

# REGENCY SQUARE

9023-9217 Little Rd

New Port Richey, FL 34654



## PROPERTY HIGHLIGHTS:

- Located alongside high traffic Little Rd (41,500 AADT), the second most heavily traveled north-south road in Pasco County, and just two miles east of US Hwy 19, the primary north-south artery and retail hub in New Port Richey
- Shopping center upgrades in 2026 include new roofing, landscaping, freshly painted center and resurfacing of the parking lot
- Abundant parking
- Area retailers include Walmart Neighborhood Market, Lowe's, Kohl's, Hobby Lobby, Pet Supermarket, and Publix Super Market
- Demographics include a population of more than 147,000 with an average household income of over \$76,000 within a 5-mile radius
- Shopping center total GLA: 121,213 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	10,408	70,565	147,252
2025 Estimated Households	4,097	30,312	65,080
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$61,804	\$66,115	\$76,341
<b>AGE</b>			
Median Age	41	45	48
<b>DAYTIME DEMOS</b>			
Number of Businesses	535	3,098	6,895
Number of Employees	3,297	19,849	39,886
Total Daytime Population	7,910	50,784	104,593
<b>TRAFFIC COUNTS</b>			
Little Rd (N/S)	41,500 AADT		
Embassy Rd (E/W)	10,200 AADT		

# REGENCY SQUARE

9023-9217 Little Rd

New Port Richey, FL 34654



UNIT	TENANT	SF
105	Planet Fitness	17,685
110	Great Rooms	7,400
115	Family Dollar	7,577
117	AVAILABLE	1,470
119	AVAILABLE	1,400
121	AVAILABLE	1,400
125	AVAILABLE	20,433
125A-125B	ALDI & Winn-Dixie Liquor	23,883
147	Mochinut	3,450
150	Cricket Wireless	1,600
152	Liquid Art Tattoo	1,600
154-156	Slice of Life Pizza	2,800
158	Extreme Martial Arts	1,400

UNIT	TENANT	SF
160	S & M Tobacco	1,350
162	Nature's Storehouse	1,200
164	Metro by T-Mobile	1,200
167	Top China	2,400
169	Breakfast Station	2,929
170	Pet Supplies Plus	9,886
180	J & J Nails	1,000
182	Cheesecake Chicks	1,000
184	Regency Square Barber	750
186	Florida Suncoast Dental	1,000
190	Oasis Coffee Spot & Good News	4,000
205	AUTO REPAIR SHOP AVAILABLE	2,400

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 012626