

C-2 Land For Sale

- ◆ 1.41 ± acres with approximately 177 ft of Little Road Frontage
- ◆ Located at the southwest corner of Little Rd. and Corporate Way, just south of DeCubellis Rd and adjacent to a large planned mixed-use development
- ◆ Less than one mile from the Pasco County Government Center and VA Clinic
- ◆ 1.5 miles to major big box retailers including Lowe's, Home Depot, Kohl's, Hobby Lobby, and many more
- ◆ Little Road is a major north/south artery through West Pasco County
- ◆ Traffic counts in excess of 45,000 vehicles per day
- ◆ Easy Access to the Suncoast Parkway from the new Ridge Rd. extension
- ◆ Be in the middle of this high growth area!



**8430 Corporate Way
New Port Richey, FL 34653
Sale Price: \$495,000**



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Broker Owner
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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

PRIME DEVELOPMENT OPPORTUNITY

8430 Corporate Way, is nestled around a new substantial housing development and transformation called "New Port Corners". Near the intersection of Little and Decubellis Road, Lennar Homes is building a development that will be a walkable and a connected mixed-use community destination featuring neighborhood parks, amenity centers, and conservation areas connected through pedestrian-focused and bicycle-friendly greenways.

Demographics - 5 miles

Population Estimate: 160,932



Population Growth: 3.4%



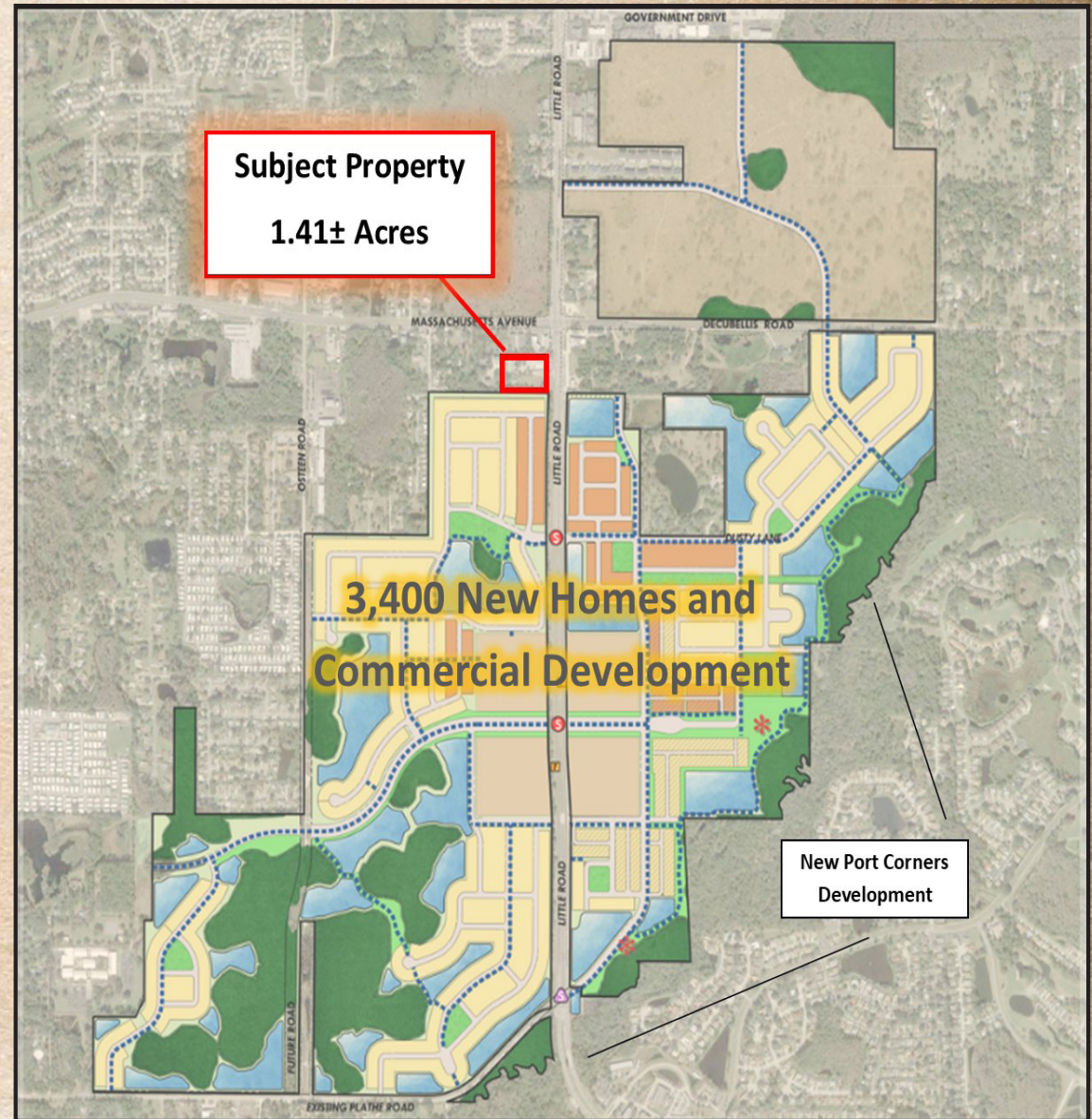
Median Age: 45.3



Average HH Income: \$61,754



New Port Corners Development Map



PROPERTY SPECIFICATIONS

Address: 8430 Corporate Way, New Port Richey 34653

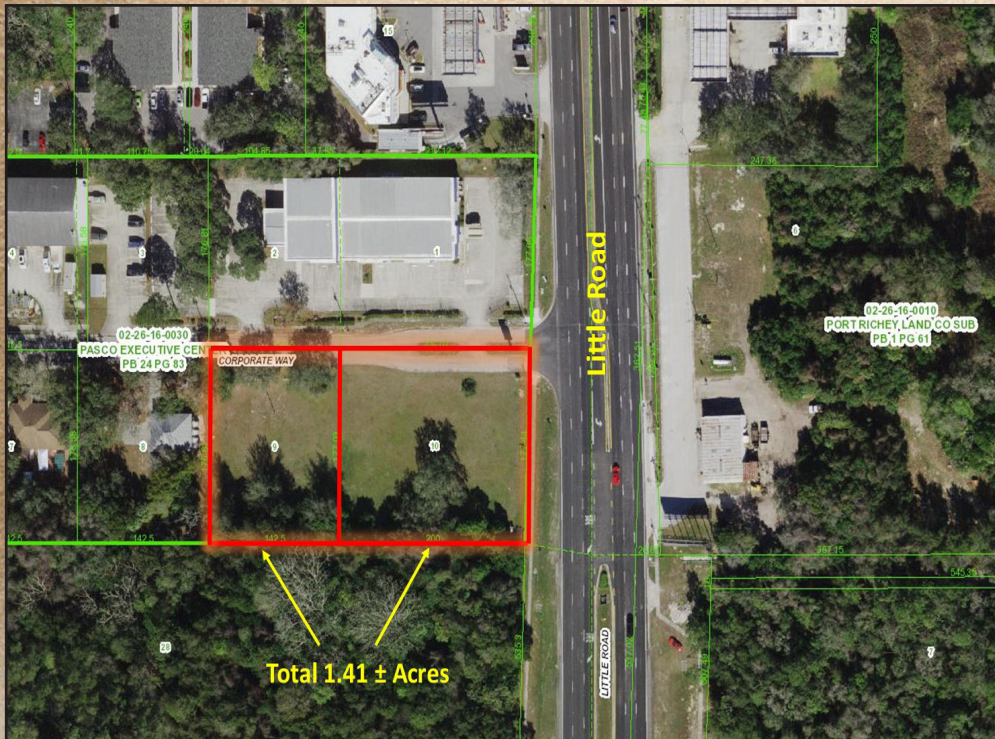
Land Size: 1.41± acres total (2 parcels)

