

# REGENCY SQUARE

9023 – 9217 Little Rd | New Port Richey, FL 34654



## PROPERTY HIGHLIGHTS:

- Located alongside high traffic Little Rd (40,500 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
- Pylon signage available
- Shopping center upgrades in 2019 included new landscaping, freshly painted center and resurfacing of the parking lot
- Fully-built out hair salon/spa available
- 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 155,000 with an average household income of over \$68,000 within a 5-mile radius
- Shopping center total GLA: 121,213 SF (MOL)

| KEY DEMOS                    | 1 MILE      | 3 MILES  | 5 MILES  |
|------------------------------|-------------|----------|----------|
| <b>POPULATION</b>            |             |          |          |
| 2023 Estimated Population    | 11,959      | 76,290   | 155,889  |
| 2023 Estimated Households    | 4,767       | 32,673   | 68,553   |
| <b>INCOME</b>                |             |          |          |
| 2023 Estimated Avg HH Income | \$60,984    | \$62,904 | \$67,571 |
| <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)              | 40,500 AADT |          |          |
| Embassy Rd (E/W)             | 10,200 AADT |          |          |



## FOR LEASING INFORMATION:

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| UNIT     | TENANT                         | SF     |
|----------|--------------------------------|--------|
| 105      | Planet Fitness                 | 17,685 |
| 110      | Great Rooms                    | 7,400  |
| 115      | Family Dollar                  | 7,577  |
| 117      | Little Sprouts Resell          | 1,470  |
| 119      | Quality Plus Cleaners          | 1,400  |
| 121      | Boost Mobile                   | 1,400  |
| 125-125A | Winn-Dixie & Winn-Dixie Liquor | 44,316 |
| 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        | The Popcornerie                   | 1,000        |
| 184        | Regency Square Barber             | 750          |
| 186        | Florida Suncoast Dental           | 1,000        |
| 190        | Oasis Coffee Spot & Good News     | 4,000        |
| <b>205</b> | <b>AUTO REPAIR SHOP AVAILABLE</b> | <b>2,400</b> |

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