

# Ground Lease Available

Little Road & Blueberry Drive | New Port Richey, FL 34654



## Property highlights

- Prime corner location at Blueberry Drive & Little Road
- Two contiguous parcels offering flexible leasing options
- Highly visible corner lot with strong frontage on Little Road
- Easy access to major surrounding roadways and nearby neighborhoods
- Flat, usable land ideal for a variety of commercial uses
- Excellent exposure to daily traffic counts along Little Road
- Surrounded by established residential and commercial development
- Ideal for neighborhood retail, office, or service-oriented users

## Get more information

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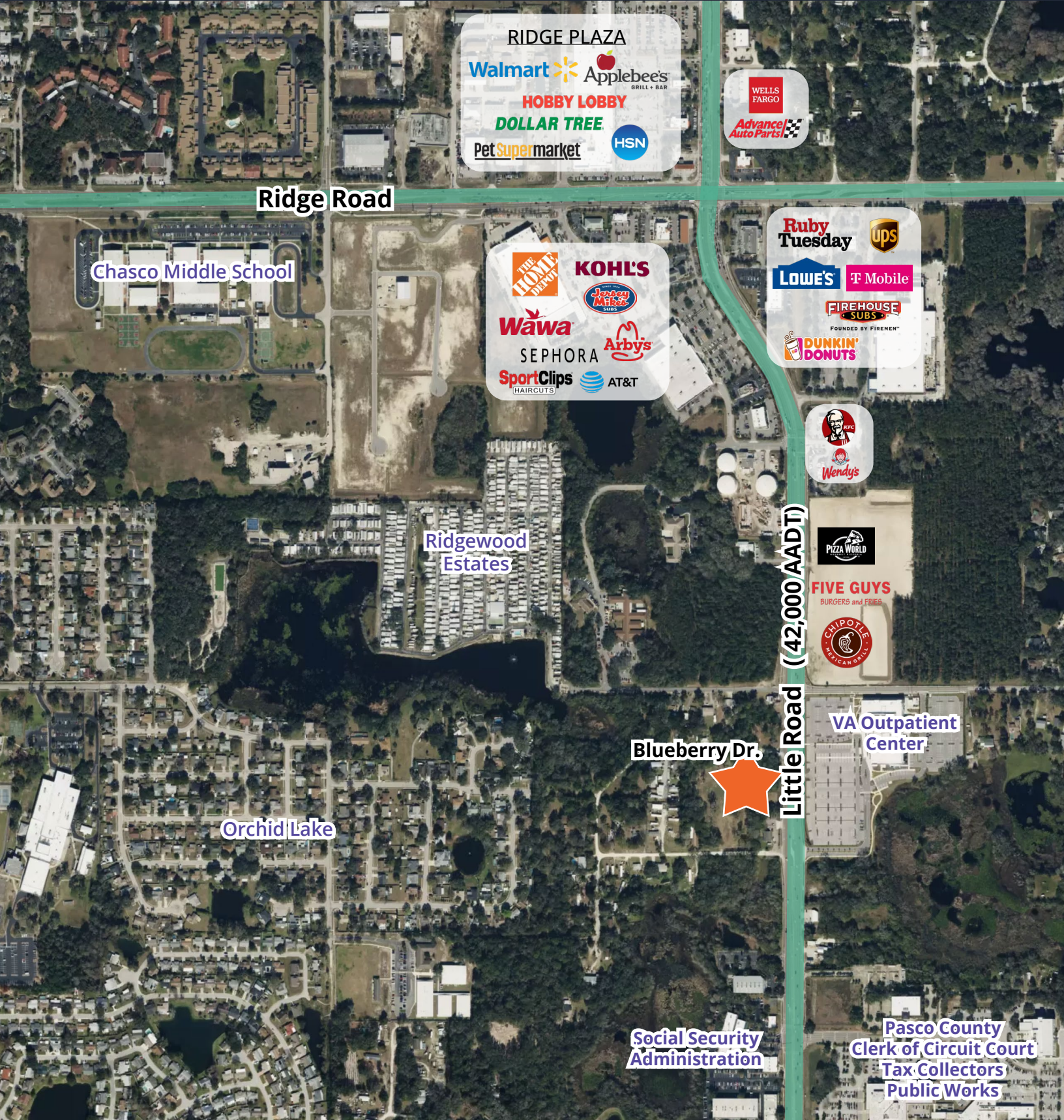
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# Aerial map

Little Road & Blueberry Drive  
New Port Richey, FL



RIDGE PLAZA

Walmart Applebee's  
HOBBY LOBBY  
DOLLAR TREE  
Pet Supermarket HSN

WELLS FARGO  
Advance Auto Parts

Ridge Road

Chasco Middle School

THE HOME DEPOT KOHL'S  
Jimmy John's  
Wawa SEPHORA Arby's  
SportClips HAIRCUTS AT&T

Ruby Tuesday ups  
LOWE'S T-Mobile  
FIREHOUSE SUBS  
DUNKIN' DONUTS

KFC  
Wendy's

Ridgewood Estates

PIZZA WORLD  
FIVE GUYS  
CHIPOTLE MEXICAN GRILL

Little Road (42,000 AADT)

Blueberry Dr.



Orchid Lake

VA Outpatient Center

Social Security Administration

Pasco County  
Clerk of Circuit Court  
Tax Collectors  
Public Works

# Photos

Little Road & Blueberry Drive  
New Port Richey, FL



# Demographics

Little Road & Blueberry Drive  
New Port Richey, FL



**Dense Residential Core:** Over 58,800 residents within 5 miles — a sizable population for retail, medical, and service-oriented businesses.



**Strong Daytime Population:** Nearly 102,000 daytime residents in the 5-mile ring, supporting weekday traffic for offices, clinics, and retail.



**Stable Housing Density:** More than 69,400 households in the 5-mile radius, with consistent density across the 3-mile ring.

	1 mi	3 mi	5 mi
<b>Population</b>			
Total Current Population	2,797	69,106	58,806
<b>Housing</b>			
Median Home Value	\$230,195	\$262,215	\$268,394
Renter-Occupied Units	435	11,271	24,969
Occupied Housing Units	1,156	29,357	69,446
<b>Income</b>			
Average Household Income	\$67,133	\$73,435	\$80,451
<b>Businesses</b>			
Total Businesses	130	3,333	7,423
Total Employees	754	21,949	43,021
<b>Education</b>			
Bachelor's Degree	231	5,579	15,319
Grad/Prof Degree	104	3,135	8,159

**If you would like additional information,  
please get in touch.**



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