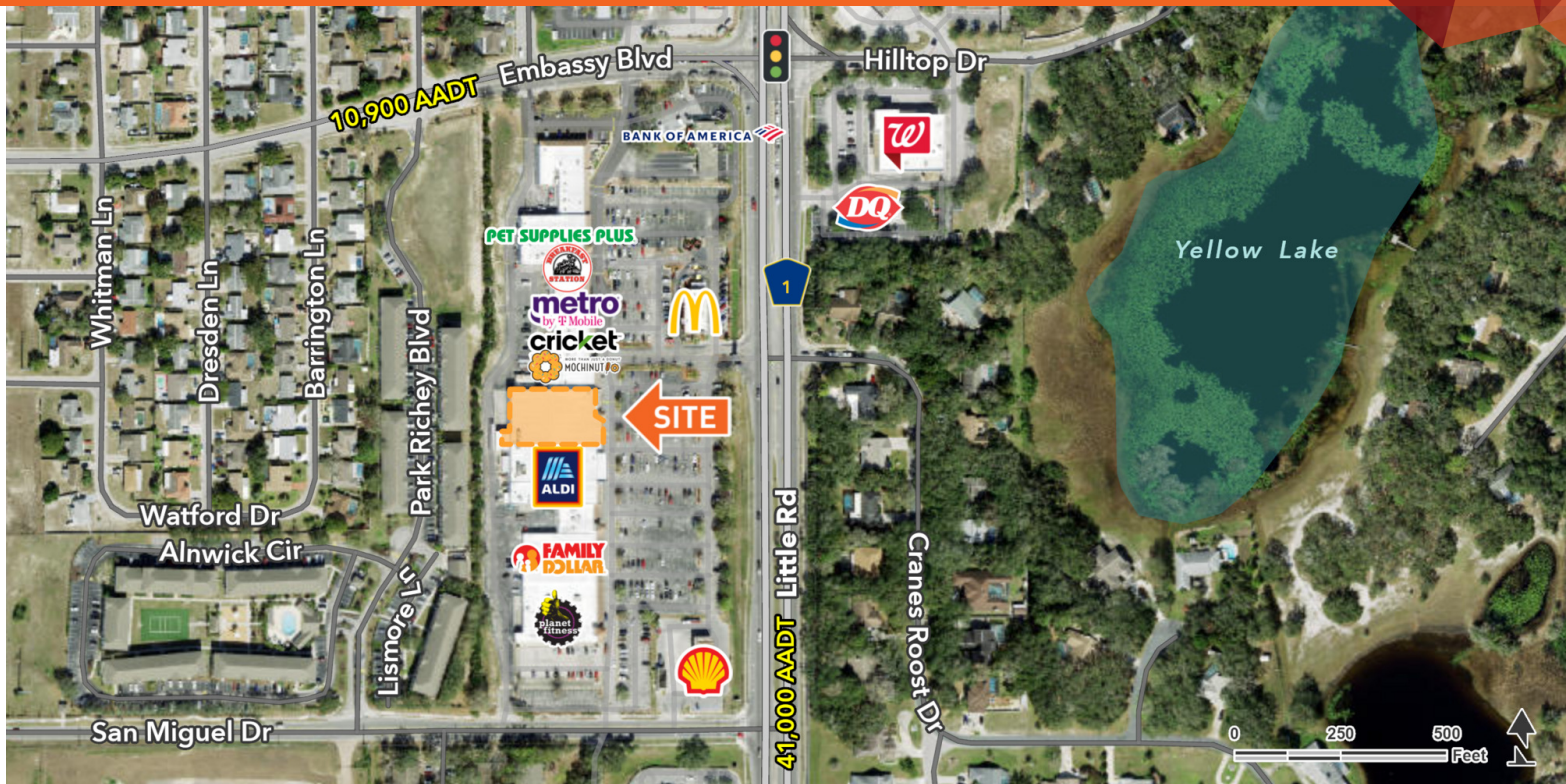


ALDI EXCESS SPACE - REGENCY SQUARE

9109 LITTLE ROAD, NEW PORT RICHEY, FL 34654

FOR SUBLEASE

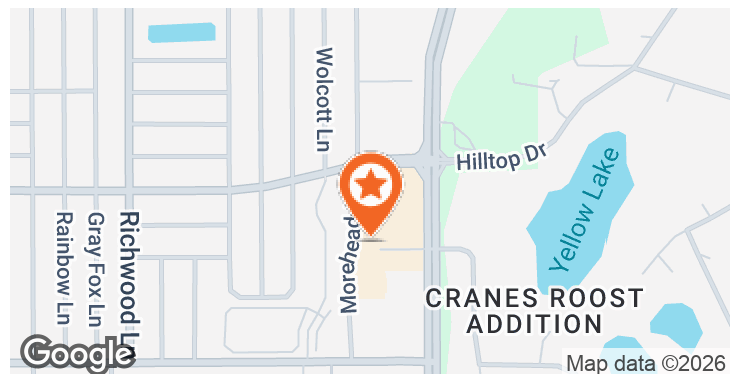


LOCATION DESCRIPTION

New Port Richey, Pasco County, Florida

PROPERTY HIGHLIGHTS

- 19,009 SF Available
- 104' frontage 175' depth 19' ceiling height
- One of the major north-south thoroughfares in Pasco County
- Cotenants include: Aldi, Family Dollar, Bank of America, Planet Fitness, Cricket Wireless, Metro by T-Mobile, and McDonalds
