



MEDICAL / PROFESSIONAL OFFICE OR RETAIL

5079 & 5083 LITTLE RD

New Port Richey, FL 34655

LEASE BROCHURE • OCTOBER 04, 2024

George William

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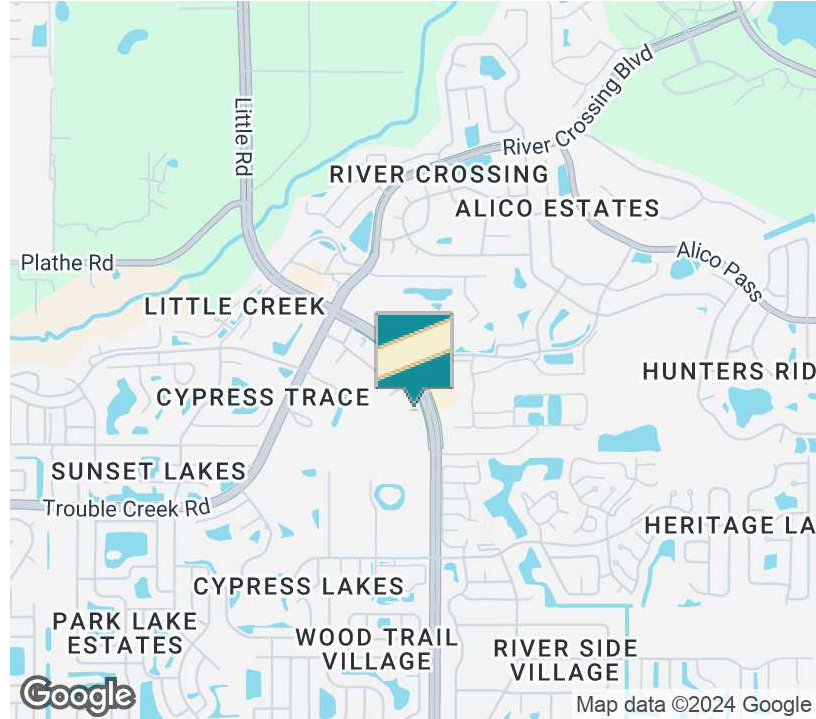
Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
grimaldcommercialrealty.com



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New Port Richey, FL 34655

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,324 - 6,840 SF
Lease Rate:	\$24.00 SF/yr (NNN)
Year Built:	2024
Building Size:	6,840 SF
Zoning:	C2
Market:	TAMPA BAY
Submarket:	PASCO COUNTY

PROPERTY OVERVIEW

Flexible leasing options with two suites available: 3,324 SF and 3,516 SF, which can be combined for a total space of 6,840 SF. The site boasts 56 parking spaces, far exceeding Pasco County's medical zoning requirements, with a ratio of 6 spaces per 1,000 SF. Located in a high-traffic area just south of a Publix shopping center and surrounded by established medical and professional tenants such as BayCare, Prestige Dermatology, and Monticciolo Dentistry, this site benefits from a daily traffic count of 40,000 vehicles. Suite 5079 will be delivered in warm vanilla box condition, ready for tenant-specific finishes, while Suite 5083 will be provided in a cold dark shell, allowing full customization. The CAM fee is estimated at \$7.50. The property is conveniently located near US 19 and State Road 54, with easy access to the Suncoast Parkway, making it ideal for businesses seeking visibility and accessibility in a thriving area. The owner is open to build-to-suit options for qualified tenants.

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
SUITE 5079	\$24.00 SF/yr		3,324 SF
SUITE 5083	\$24.00 SF/yr		3,516 SF

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Prime Location: Situated on Little Road, a major thoroughfare, with high visibility and easy access.
- Flexible leasing options with spacious units available for various business types.
- Large, well-maintained parking lot providing convenient access for tenants and customers.
- Zoned for Retail, Office, or Medical Office
- Lease terms available at competitive market rates, with flexible lease durations.
- Upgraded interiors and exteriors, ensuring a modern and clean business environment.
- Proximity to Major Highways: Close to key routes such as US-19 and SR-54, providing excellent connectivity.
- High Traffic Area: Benefit from a high traffic count and established neighboring businesses
- 2024 All New Drywall
- 2024 All New restrooms,
- 2024 New air conditioning
- 2024 New acoustical ceilings
- 2024 New lighting



