

FOR SALE

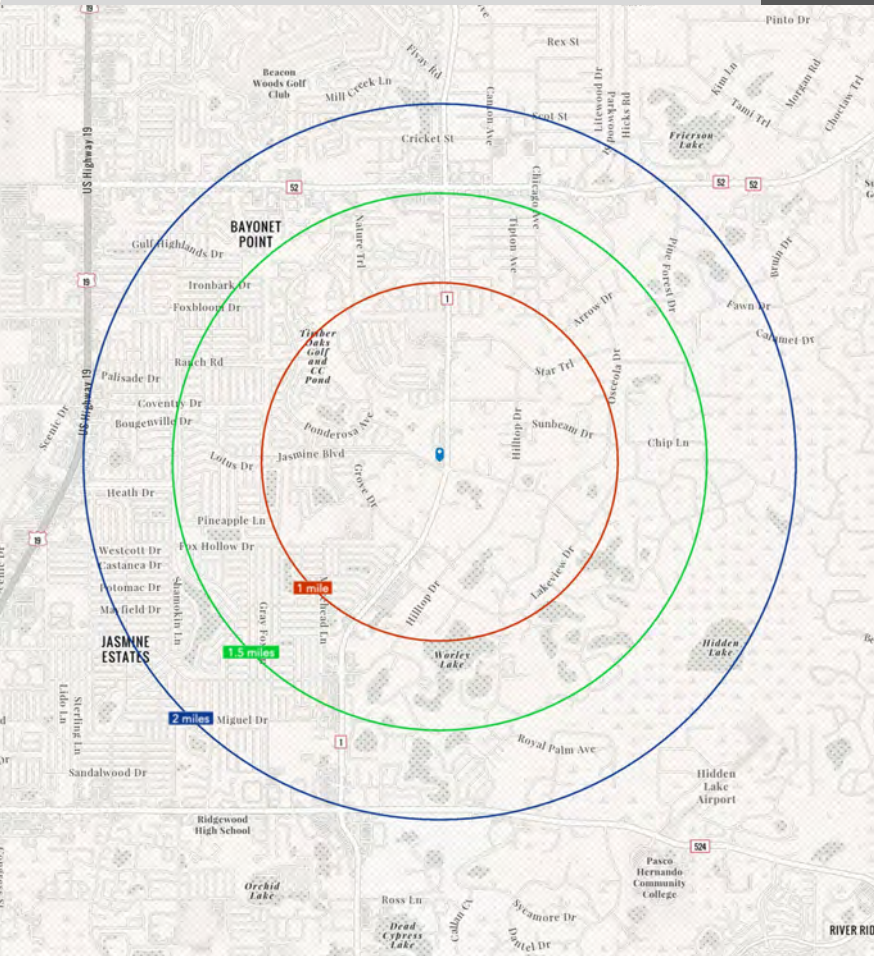


NEW PORT RICHEY, FL
Former *Walgreens* #5131

± 2.34 AC | ± 15.1 SF | C-1 | \$2.05MM

10401 LITTLE RD





Property Overview

- **Offering Price.** \$2,050,000
- **Delivery.** ‘As-Is’, Vacant (FF&E not included)
- **Property.** ± 2.34 AC
- **Building.** ±15,120 + DT
- **Signage.** Pylon w/ electronic reader + building
- **Yr Built.** 2001
- **HVAC Replacement.** 2016 - [Permit](#)
- **Parking.** ± 78 spaces
- **APN.** 14-25-16-0020-00000-0012 [Parcel Info](#)
- **Access.** RI/RO on Little Rd; FI/FO on Jasmine Blvd
- **Intersection.** Jasmine Blvd and Little Rd (±50K VPD)
- **Zoning.**
 - Improved parcel: C-1, Pasco County – [Permitted Uses](#)
 - Retention parcel: E-R, Pasco County - [Permitted Uses](#)
- **Deed Restriction.** Pharmacy

Location Overview

- **Growing Area.** Located in fast-growing Pasco County on Little Rd, ~1.5 miles south of 52
- **High Traffic Intersection.** ±50K VPD at intersection
- **Nearby.** ~0.7 mi from Schrader Elementary School & Bayonet Point Middle School.

