



## FOR LEASE

9023-9217 Little Rd  
New Port Richey, FL 33711

- **SIZE:** .50 acre
- **ZONING:** PUD
- **ACCESS:** Multiple Points of Egress/ Ingress
- **TRAFFIC:** Little Rd (41,500 AADT)
- Perfect for drive-thru concepts such as a QSR/Oil Change

### PROPERTY HIGHLIGHTS

- ▶ Outparcel to Regency Shopping Center, a 121,213 SF Aldi-anchored center
- ▶ Highly visible opportunity on Little Road
- ▶ Shopping center upgrades in 2026 include new roofing, landscaping, freshly painted center and resurfacing of the parking lot



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		

# OUTPARCEL AVAILABLE FOR GROUND LEASE

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



## Site Map



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