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PROPERTY DESCRIPTION

LOCATION DESCRIPTION

A prime spot for businesses due to its high visibility and significant traffic flow along a major thoroughfare. Located near the bustling State Road 54 corridor, the area benefits from excellent connectivity to Tampa and the greater Pasco County region via the Veterans Expressway (589). The surrounding neighborhood is growing rapidly, with a rising population of middle to upper-middle-income households, providing a strong customer base for retail, healthcare, and service-oriented businesses. Additionally, the area's close proximity to schools, shopping centers, and healthcare facilities enhances its appeal, drawing steady foot traffic. The blend of suburban affluence, growing demand for local services, and excellent transportation links makes this location ideal for a successful business venture



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PROPERTY DETAILS

Lease Rate	\$24.00 SF/YR
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PROPERTY INFORMATION

Property Type Office

Property Subtype Office Building

Zoning C2

APN # 11-26-16-0170-00000-00C0

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LOCATION INFORMATION

Street Address 5079 & 5083 Little Rd

City, State, Zip New Port Richey, FL 34655

County Pasco

Market TAMPA BAY

Sub-market PASCO COUNTY

BUILDING INFORMATION

Building Size 6,840 SF

Building Class B

Year Built 2024

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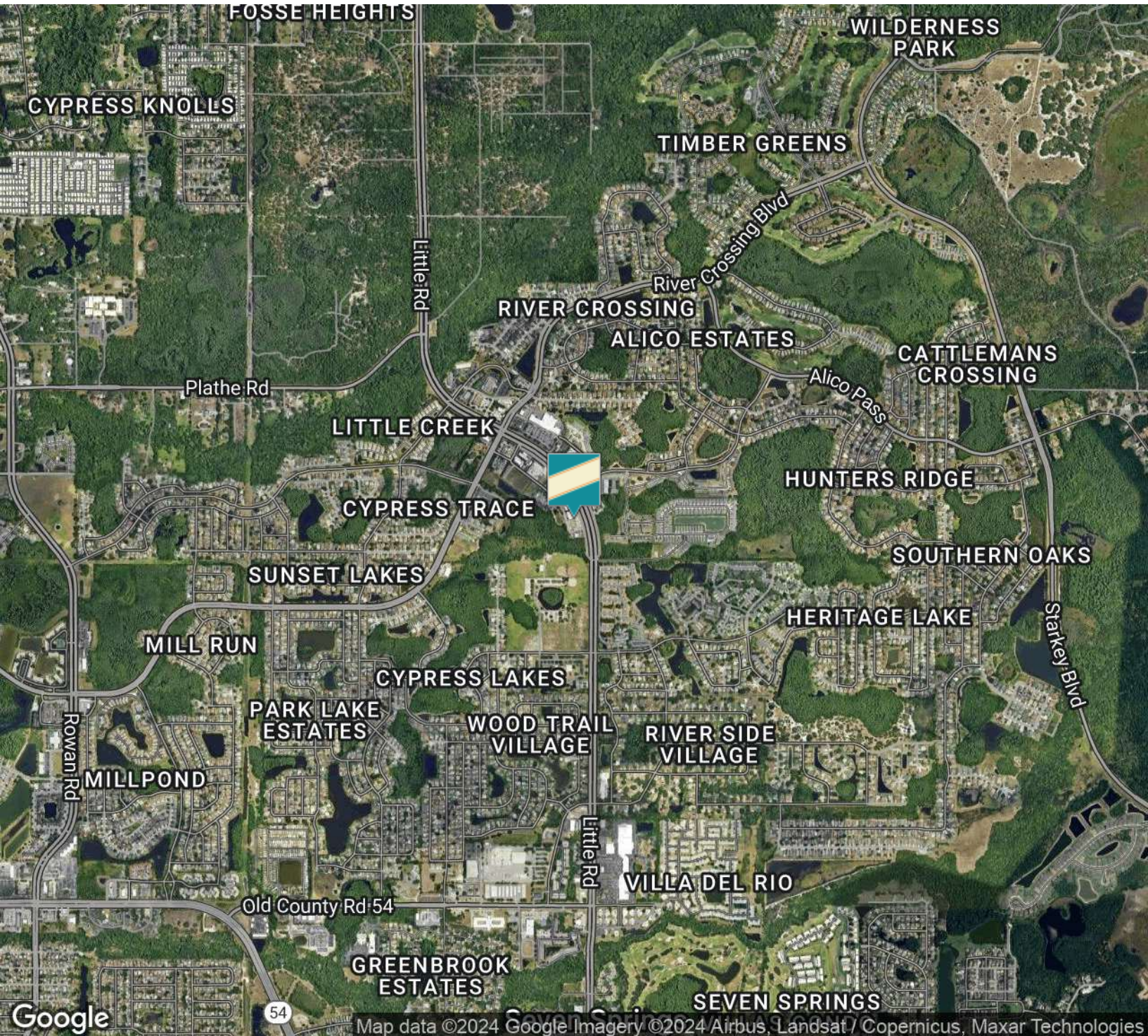
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LOCATION MAP



