

Ground Lease Available

Little Road & Blueberry Drive | New Port Richey, FL 34654



Property highlights

- Prime corner location at Blueberry Drive & Little Road
- Two contiguous parcels offering flexible leasing options
- Highly visible corner lot with strong frontage on Little Road
- Easy access to major surrounding roadways and nearby neighborhoods
- Flat, usable land ideal for a variety of commercial uses
- Excellent exposure to daily traffic counts along Little Road
- Surrounded by established residential and commercial development
- Ideal for neighborhood retail, office, or service-oriented users

Get more information

Nick Mastro (*Lead Broker*)

Associate

813.444.5334

nick.mastro@avisonyoung.com

Tony Reckker

Vice President

919.719.8188

tony.reckker@avisonyoung.com

Nick Robinson

Senior Vice President

352.565.4517

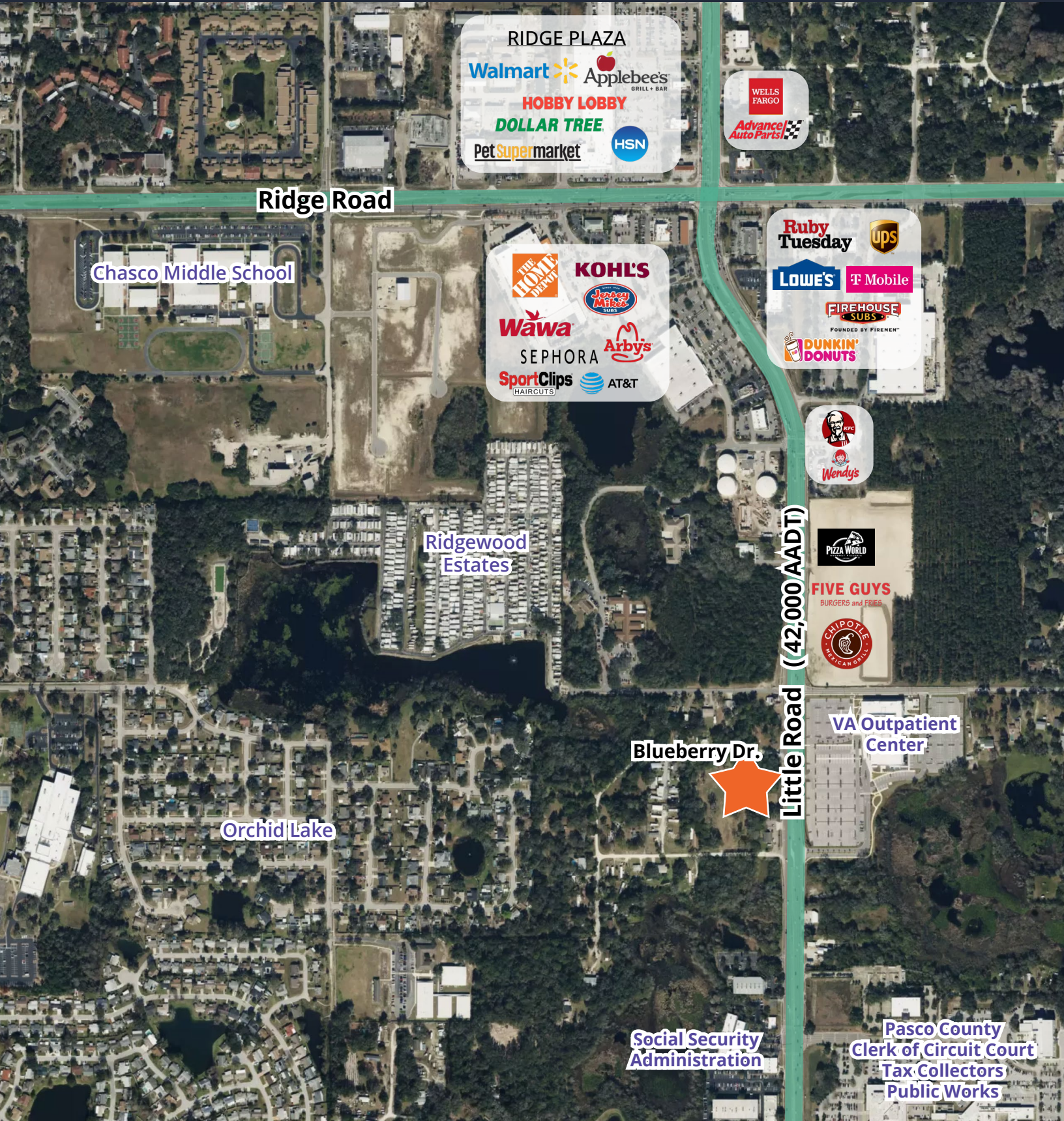
nick.robinson@avisonyoung.com

**AVISON
YOUNG**

avisonyoung.com

Aerial map

Little Road & Blueberry Drive
New Port Richey, FL



Photos

Little Road & Blueberry Drive
New Port Richey, FL



Demographics

Little Road & Blueberry Drive
New Port Richey, FL



Dense Residential Core: Over 58,800 residents within 5 miles — a sizable population for retail, medical, and service-oriented businesses.



Strong Daytime Population: Nearly 102,000 daytime residents in the 5-mile ring, supporting weekday traffic for offices, clinics, and retail.



Stable Housing Density: More than 69,400 households in the 5-mile radius, with consistent density across the 3-mile ring.

	1 mi	3 mi	5 mi
Population			
Total Current Population	2,797	69,106	58,806
Housing			
Median Home Value	\$230,195	\$262,215	\$268,394
Renter-Occupied Units	435	11,271	24,969
Occupied Housing Units	1,156	29,357	69,446
Income			
Average Household Income	\$67,133	\$73,435	\$80,451
Businesses			
Total Businesses	130	3,333	7,423
Total Employees	754	21,949	43,021
Education			
Bachelor's Degree	231	5,579	15,319
Grad/Prof Degree	104	3,135	8,159

If you would like additional information, please get in touch.



Nick Mastro

Associate

813.444.5334

nick.mastro@avisonyoung.com



Tony Reckker

Vice President

919.719.8188

tony.reckker@avisonyoung.com



Nick Robinson

Senior Vice President

352.565.4517

nick.robinson@avisonyoung.com

Visit us online

avisonyoung.com

© 2025 Avison Young – Florida, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**