



Office Building For Lease

Pad Ready Site on Little Rd

**5087 Little Rd, New Port Richey, FL 34655**

**For More Information:**

813-254-6756 | EXT 27

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)





Pad Ready Site on Little Rd

**5087 Little Rd, New Port Richey, FL 34655**

Executive Summary



**OFFERING SUMMARY**

<b>Sale Price:</b>	Negotiable per owner
<b>Price / SF:</b>	-
<b>Lot Size:</b>	81,829 SF
<b>Year Built:</b>	2024
<b>Building Size:</b>	9,340 SF
<b>Zoning:</b>	C2
<b>Market:</b>	Tampa-St Petersburg- Clearwater
<b>Traffic Count:</b>	40,000

**PROPERTY OVERVIEW**

This high visibility 9,340 SF Little Rd Retail / Medical building is under construction and ready and available for leasing. The building will feature up to 3 suites (2,500 SF, 3,324 SF, 3,516 SF) which can be combined for larger use requirements. The site currently has 56 parking spaces in place (approx 6 per 1,000), well in excess of the Pasco requirement of 5 per 1,000 SF for medical. The site lends itself to many other retail professional users for those who wish to capitalize off the visibility and access as well as high profile exposure just south of the Publix shopping center and adjacent to Baycare, Prestige Dermatology and Monticciolo Dentistry, boasting a traffic count of 40,000 VPD.

Suites shall be delivered in cold dark shell condition but owner will consider build to suit for qualified tenants.

**LOCATION OVERVIEW**

Located in the New Port Richey area east of US 19 and north of State Road 54 with close proximity to the Suncoast, offering easy access to all surrounding areas.





Pad Ready Site on Little Rd

**5087 Little Rd, New Port Richey, FL 34655**

Additional Photos



**Bay Street Commercial** | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

3

**For More Information:**

813-254-6756 | EXT 27

Property Webpage: [www.properties.baystreetcommercial.com/520581-sale](http://www.properties.baystreetcommercial.com/520581-sale)

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)

