

Little Road Landings

8216 Little Road, New Port Richey, FL 34654
Pasco County

TRICOR



HIGHLIGHTS

County: Pasco
Type: Retail

CONTACT

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- Multiple outparcels available with Drive Thru opportunities
- Ground Lease, Sale and BTS options
- Box, Junior Box and Shop Space Available For Lease
- Proposed signalized access at Ross Lane with strong traffic counts and retail synergy
- Located at Little Rd & Ridge Rd, two major corridors in New Port Richey with strong neighboring restaurant sales
- Located next to a brand new 114,000 SF VA Hospital with primary care services for veterans in Pasco, Hernando and Northern Pinellas.
- Adjacent to a new residential community with approximately 70 planned homes.

RETAILERS INCLUDE



DEMOGRAPHICS

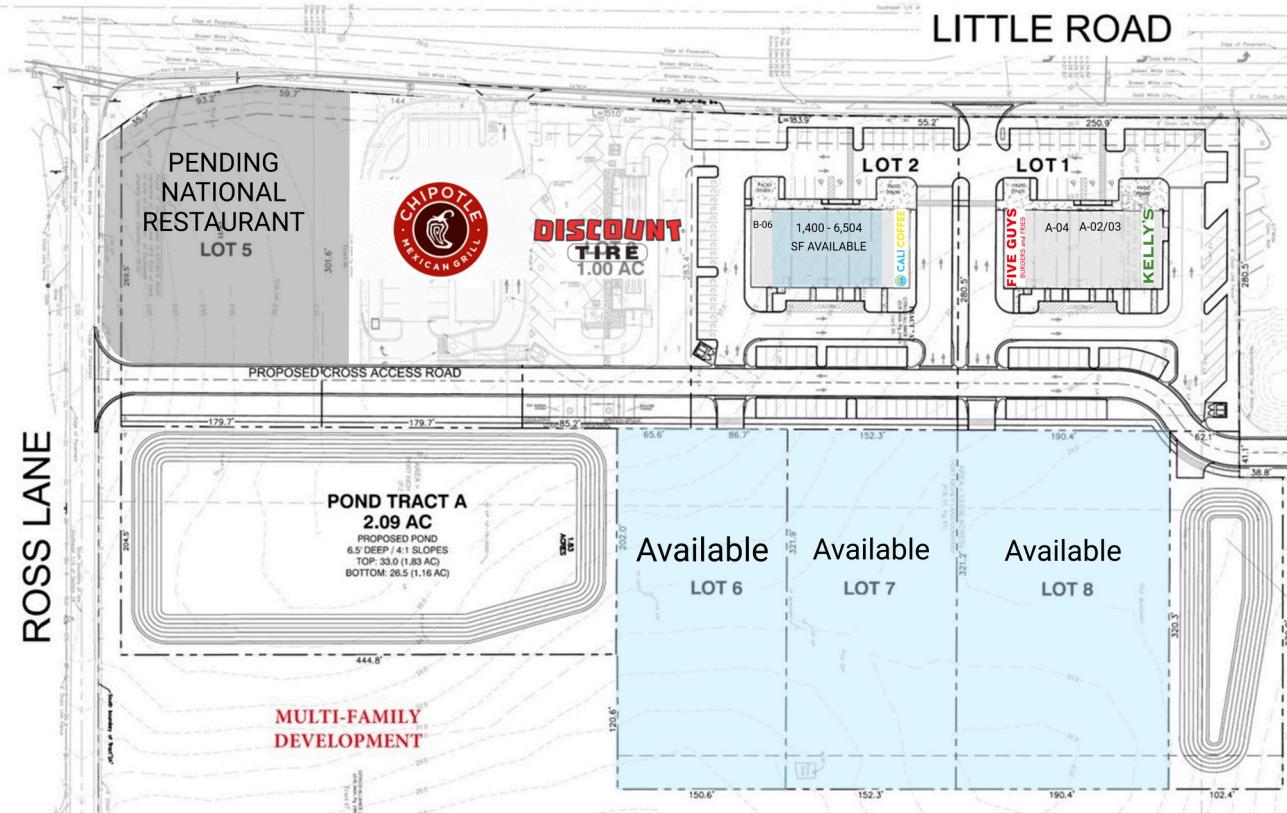
Population
Households
Average Household Income (\$)

| | 3-MILE | 5-MILE | 10-MILE |
|-------------------------------|---------------|---------------|----------------|
| Population | 72,672 | 159,290 | 314,228 |
| Households | 13,562 | 28,005 | 64,850 |
| Average Household Income (\$) | 62,495 | 69,725 | 76,333 |

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|---------|--------------------------------|----------|-------|---------------|----------|
| A-01 | Kelly's Roast Beef and Seafood | 3,500 SF | B-06 | LEASE PENDING | 1,850 SF |
| A-02/03 | Lit Smoke Shop | 2,800 SF | OP-03 | Discount Tire | 1.00 AC |
| A-04 | Pizza World | 1,263 SF | OP-04 | Chipolte | 1.00 AC |
| A-05 | Five Guys Burgers and Fries | 2,400 SF | OP-06 | Available | 1.08 AC |
| B-01 | CALI COFFEE | 1,610 SF | OP-07 | Available | 1.05 AC |
| B-02-05 | Available | 6,504 SF | OP-08 | Available | 1.21 AC |