‘25 Estimates	1 Mile	1.5 Mile	2 Miles
Population	5,787	18,029	34,682
Households	2,602	7,663	14,438
Avg. HH Inc.	\$69,082	\$58,941	\$58,176
Jasmine Blvd – Daily Traffic Count Estimate	~6,100 VPD		
Little Rd – Daily Traffic Count Estimate	~43,611 VPD		



retention parcel

Jasmine Blvd – 6,100 VPD

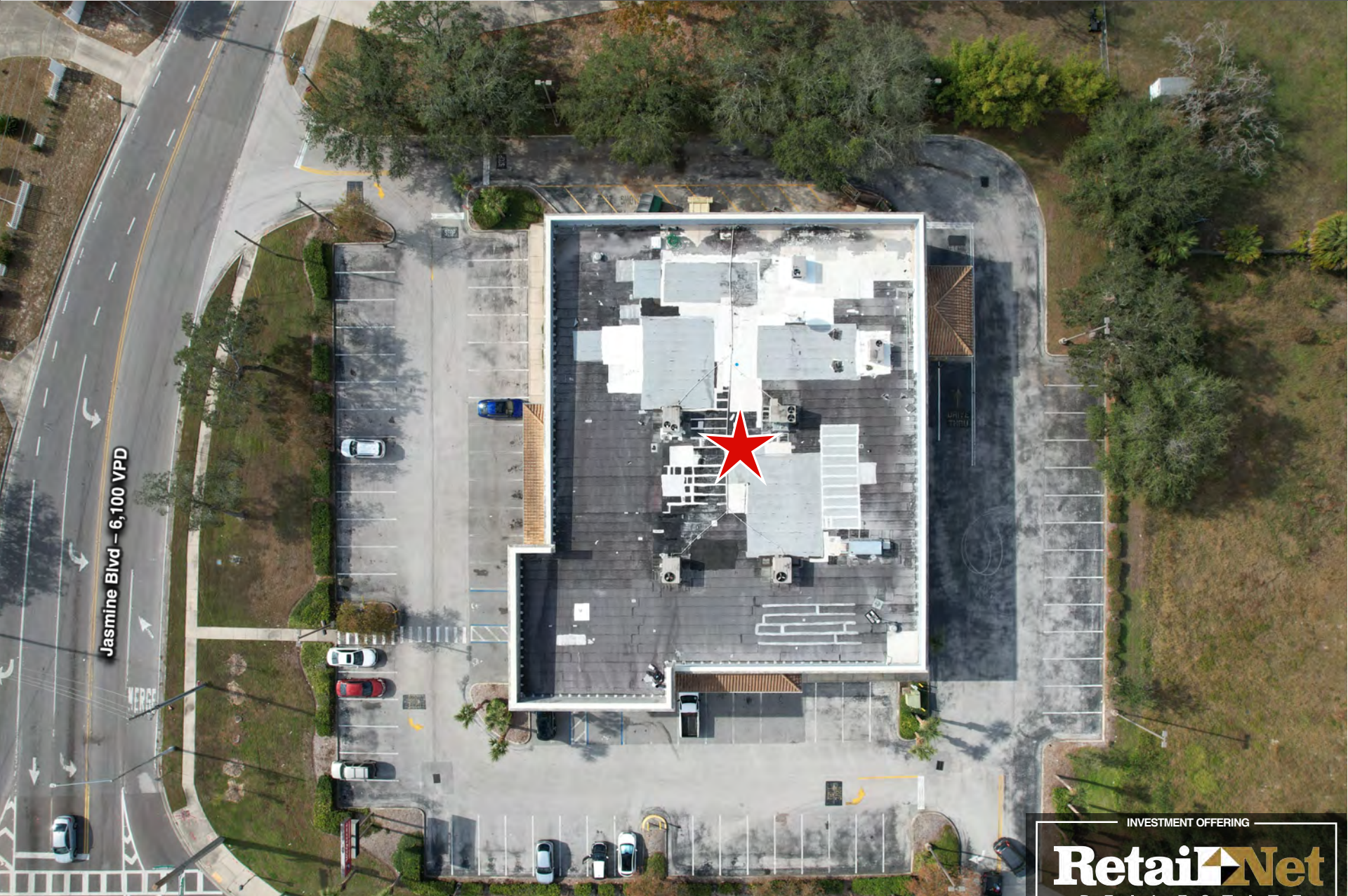
Little Rd – 43,611 VPD

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new port richey, fl

10401 LITTLE RD



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Jasmine Blvd - 6,100 VPD

Little Rd - 43,611 VPD

retention parcel

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TERMS

OFFERING PRICE \$2,050,000

DELIVERY Vacant (FF&E not included)

TERMS 'As-Is', No Financing Contingency

DEED RESTRICTION Pharmacy

OFFERS EVALUATED AS RECEIVED

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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