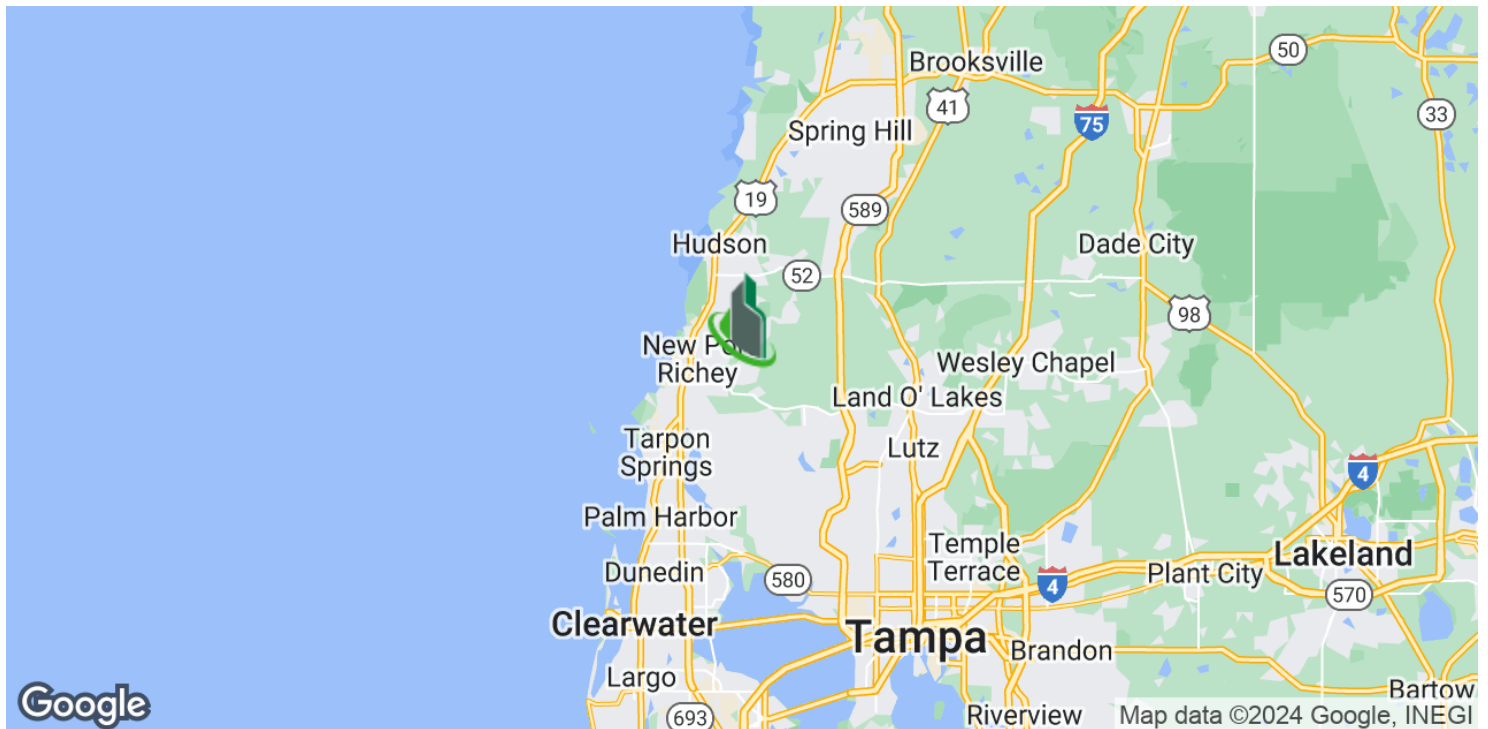
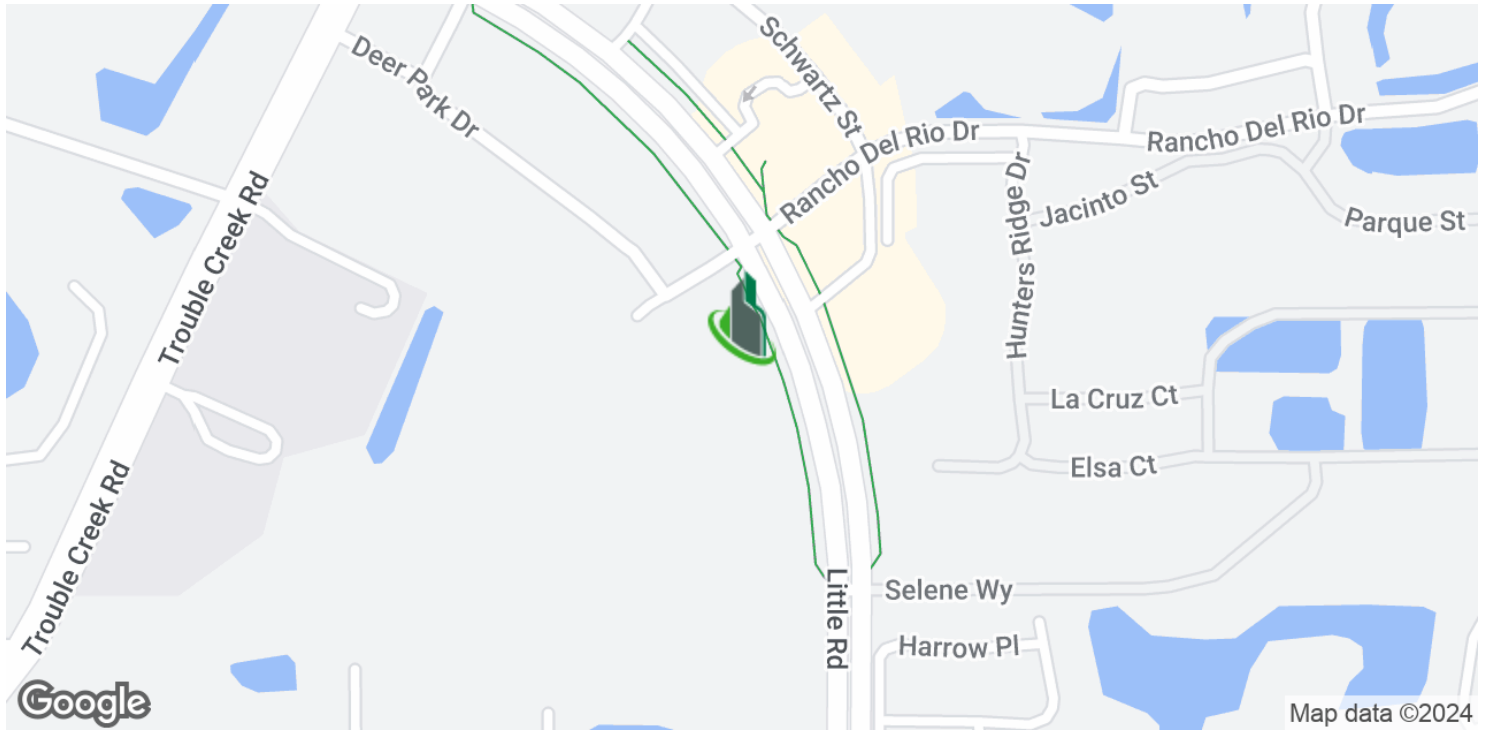




