

# FOR SALE

## Medical/ Office/Retail



TAMPA  
COMMERCIAL  
REAL ESTATE

### 11910 Little Rd, New Port Richey. FL 34654



SITE

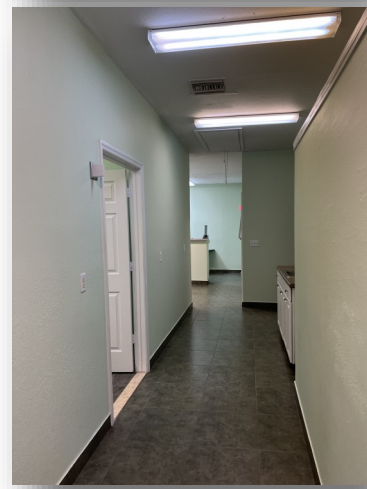
- Price \$599,000
- Size: 1,984 sf (heated) on 0.25 Ac.
- Current Use: Office Medical/Prof.
- Zoned C2 General Commercial
- 5 Exam Rooms, Reception, 2 bathrooms, break room. Built in 1999.
- Est 18 parking spaces
- Corner property—high visibility on Little Rd. Pylon Sign
- High traffic Count: 39,000 cars/day



Information from sources deemed reliable. Broker is not responsible for errors & omissions.

For more information please contact: Steven Silverman, Broker  
Tel (813)785-3665 Steven@TampaCommercialRealEstate.com