- Nearby Retailers include: Walmart Neighborhood Market, Lowe's, Kohl's, Hobby Lobby, Pet Supermarket, and Publix
- Nearby parks and natural areas, popular outdoor spaces for hiking and water activities
- Traffic Count (AADT): Little Road - 41,000 and Embassy Blvd - 10,900



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,997	67,201	140,680
Daytime Population	9,840	67,219	138,693
Total Households	4,420	29,242	62,917
Average HH Income	\$66,509	\$68,284	\$75,796



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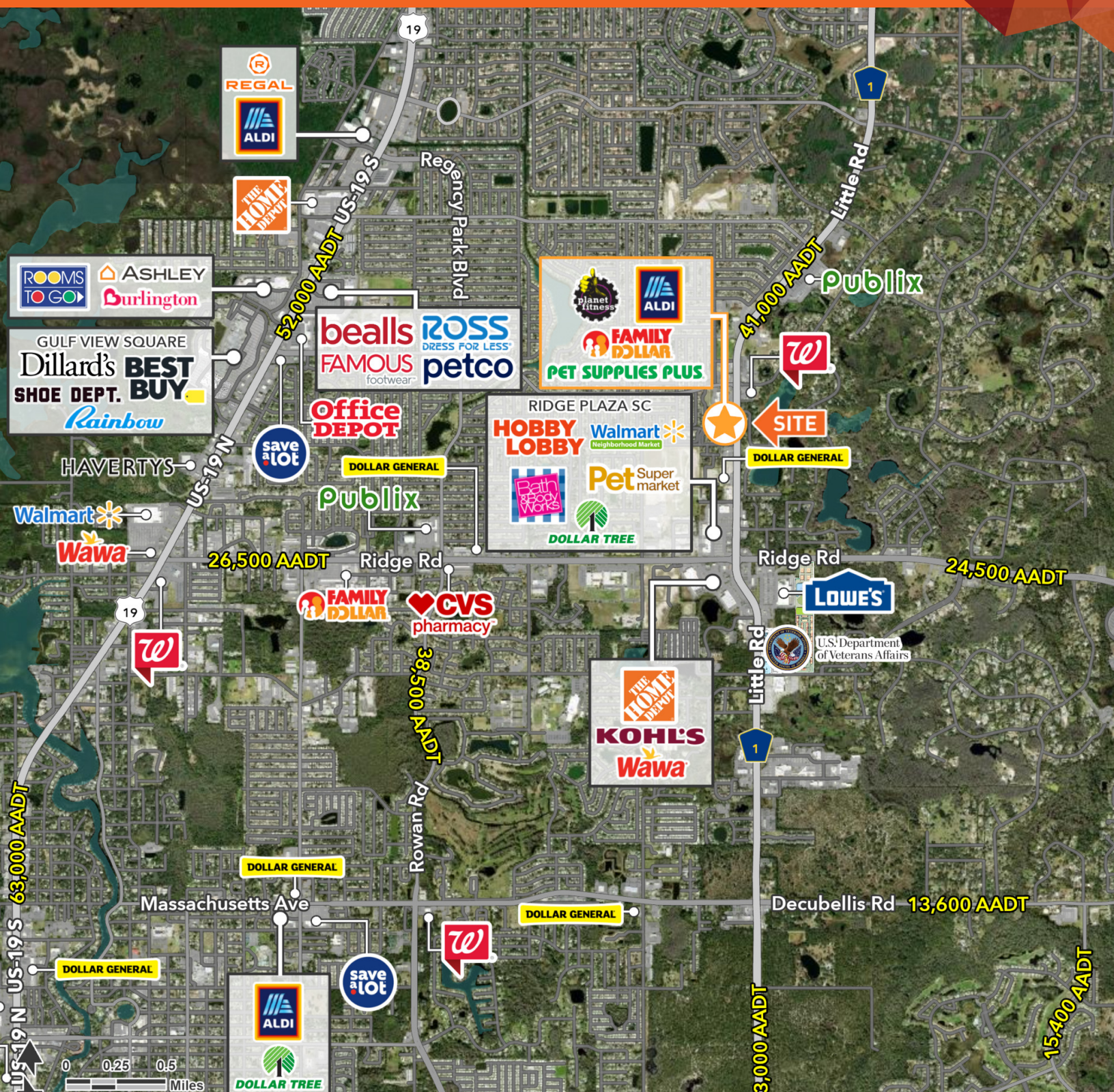
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