Pad Ready Site on Little Rd

# 5087 Little Rd, New Port Richey, FL 34655

Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

4

For More Information:

813-254-6756 | EXT 27

Property Webpage: [www.properties.baystreetcommercial.com/520581-sale](http://www.properties.baystreetcommercial.com/520581-sale)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)



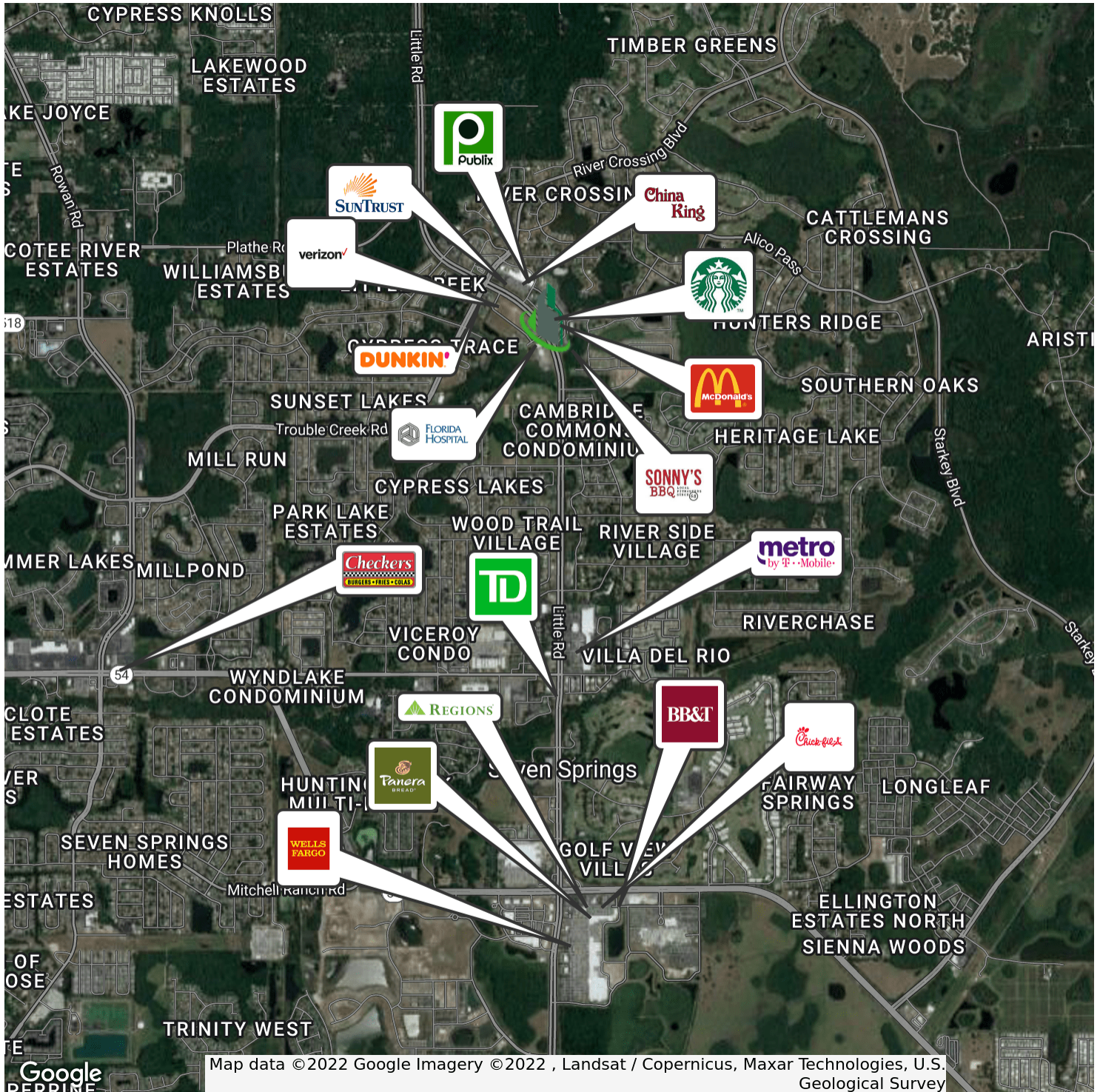




## Pad Ready Site on Little Rd

# 5087 Little Rd, New Port Richey, FL 34655

### Retailer Map



#### For More Information:

813-254-6756 | EXT 27

Property Webpage: [www.properties.baystreetcommercial.com/520581-sale](http://www.properties.baystreetcommercial.com/520581-sale)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)