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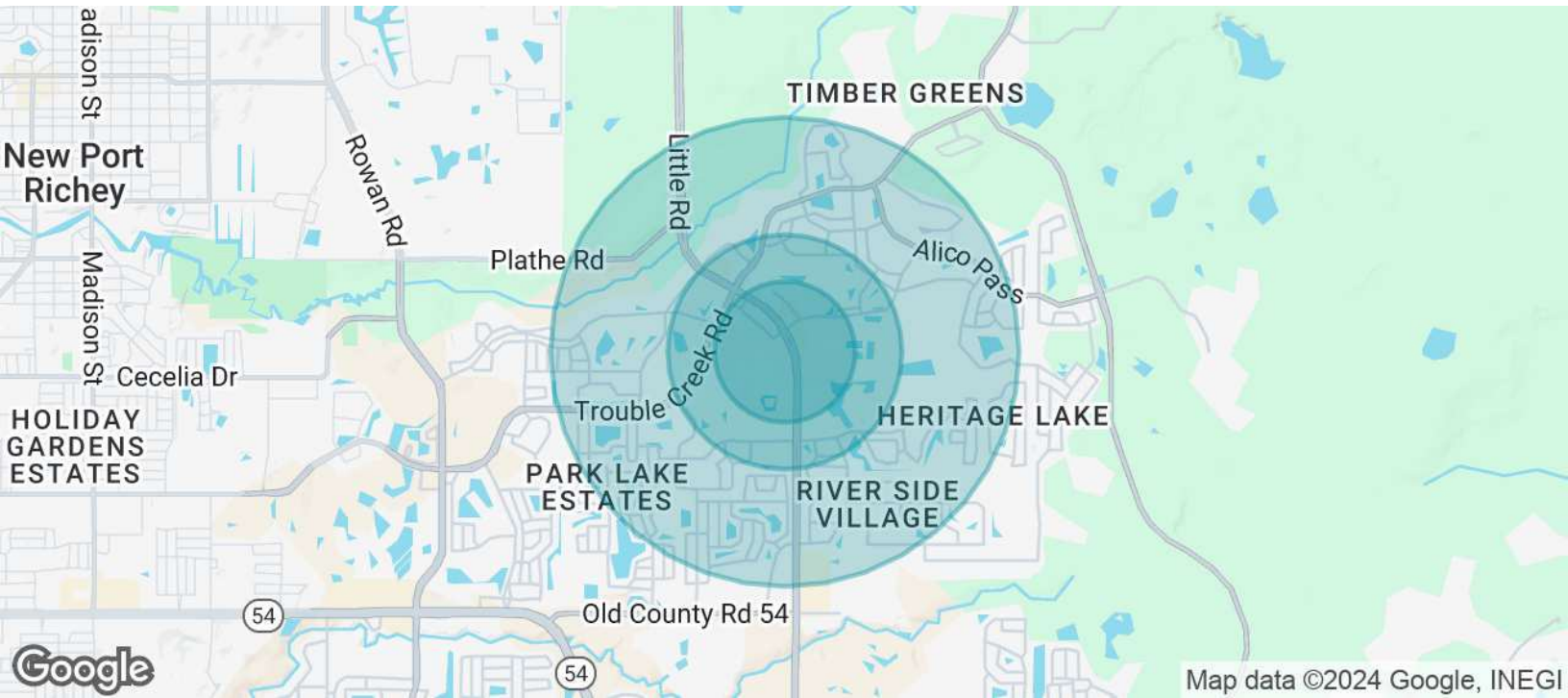
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	434	1,854	8,683
Average Age	60	54	52
Average Age (Male)	59	53	51
Average Age (Female)	61	55	53
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	231	885	3,985
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$72,651	\$81,746	\$83,401
Average House Value	\$286,247	\$299,855	\$295,380

