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Retail Available for Lease

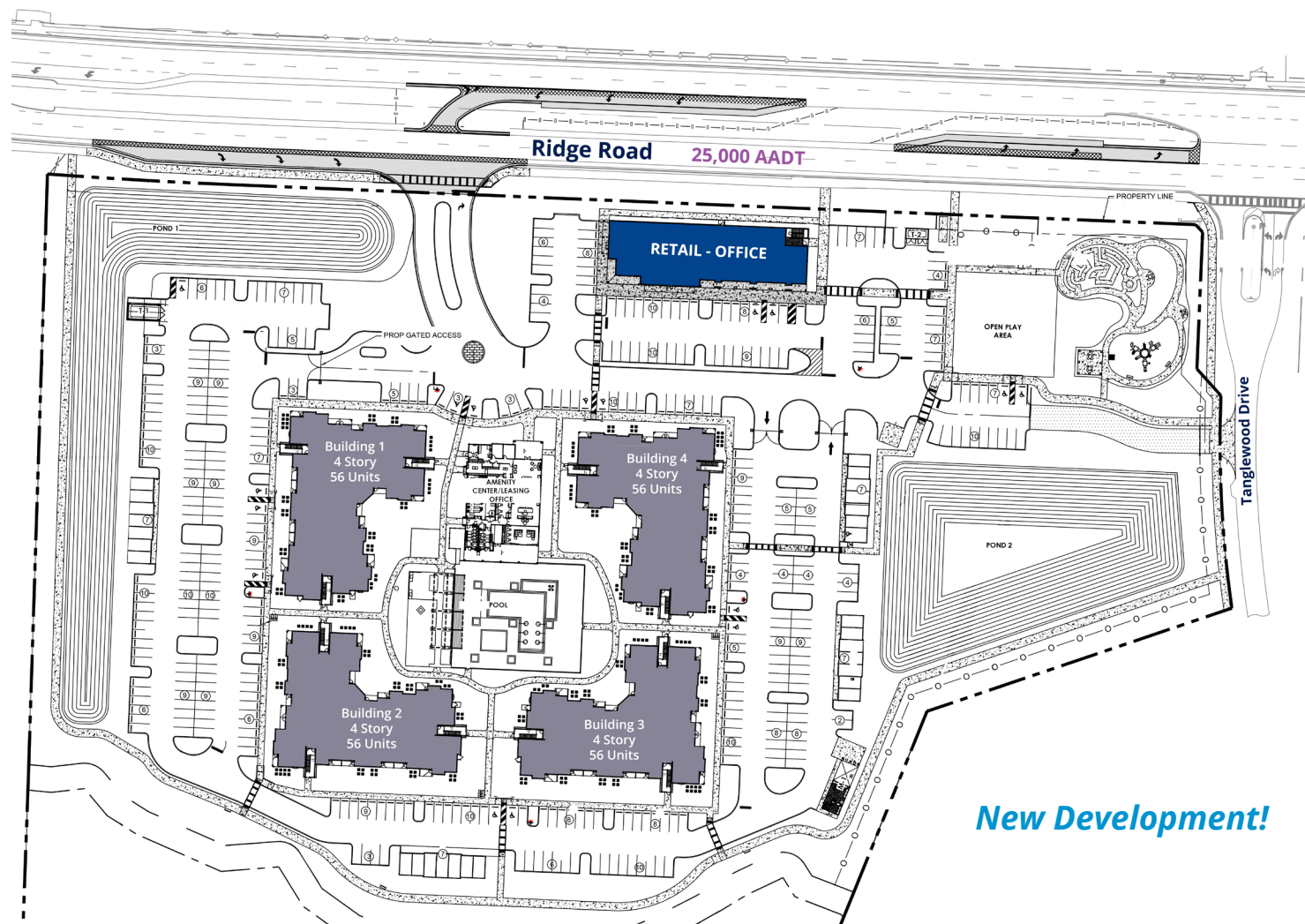
Charleston Ridge

9640 Ridge Road, New Port Richey, FL 34654



Charleston Ridge Retail

- 1,200 - 5,000± SF retail/office space available at Charleston Ridge, a new 230-unit residential community
- Adjacent to Pasco-Hernando State College with approximately 9,886 student enrollment
- Average household incomes of over \$120,523 within 1 mile
- Ideal for a café/coffee shop, salon/barber, cellular, wine bar, yoga, dentist, etc.



