

Little Road Landings

8216 Little Road, New Port Richey, FL 34654
Pasco County

TRICOR



HIGHLIGHTS

County: Pasco
Type: Retail

CONTACT

Stacey CaChat
407.576.5239
stacey@tricor.net

- NOW LEASING NEW 10,500 SF RETAIL BUILDING
- Ground Lease, Sale and BTS options
- Lowes Home Improvement within 500 feet of the site has over 1.2M visitors annually
- Steady traffic counts in front of center with over 40,000 VPD on Little Road
- Approved signalized access at Ross Lane coming Spring 2027
- Little Rd & nearby Ridge Rd, are two major corridors in New Port Richey with strong neighboring restaurant sales
- Located next to a brand new 114,00 SF VA Hospital with primary care services for veterans in Pasco, Hernando and Northern Pinellas.
- Adjacent to a new residential community with approximately 70 planned homes.

RETAILERS INCLUDE



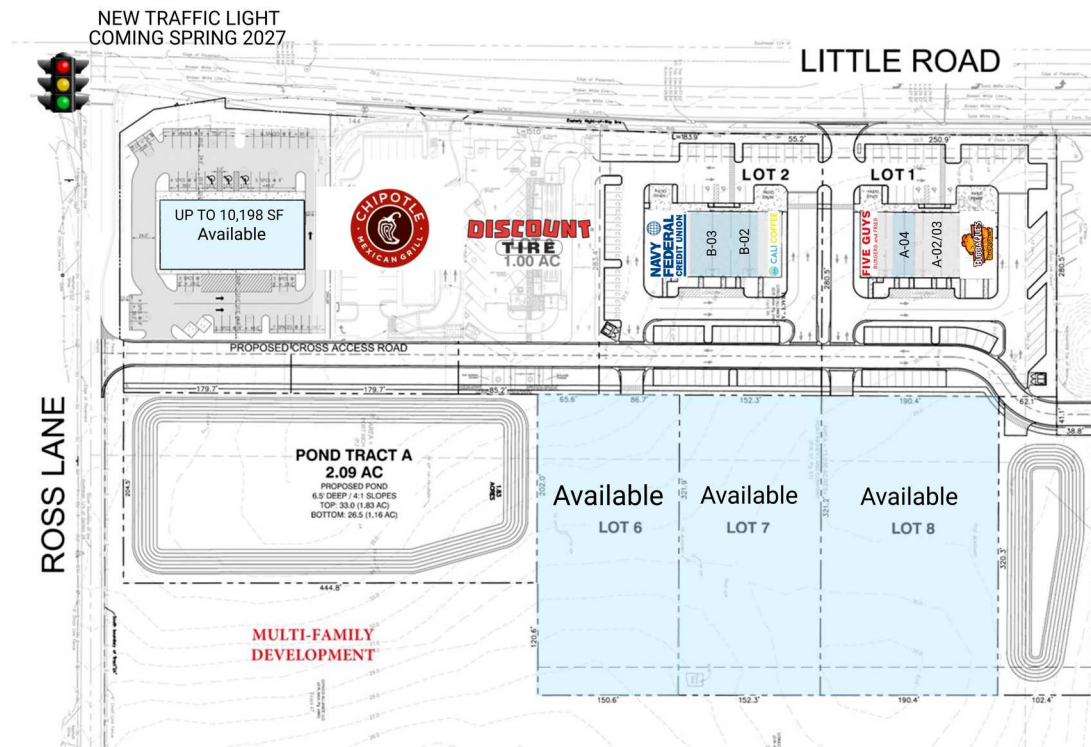
DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
Population	70,039	158,102	327,850
Households	29,764	69,311	138,518
Average Household Income (\$)	76,418	80,001	96,406

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A-01	BubbaQue's BBQ	3,500 SF
A-02/03	Lit Smoke Shop	2,800 SF
A-04	Available	1,263 SF
A-05	Five Guys Burgers and Fries	2,400 SF
B-01	CALI COFFEE	1,610 SF
B-02	Available	1,889 SF
B-03	Available	2,750 SF

B-04/05	Navy Federal Credit Union	3,712 SF
C	Available	10,198 SF
OP-03	Discount Tire	1.00 AC
OP-04	Chipotle	1.00 AC
OP-06	Available	1.08 AC
OP-07	Available	1.05 AC
OP-08	Available	1.21 AC