

RIDGEMOOR COMMONS

2ND GENERATION MEDICAL SPACE AVAILABLE FOR LEASE

4930-4962 RIDGEMOOR BLVD | PALM HARBOR, FL 34685



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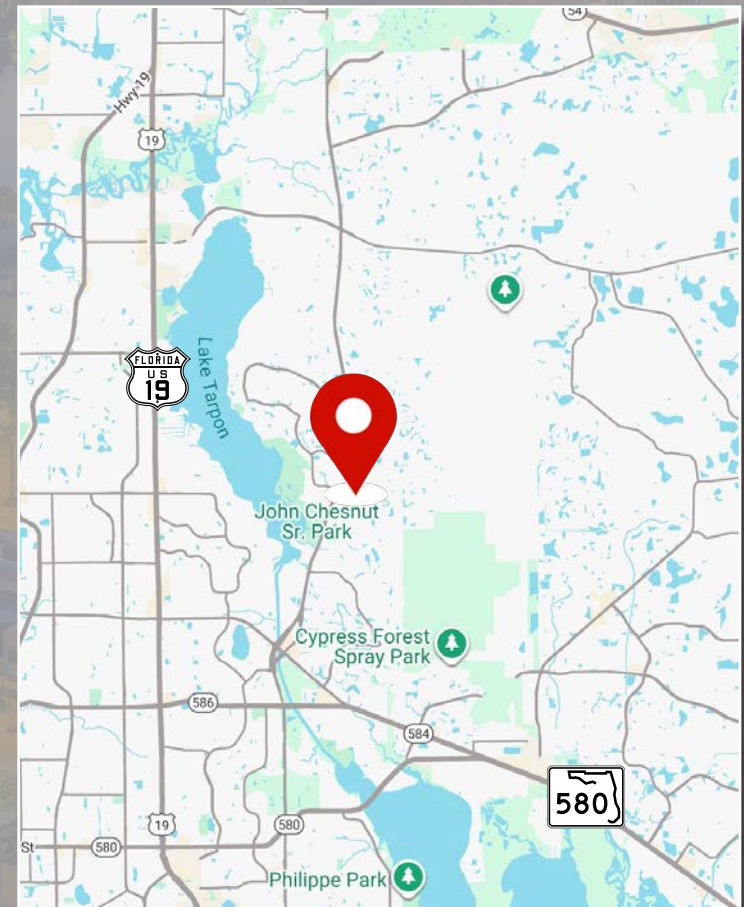
PROPERTY FEATURES

4930-4962 RIDGEMOOR BLVD | PALM HARBOR

- ◇ Available: 2,640 SF (2nd Generation Medical Space)
- ◇ Located at the High Traffic Southeast Corner of Ridgemoor Boulevard & East Lake Road
- ◇ Join a Well-Established Tenant Mix: Starbucks, Anytime Fitness, Great Clips, Chase Bank, and more!
- ◇ Average Household Income within a 1-Mile Radius Exceeds \$132,000 Annually
- ◇ Area Retailers Include: Publix, Walmart Neighborhood Market, Walgreens, and more!
- ◇ Two Pylon Signage Opportunities

CONNECTIVITY IS KEY!

Ridgemoor Commons offers a prime position at the signalized intersection of East Lake Road and Ridgemoor Boulevard, offering outstanding visibility to more than 61,000 vehicles per day. The center is surrounded by strong residential neighborhoods with an average household income exceeding \$132,000 annually in a 1-mile radius. Its strategic location in the heart of Palm Harbor provides exceptional regional connectivity and exposure, making it an ideal destination for retailers and service providers seeking to capture the area's high-income, family-oriented customer base.

