

# 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 114,00 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

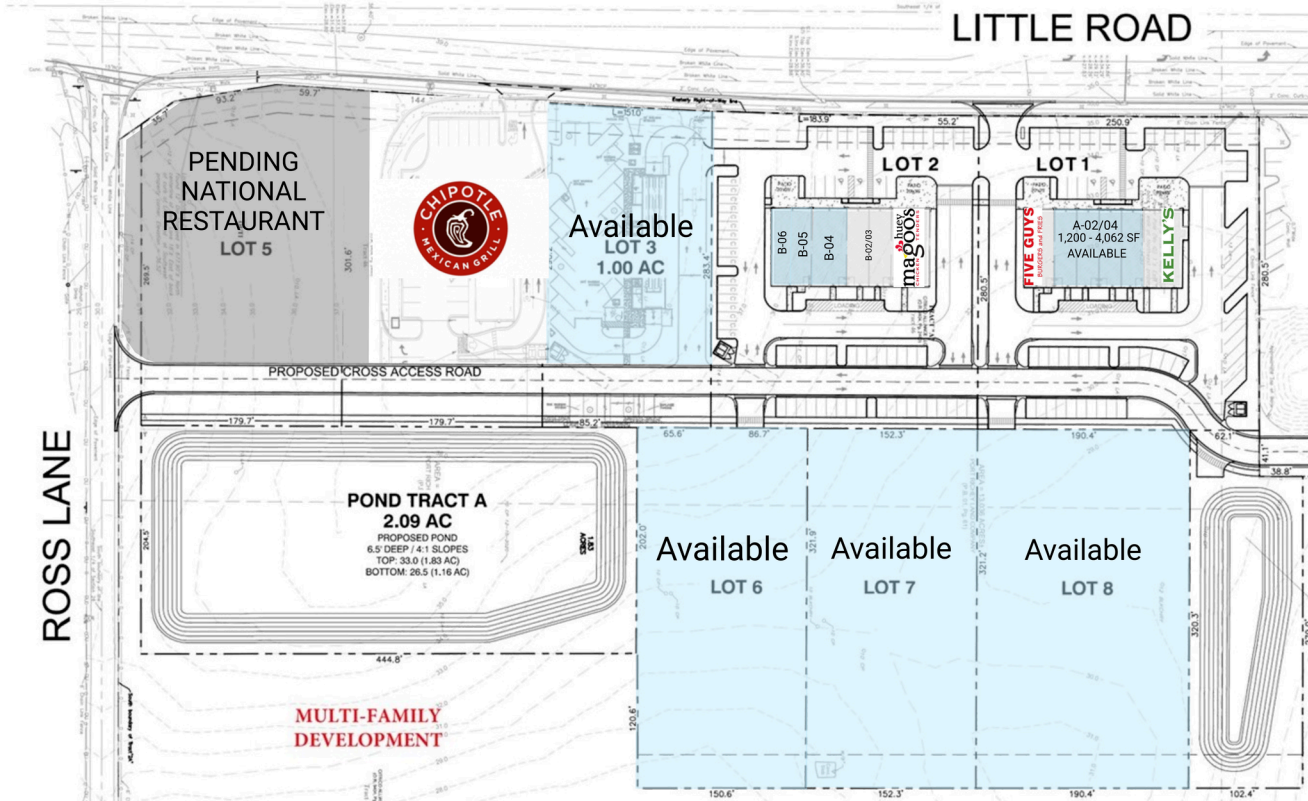


## DEMOGRAPHICS

	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
A-02/04	Available	4,063 SF
A-05	Five Guys Burgers and Fries	2,400 SF
B-01	Huey Magoo's	2,400 SF
B-02/03	Lit Smoke Shop	2,800 SF
B-04	Available	1,363 SF
B-05	Available	1,050 SF

B-06	Available	2,350 SF
OP-03	Available	1.00 AC
OP-04	Chipolte	1.00 AC
OP-06	Available	1.08 AC
OP-07	Available	1.05 AC
OP-08	Available	1.21 AC