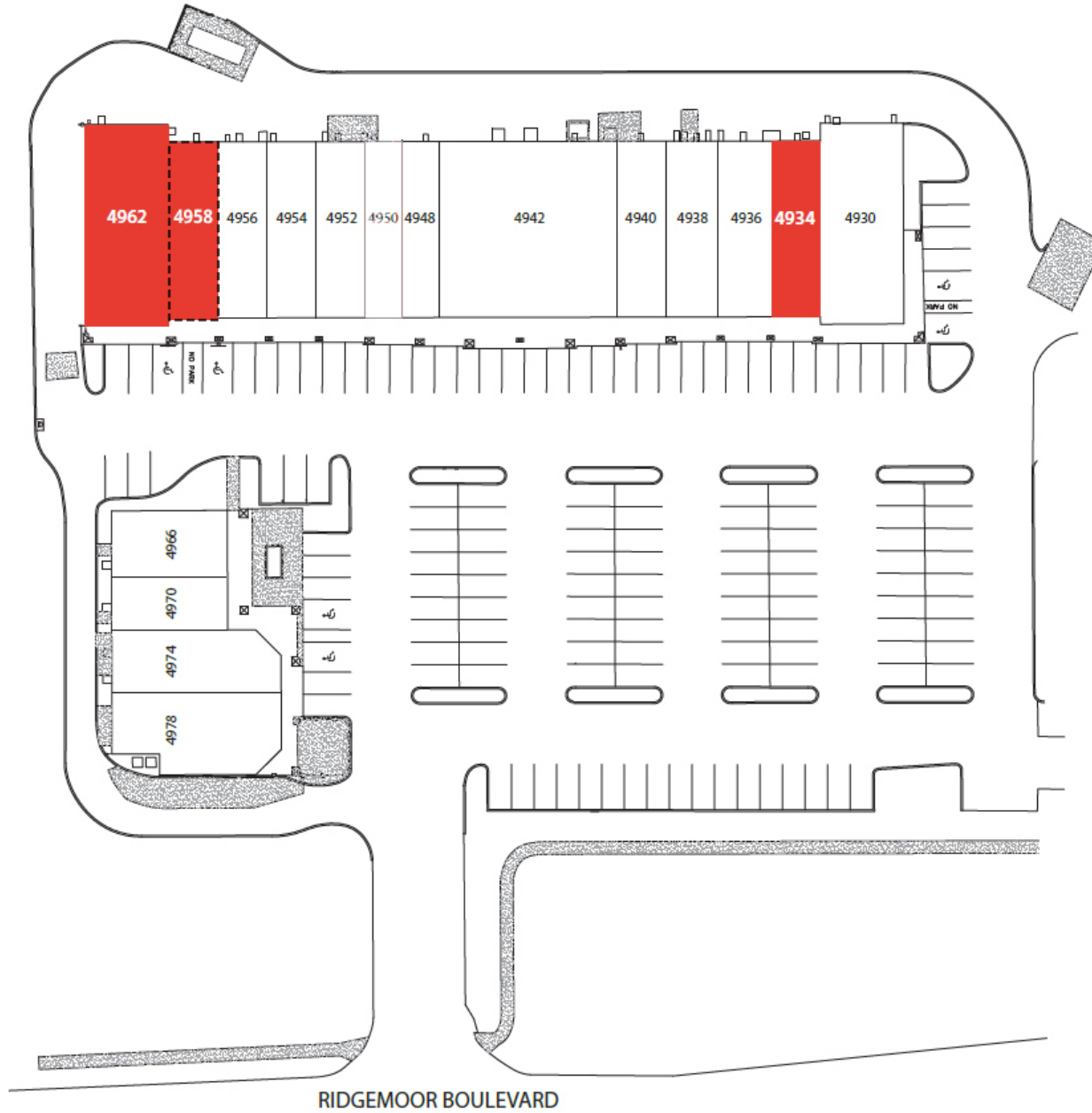
Lease Type: NNN Lease Term: Negotiable  
 Total Space: 1,400 - 4,040 SF Lease Rate: Contact Broker

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4934	Available	1,433 SF	NNN	Contact Broker	-
4958	Available	1,400 SF	NNN	Contact Broker	Divisible
4962	Available	2,640 - 4,040 SF	NNN	Contact Broker	Medical Space. TI dollars available. Divisible.

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	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	10,308	105,487	215,488
2000 Population	10,194	100,986	208,017
2010 Population	9,470	95,995	199,245
2025 Population	11,498	112,220	225,625
2000-2010 Annual Rate	-0.73%	-0.51%	-0.43%
2010-2020 Population: Annual Growth Rate	0.83%	0.92%	0.77%
2020-2025 Population: Annual Growth Rate	2.21%	1.25%	0.92%
2020 Median Age	41.6	43.2	46.9
<b>Households</b>			
2000 Households	3,913	42,249	93,128
2010 Households	3,808	40,359	89,751
2020 Total Households	4,105	44,219	96,785
2025 Total Households	4,634	47,062	101,225
2000-2010 Annual Rate	-0.27%	-0.46%	-0.37%
2010-2020 Households: Annual Growth Rate	0.74%	0.90%	0.74%
2020-2025 Households: Annual Growth Rate	2.45%	1.25%	0.90%
2020 Average Household Size	2.48	2.30	2.16
<b>Housing Units</b>			
2020 Total Housing Units	4,822	53,627	118,142
2020 Owner Occupied Housing Units	2,389	24,084	56,207
2020 Renter Occupied Housing Units	1,716	20,136	40,578
2020 Vacant Housing Units	717	9,408	21,357
<b>Race and Ethnicity</b>			
2020 White Alone	18.2%	42.6%	62.7%
2020 Black Alone	77.6%	51.1%	28.9%
2020 American Indian/Alaska Native Alone	0.1%	0.3%	0.3%
2020 Asian Alone	0.5%	1.6%	3.4%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Hispanic Origin (Any Race)	4.6%	6.3%	7.8%
<b>Income</b>			
2020 Median Household Income	\$36,898	\$43,823	\$51,660
2020 Average Household Income	\$57,484	\$65,552	\$75,634
2020 Per Capita Income	\$22,443	\$27,634	\$34,043
<b>2020 Population 25+ by Educational Attainment</b>			
Total	7,028	75,112	162,121
High School Graduate	26.1%	23.5%	22.0%
GED/Alternative Credential	4.9%	4.7%	4.2%
Some College, No Degree	24.2%	20.5%	20.0%
Associate Degree	8.3%	9.2%	9.1%
Bachelor's Degree	15.0%	20.0%	22.3%
Graduate/Professional Degree	11.0%	11.3%	13.0%
<b>Data for all businesses in area</b>			
Total Businesses:	308	4,184	10,359
Total Employees:	3,685	40,504	100,430
Total Residential Population:	10,308	105,487	215,488
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	9,748	102,052	217,366
Workers	3,691	42,627	102,811
Residents	6,057	59,425	114,555

Source: Esri, Esri and Infogroup, U.S. Census