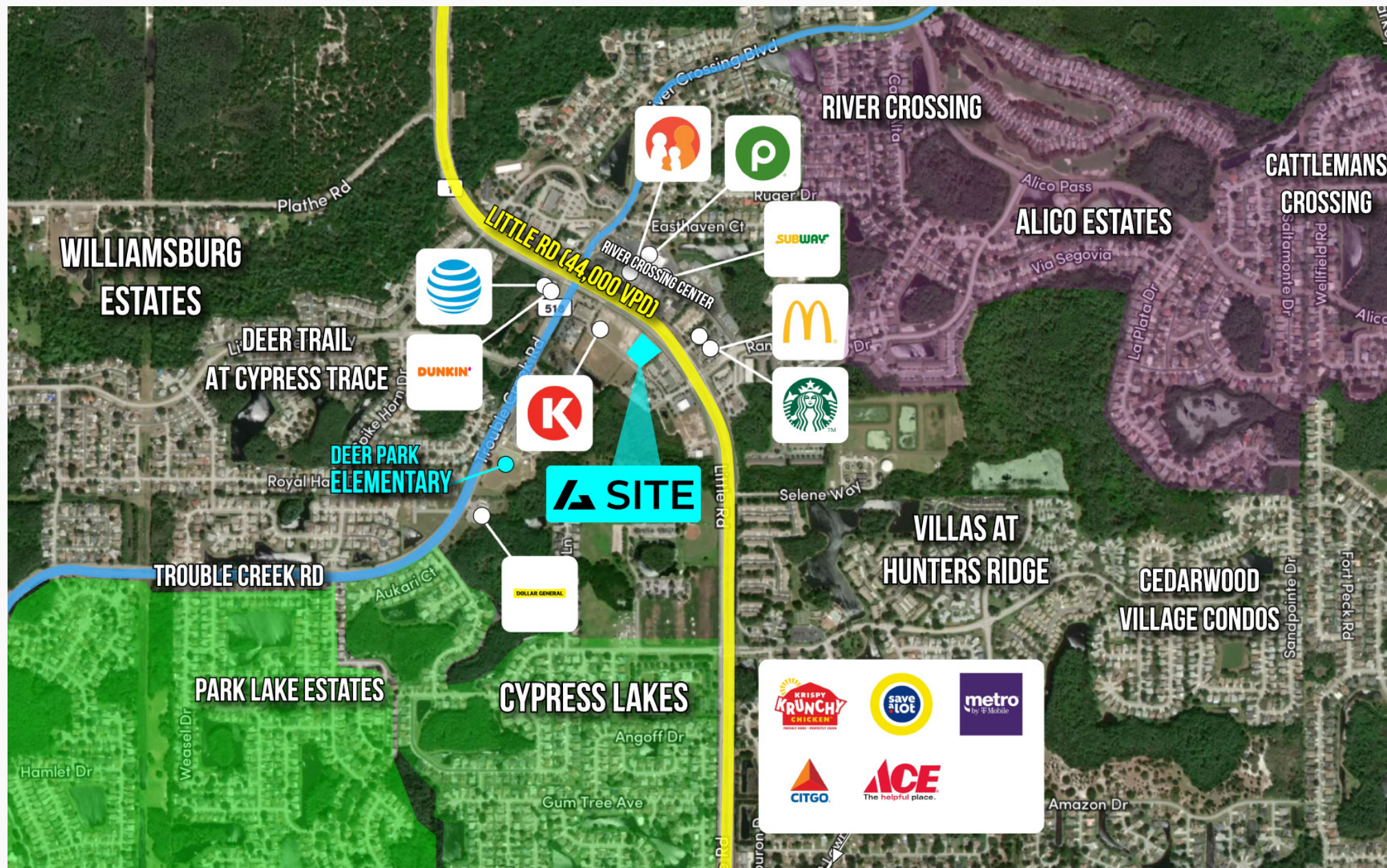




Macro Aerial

Little Rd. | New Port Richey, FL 34655



Summary

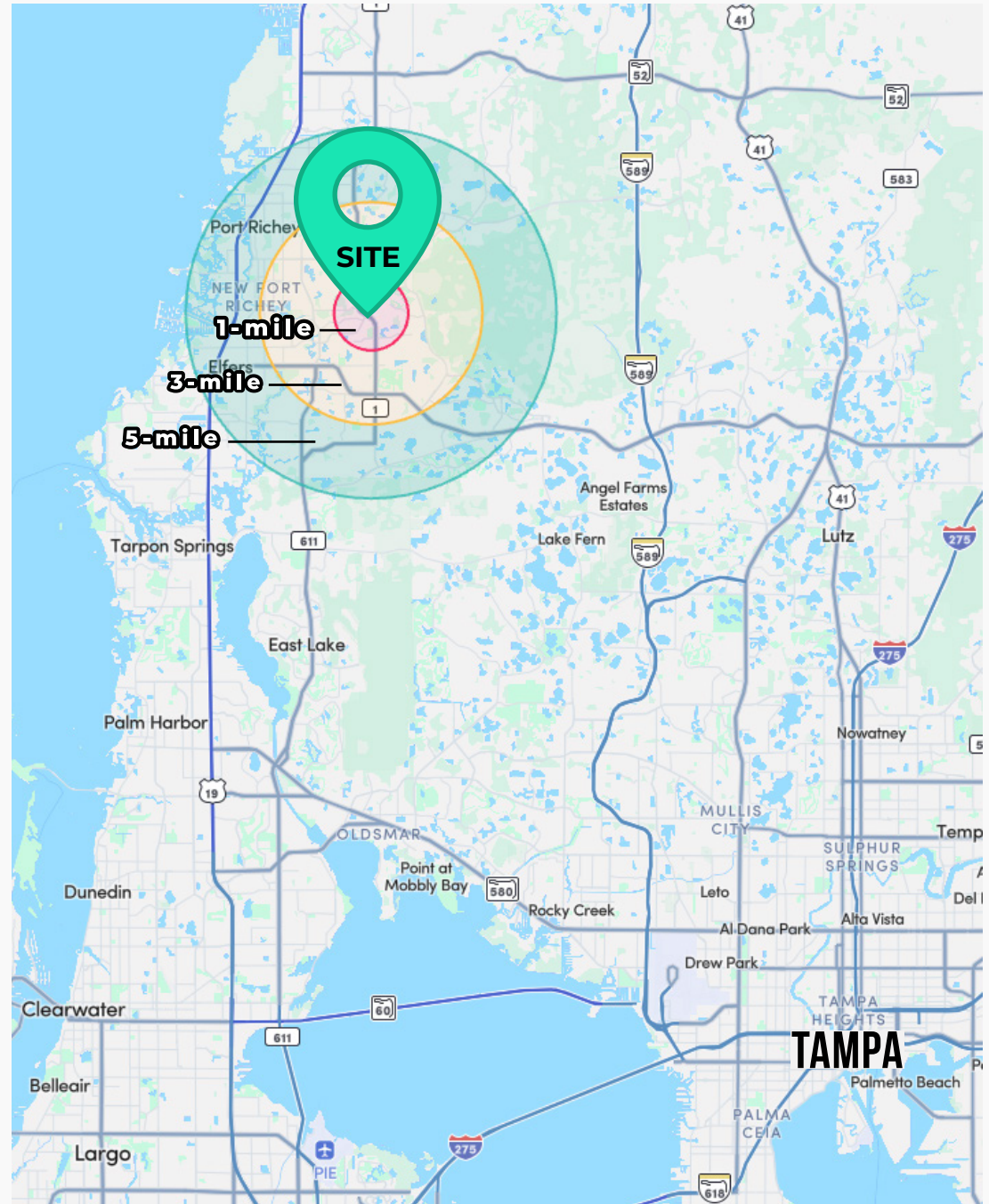
- Lease Rate: Call for Pricing
- Building Size: +/- 7,000 SF
- Available For Lease: +/- 1,200-5,700 SF
- Completion Date: Q2 2026
- Co-Tenants: Bad Ass Coffee

Property Overview

- Located directly across from an established Publix fronting Little Rd in a densely populated suburban area
- Expected population growth rate greater than 4.8% over the next 5 years
- Positioned next to market's primary town center and national retailers such as Starbucks, McDonald's, and Circle K