New Development!

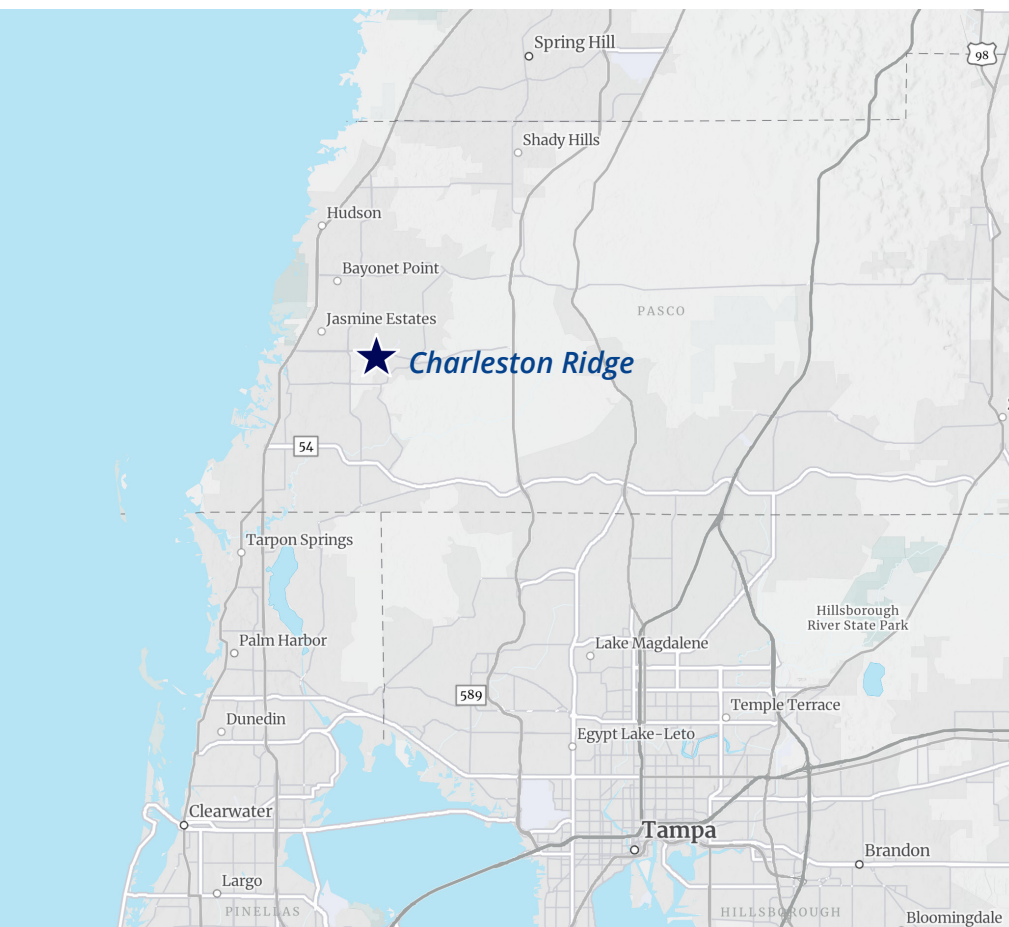
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Charleston Ridge - Retail



* Not to scale; subject to change



Demographics

	1-Mile	3-Mile	5-Mile
Total Population	2,458	47,965	135,698
Daytime Population	4,318	44,394	129,631
Avg. Household Income	\$120,523	\$86,216	\$78,273
Median Age	48.3	46.7	49.2

Area Developments



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