Lot Feature: 177' frontage on Little Road

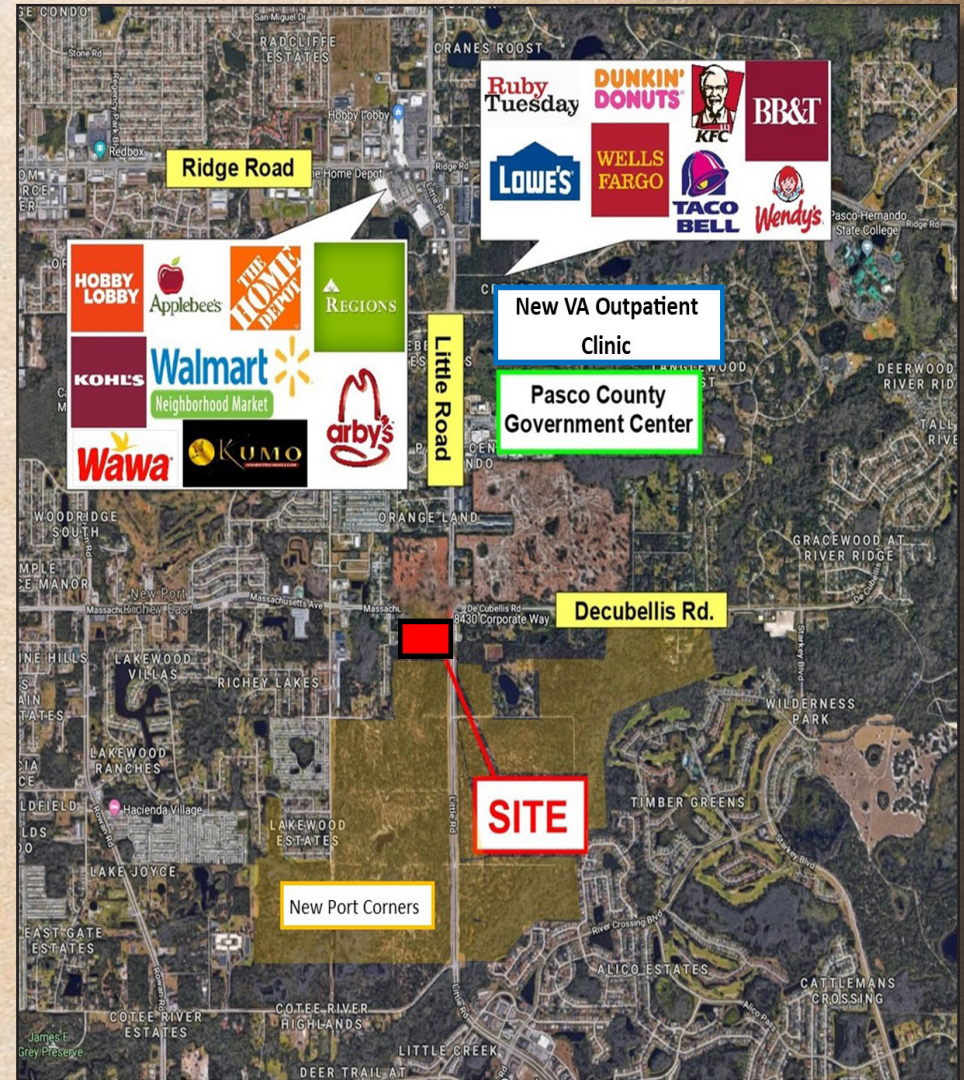
Parcel ID#'s: 02-26-16-0030-00000-0090 (.58 acres)
02-26-16-0030-00000-0100 (.83 acres)

Zoning: C2

Utilities: Duke Energy/Pasco County/Existing Lift Station



LOCATION MAP



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