Demographics data derived from AlphaMap

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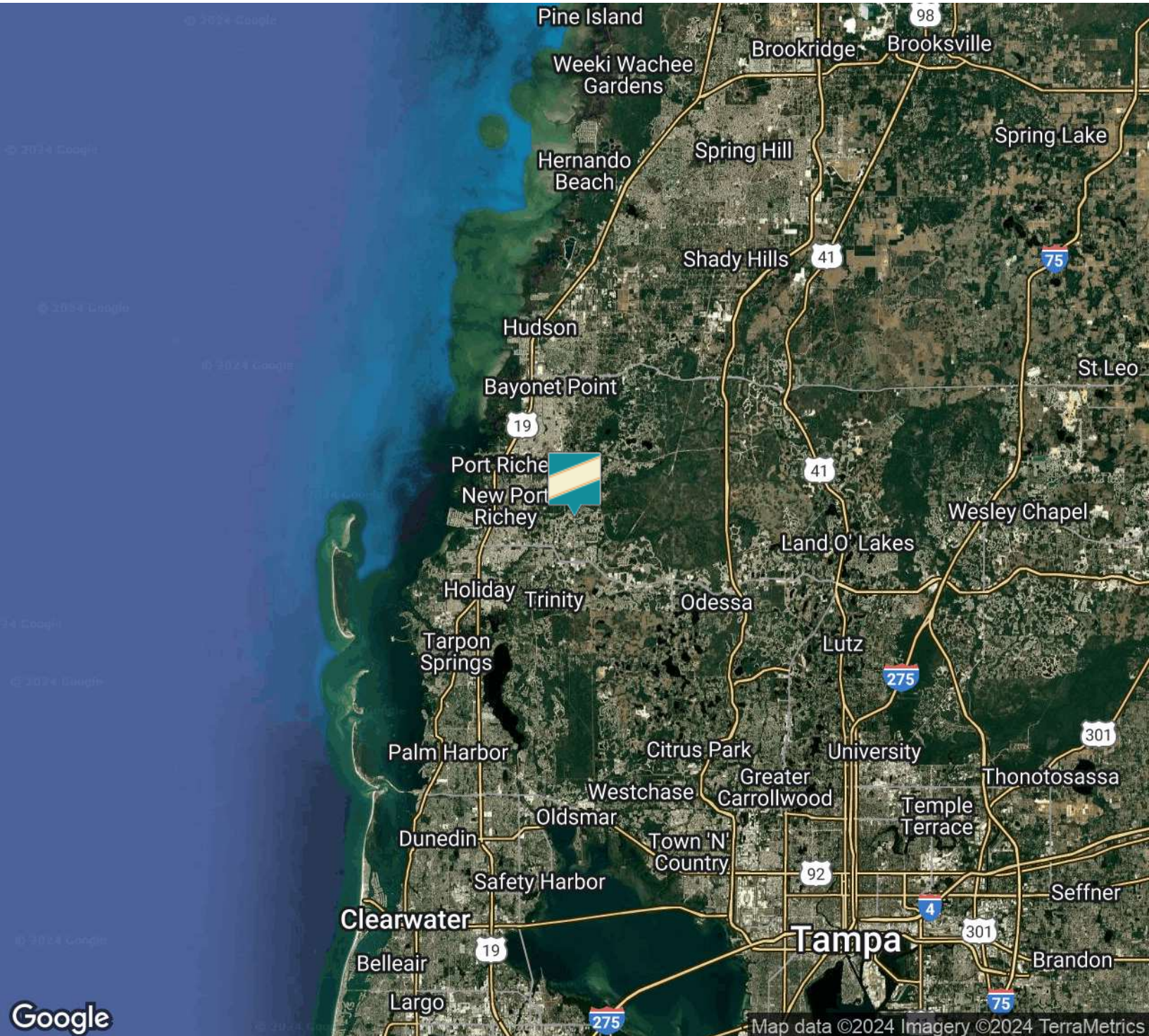
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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