11910 Little Rd

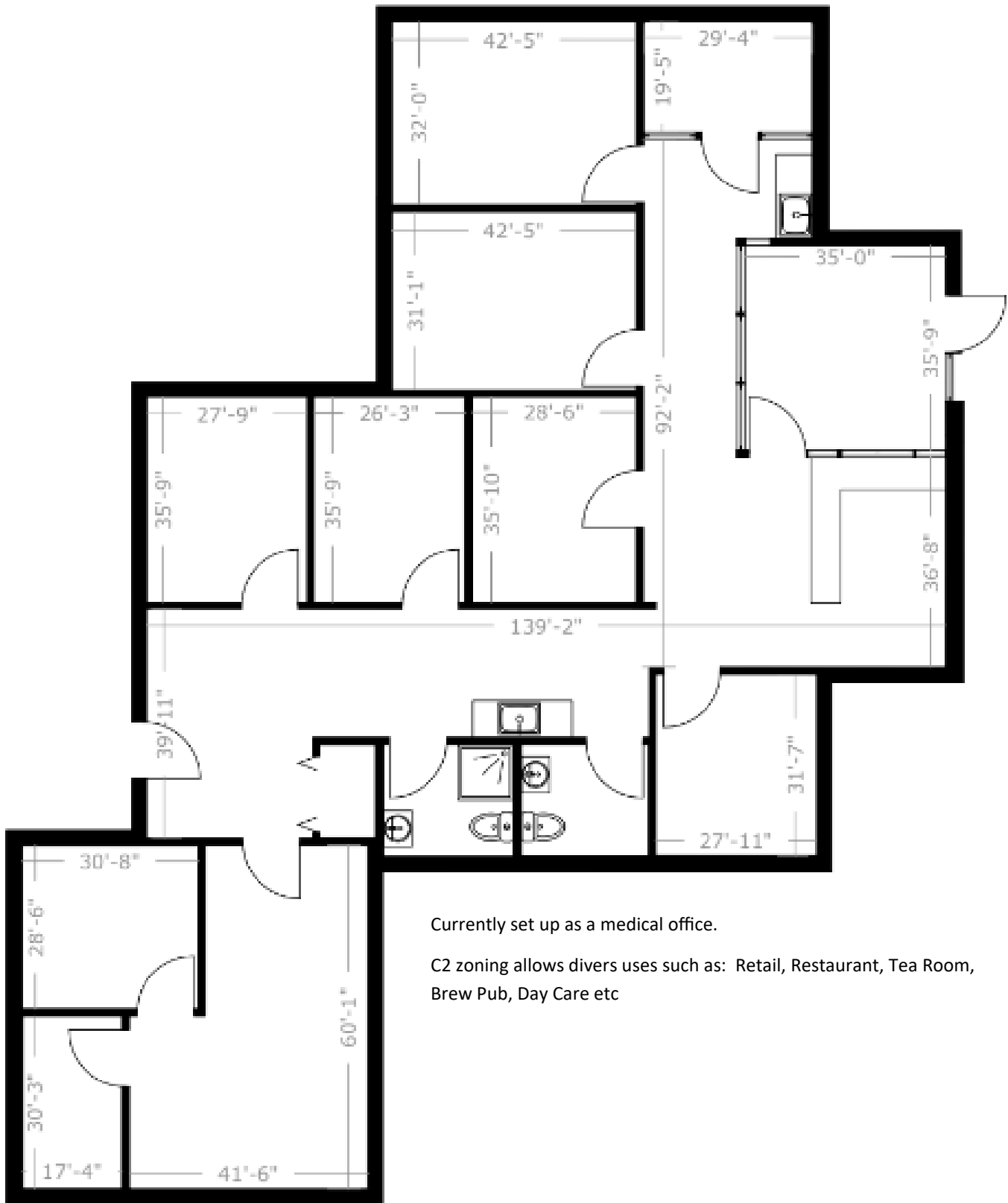


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11910 Little

Little Rd



Currently set up as a medical office.

C2 zoning allows diverse uses such as: Retail, Restaurant, Tea Room, Brew Pub, Day Care etc

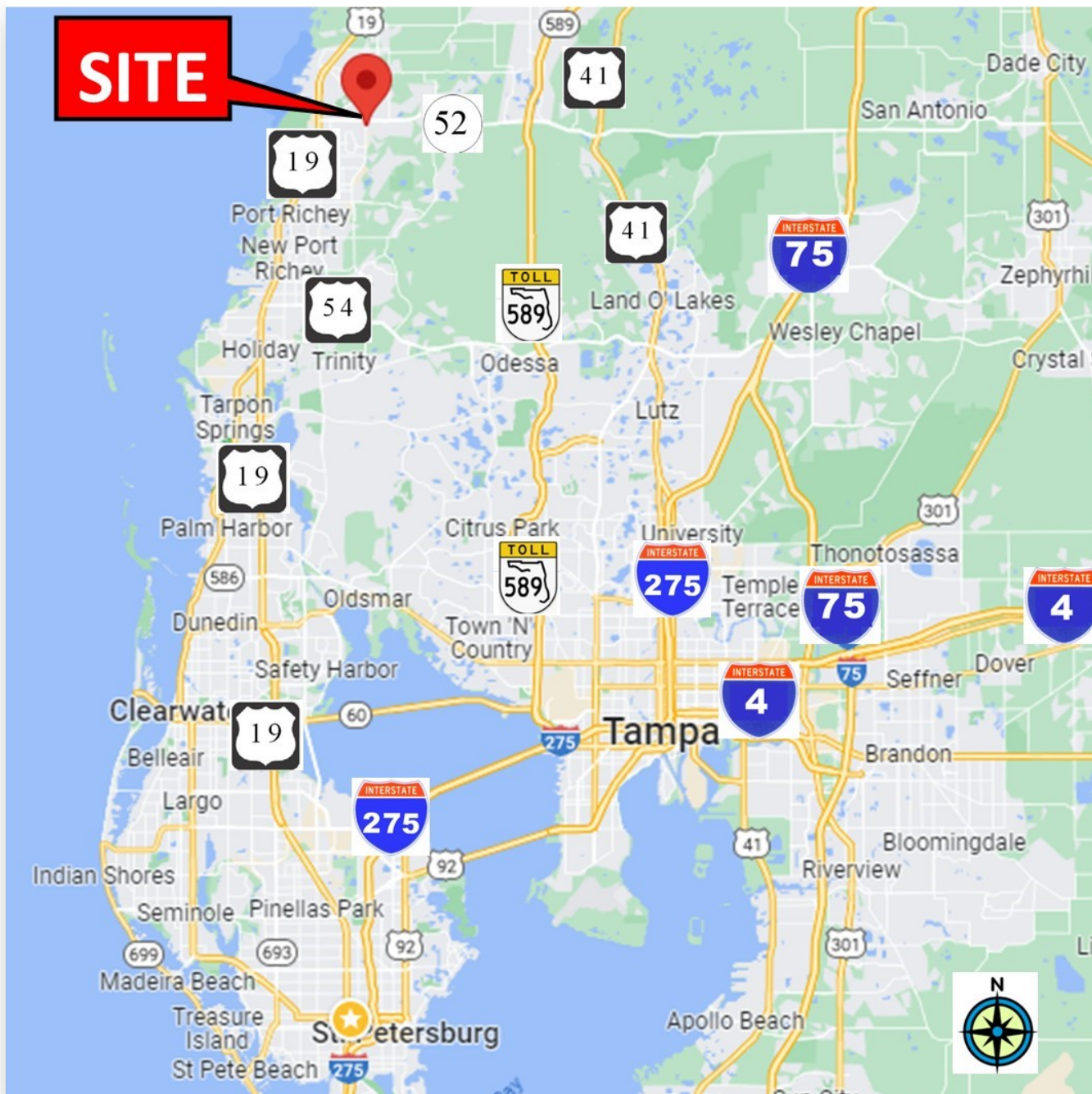
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11910 Little Road

