

FOR SUBLEASE

CBRE

**FORMER
REGIONS
BANK**

**8407 LITTLE ROAD
NEW PORT RICHEY, FL 34654**



**BUILDING SIZE:
3,763 SF**

**LAND ACRES:
1.22 AC**



CBRE, Inc., as exclusive listing agent, is pleased to offer the following prime property for sublease:

PROPERTY HIGHLIGHTS

- **PARKING:** 24 spaces
- **FRONTAGE:** Approximately 92 feet on Little Road
- **YEAR BUILT:** 2006
- **ZONING:** C2 (Pasco County, FL)
- Four drive-thru lanes
- Sublease through March 31, 2027
- Great visibility along Little Road
- Located at the high-traffic retail intersection - Little Rd 44,500 AADT and Ridge Rd 35,000 AADT, two of the most heavily traveled roadways in Pasco County
- Cross access with adjacent properties: Home Depot, Kohl's and Wawa



JOIN NATIONAL TENANTS IN THE AREA:

KOHL'S **LOWE'S** **Walmart** **Wawa** **THE HOME DEPOT** **SHERWIN-WILLIAMS** **HOBBY LOBBY** **PetSupermarket** **Great Clips**



HIGH TRAFFIC COUNT &
EXCELLENT
VISIBILITY



2022 DEMOGRAPHICS

1 MILE:

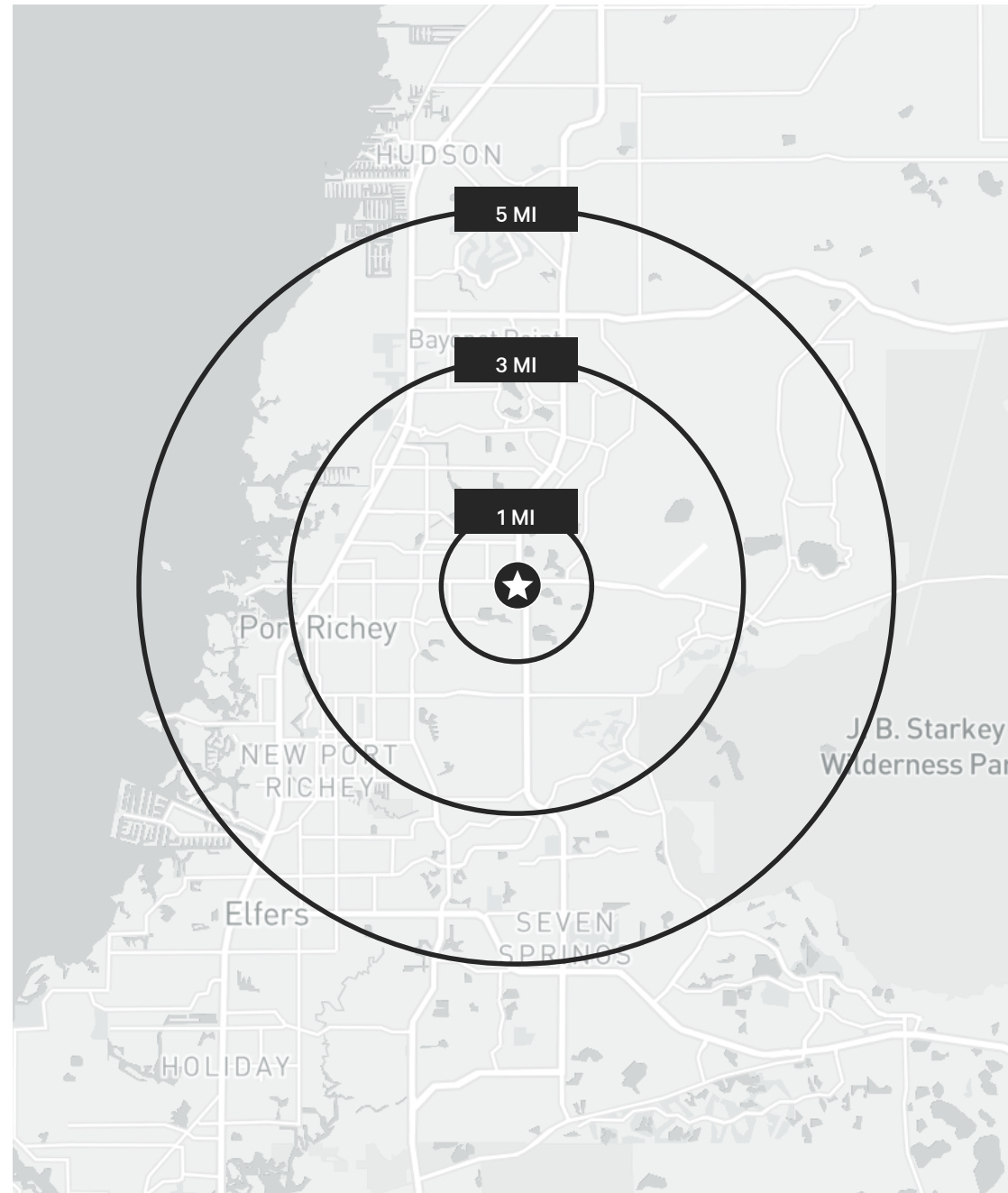
- **POPULATION:** 8,016
- **DAYTIME POPULATION:** 9,905
- **MEDIAN HH INCOME:** \$48,809
- **HOUSEHOLDS:** 3,294

3 MILES:

- **POPULATION:** 68,032
- **DAYTIME POPULATION:** 63,928
- **MEDIAN HH INCOME:** \$46,774
- **HOUSEHOLDS:** 28,875

5 MILES:

- **POPULATION:** 148,008
- **DAYTIME POPULATION:** 135,130
- **MEDIAN HH INCOME:** \$48,171
- **HOUSEHOLDS:** 64,698





NEW PORT RICHEY RETAIL AERIAL



RIDGE ROAD

NEW PORT RICHEY, FLORIDA



CONTACT US FOR MORE INFORMATION



**REGIONS
BANK**

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