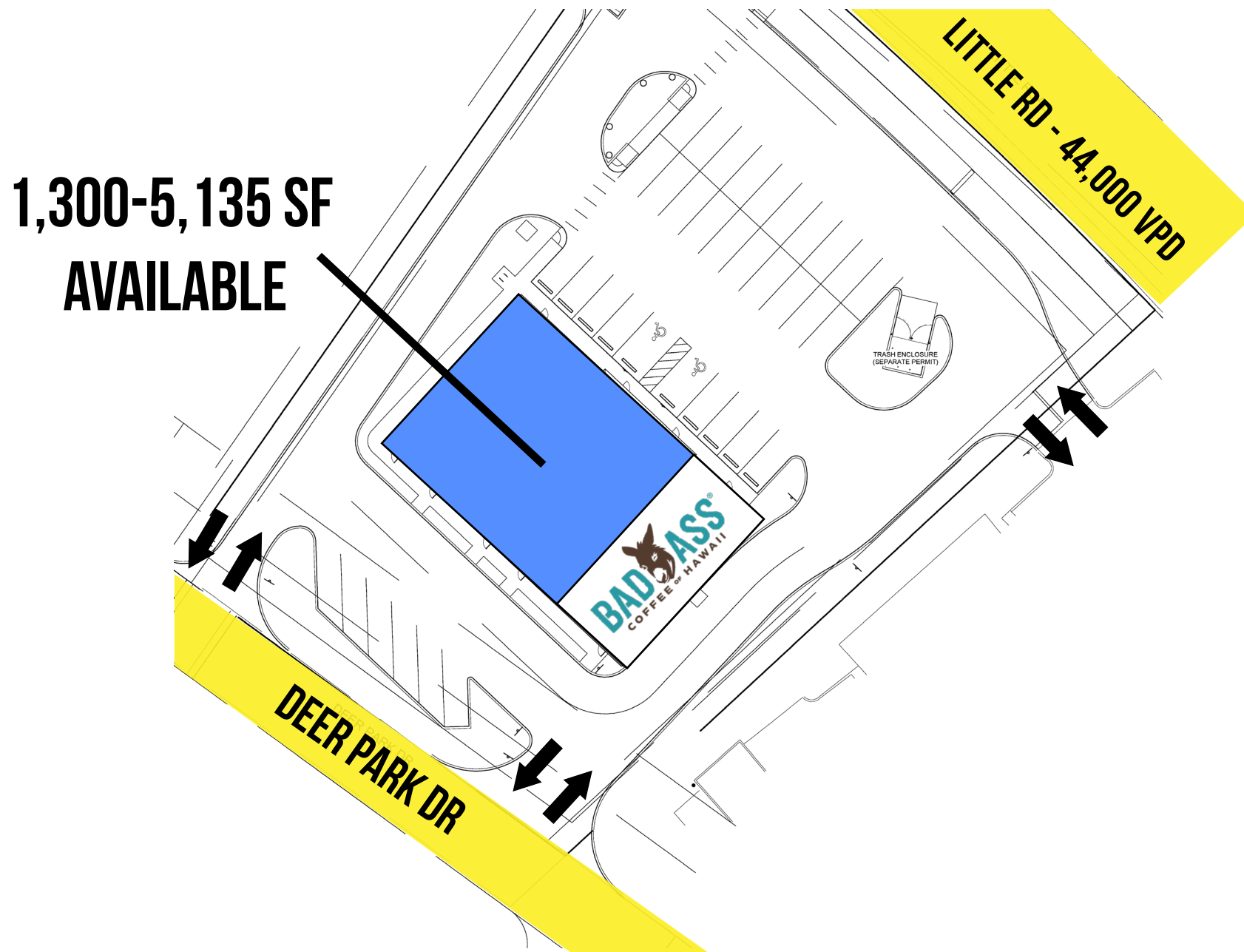
Demographics

2025 Population		
5,548 1 Mile	72,795 3 Mile	163,385 5 Mile
2029 Projected Growth ('25-'29)		
19.81% 1 Mile	18.85% 3 Mile	19.34% 5 Mile
Avg. Household Income		
\$98,809 1 Mile	\$97,747 3 Mile	\$100,746 5 Mile