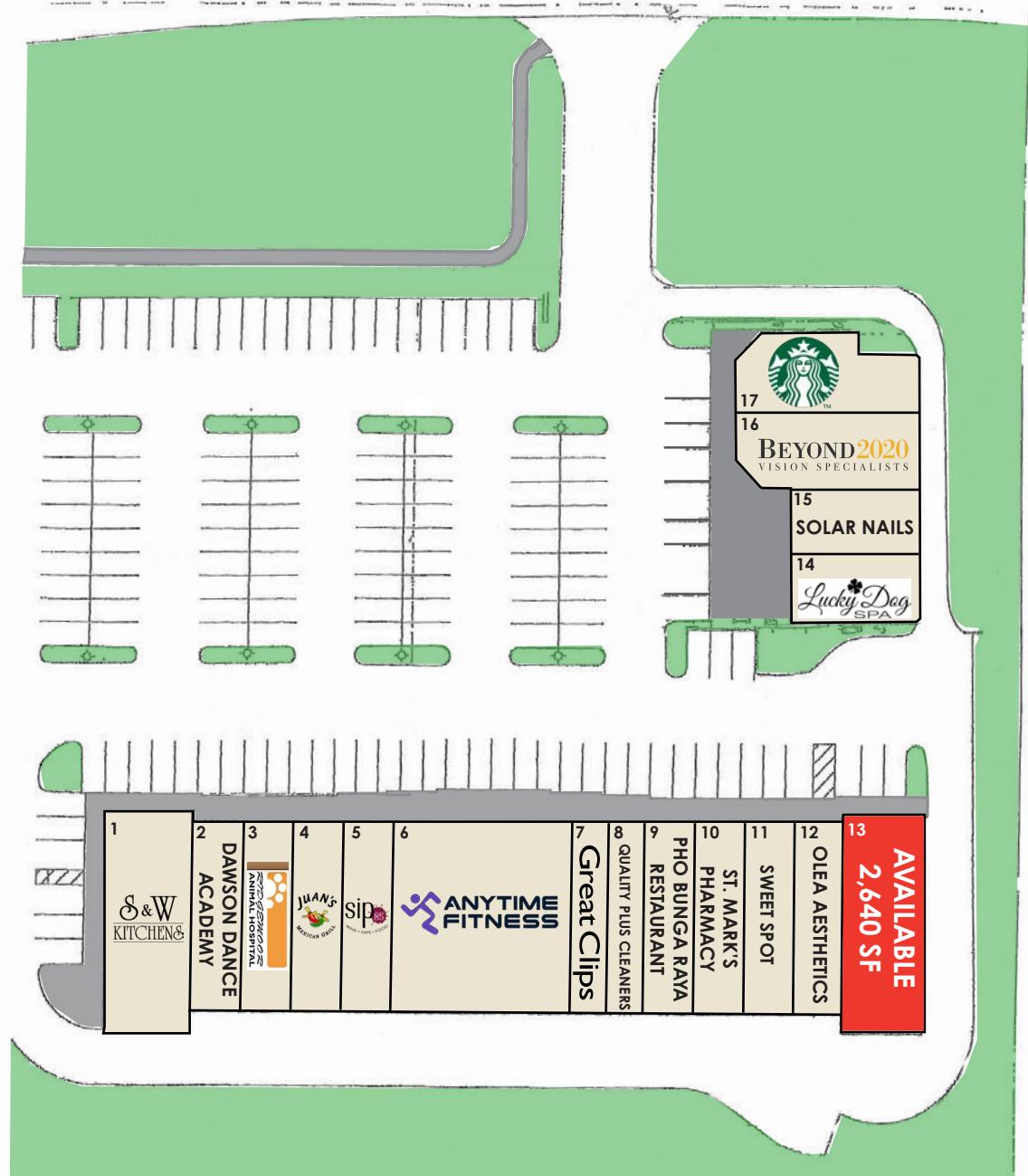


SITE PLAN

4930-4962 RIDGEMOOR BLVD | PALM HARBOR

#	TENANT	SF
1	S&W Kitchens	2,607
2	Dawson Dance Academy	1,433
3	Ridgemoor Animal Hospital	1,400
4	Juans Mexican Grill	1,400
5	Sip 85	1,400
6	Anytime Fitness	5,000
7	Great Clips	959
8	Quality Plus Cleaners	1,045
9	Pho Bunga Raya Restaurant	1,400
10	St. Marks Pharmacy	1,400
11	AVAILABLE	1,400
12	Olea Aeshetics	1,400
13	AVAILABLE	2,640
14	Lucky Dog Pet Spa	1,100
15	Solar Nails	1,119
16	Beyond Vision	1,441
17	Starbucks	2,128