## Market Area Demographics

### Drive Time from Site



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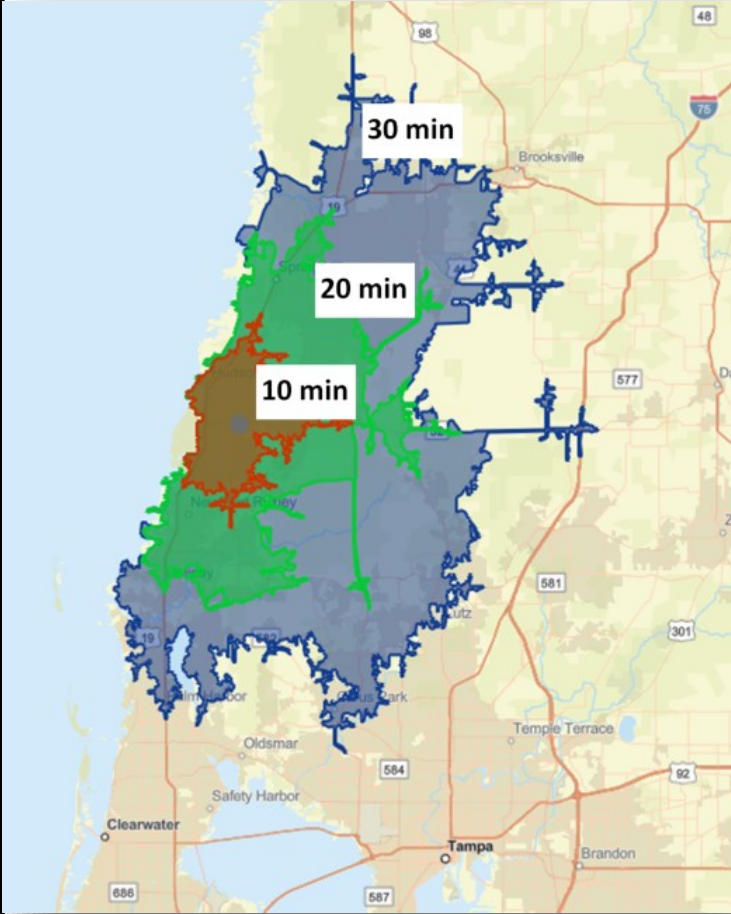
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11910 Little Road