Site Plan

Little Rd. | New Port Richey, FL 34655



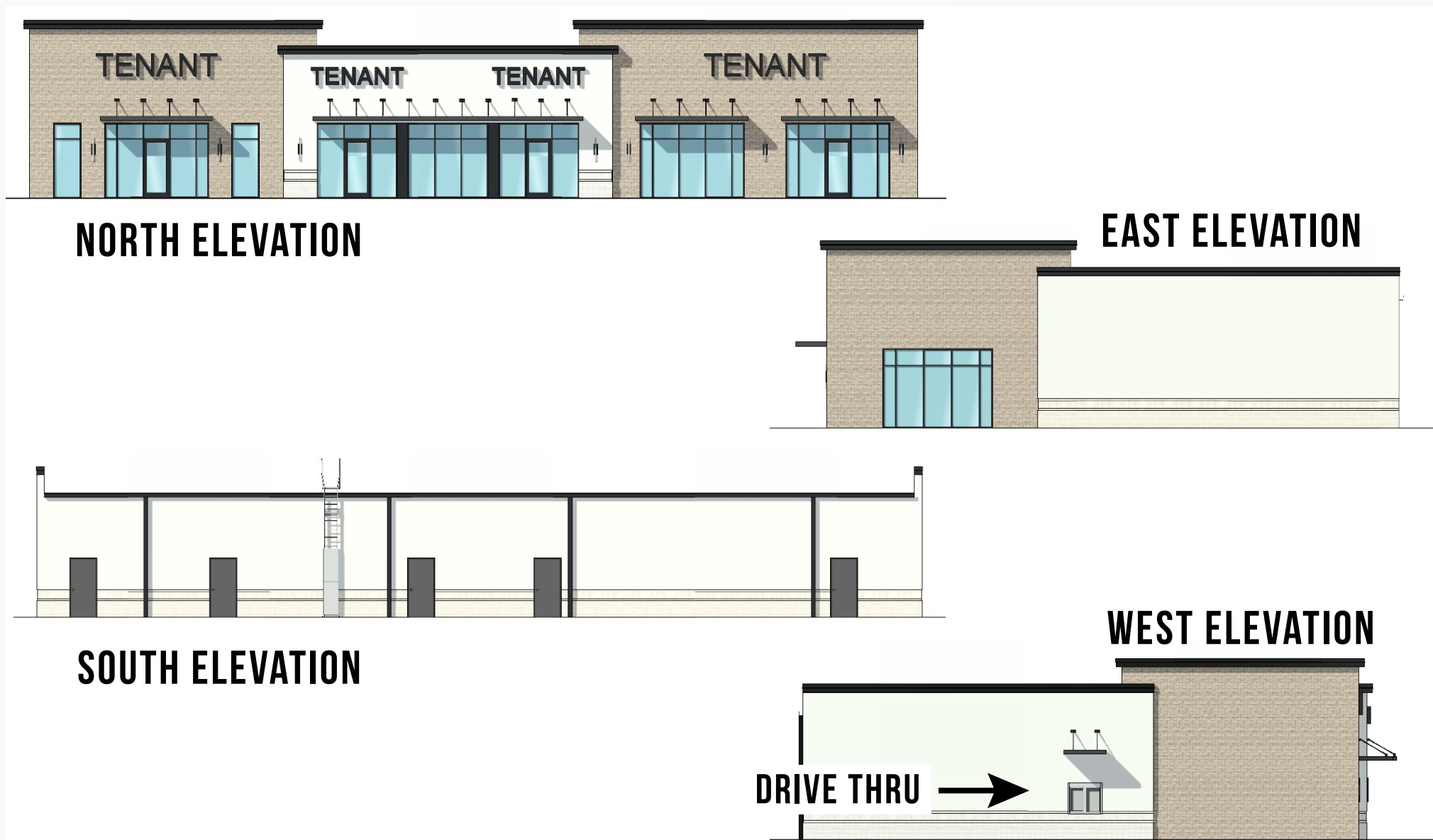
Floor Plan

Little Rd. | New Port Richey, FL 34655



Renderings

Little Rd. | New Port Richey, FL 34655





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