RIDGEMOOR BOULEVARD | 7,900 VPD

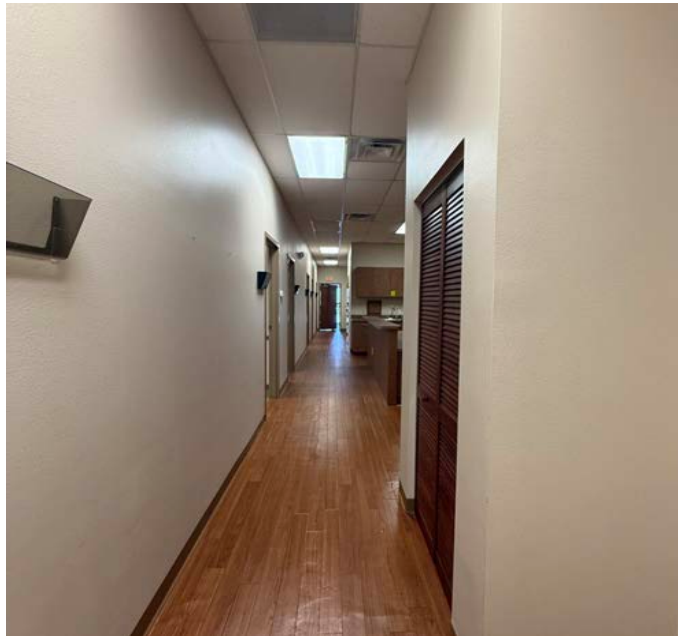


PLYON SIGNAGE OPPORTUNITY

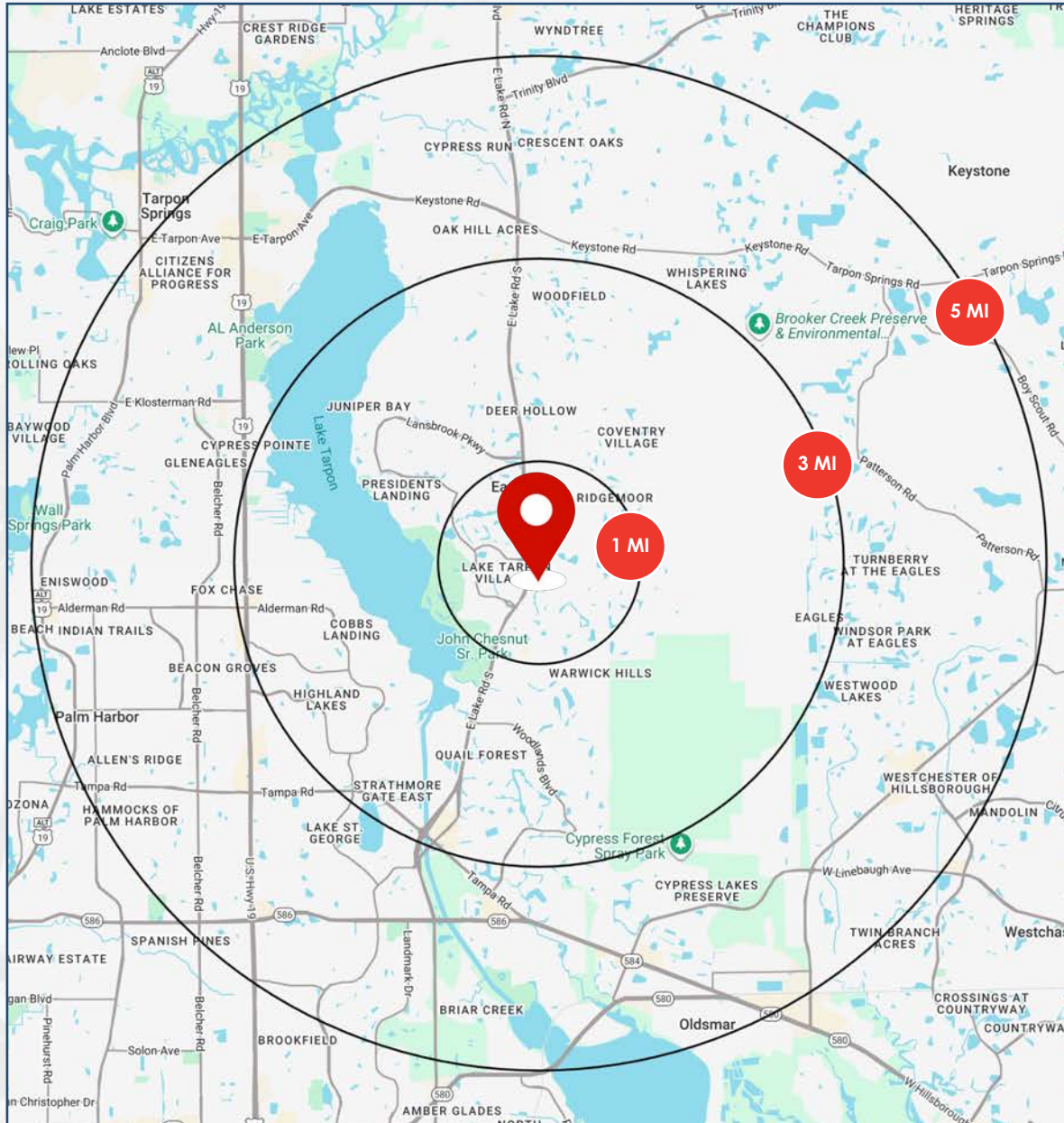


PHOTOS

4930-4962 RIDGEMOOR BLVD | PALM HARBOR



AREA DEMOGRAPHICS



POPULATION



1 MI	9,705
3 MI	41,413
5 MI	135,213

AVG HH INCOME



1 MI	\$132,535
3 MI	\$139,818
5 MI	\$131,934

MEDIAN AGE



1 MI	50.3
3 MI	52.6
5 MI	48.9

DAYTIME POPULATION



1 MI	6,699
3 MI	29,115
5 MI	113,794

TRAFFIC COUNTS - 2025 AADT

E. LAKE RD	61,500
RIDGEMOOR BLVD	7,900

SURROUNDING AREA



RIDGEMOOR COMMONS



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