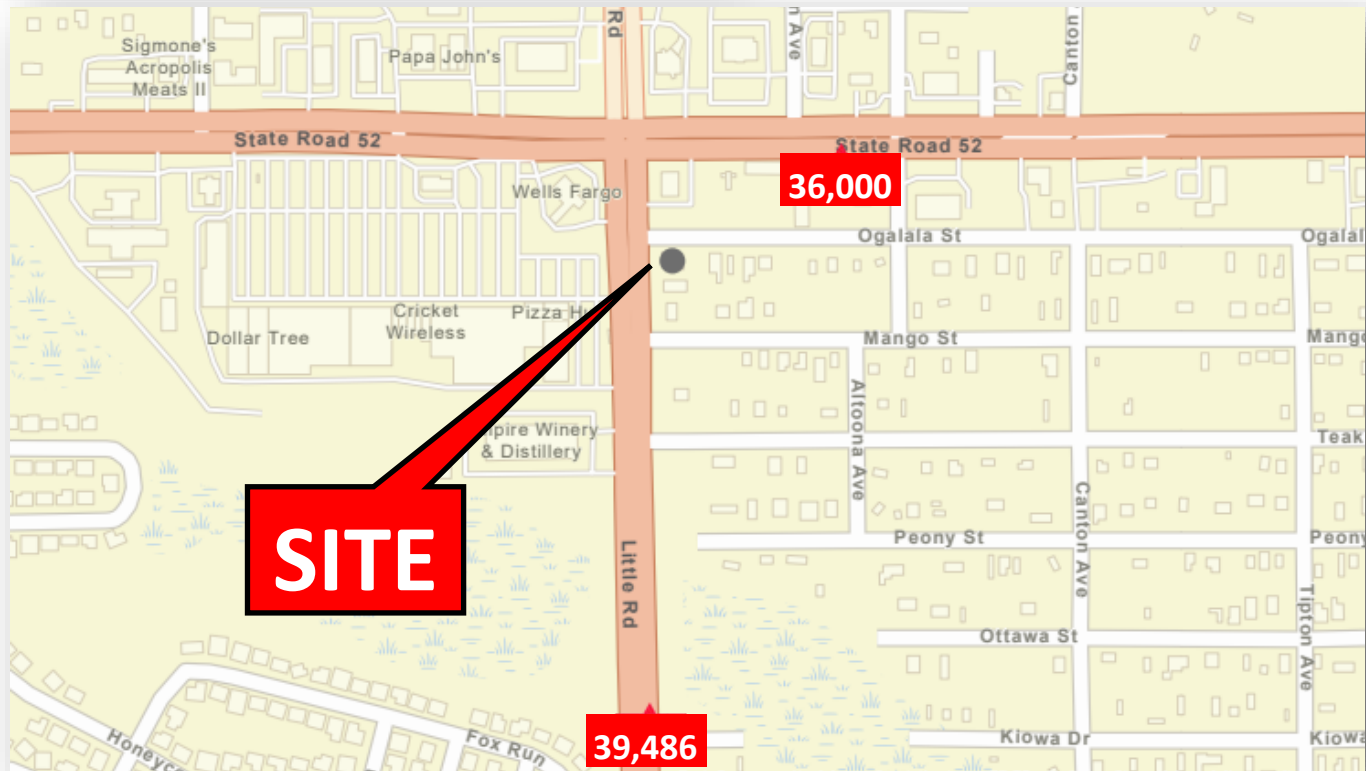
## Market Area Demographics

### Drive Time from Site

2023	10 min	20 min	30 min
POPULATION	89,865	276,866	609,143
HOUSEHOLDS	29,048	118,614	249,186
MED AGE	51.7	49.7	48.1
MED HH INCOME	\$44,567	\$51,420	\$60,415
AV HH INCOME	\$60,149	\$72,493	\$90,177



### Traffic Count



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