



NEW PORT RICHEY, FLORIDA

Shoppes at Golden Acres

9736 -9910 Little Road, New Port Richey, Florida 34654

LAT: 28.298398 | **LONG:** -82.670125

GLA: 131,524 SQ. FT

TRAFFIC COUNTS: 41,000 DAILY



Prime Retail Location

- ▶ SE corner of Little Rd & Fox Hollow Dr
- ▶ Strong visibility along major retail corridor
- ▶ Signalized access with multiple entry points

Area Demographics

- ▶ 142,000+ residents within 5 miles
- ▶ \$78K average household income
- ▶ Dense surrounding residential base

Anchor Tenant

- ▶ Anchored by Publix and Michaels and future Salon Suite
- ▶ Strong daily needs shopping destination

NOW LEASING!



Wendy Krepak / SENIOR ASSOCIATE
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SHOPPES AT GOLDN ACRES

New Port Richey, FL



National & Regional Key Tenants



ArchWell
HEALTH

Agte
financial

Publix
FOOD & PHARMACY

Michael's

LA MANSION
MEXICAN GRILL & CANTINA

keke's
BREAKFAST CAFE

2025 Demographics

	1-Mile	3-Mile	5-Mile
Population	7,790	74,000	142,967
Households	3,175	31,401	63,105
Average HH Income	\$76K	\$75K	\$78K
Median Age	43	44	47
Daytime Employment	1,910	21,236	36,764
Traffic Counts	41,000 Cars Daily		

Residential Growth

- ▶ Established and growing Pasco County market
- ▶ Continued suburban expansion in trade area
- ▶ Strong demand from nearby neighborhoods

Area Traffic Drivers

- ▶ Little Road regional north-south corridor
- ▶ Close to Trinity and surrounding retail hubs
- ▶ Surrounded by schools, medical & residential uses

Tenant Mix

- ▶ Mix of national & local tenants
- ▶ Includes dining, medical & service uses
- ▶ Strong restaurant traffic generators include Keke's, Little Greek, La Mansion Mexican Grill, Tasty Ramen, The Creamery, Rye Street Deli, Just Smash

For leasing information and availability contact:

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WOOLBRIGHT DEVELOPMENT, INC.

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