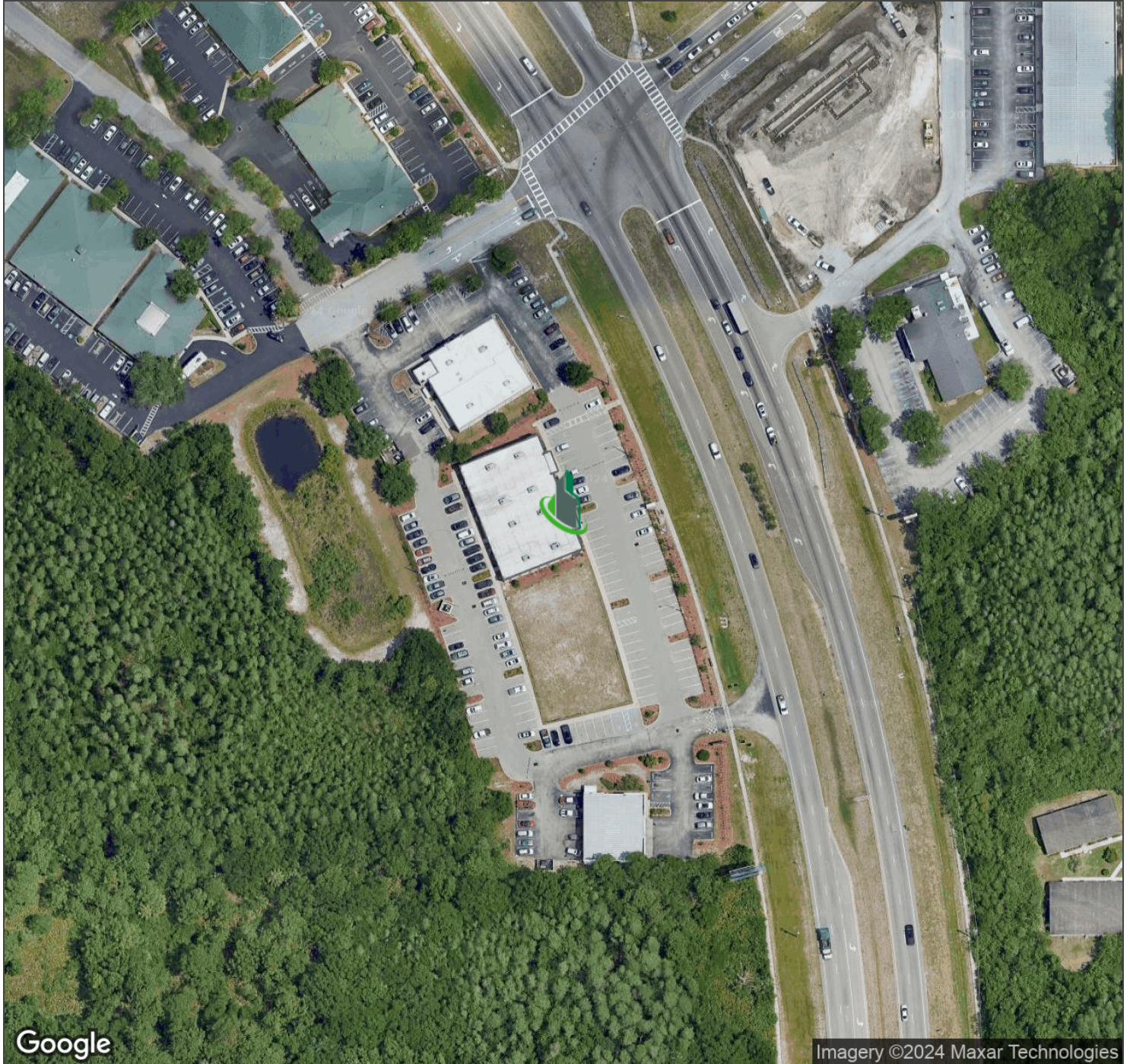




Pad Ready Site on Little Rd

**5087 Little Rd, New Port Richey, FL 34655**

Aerial Map



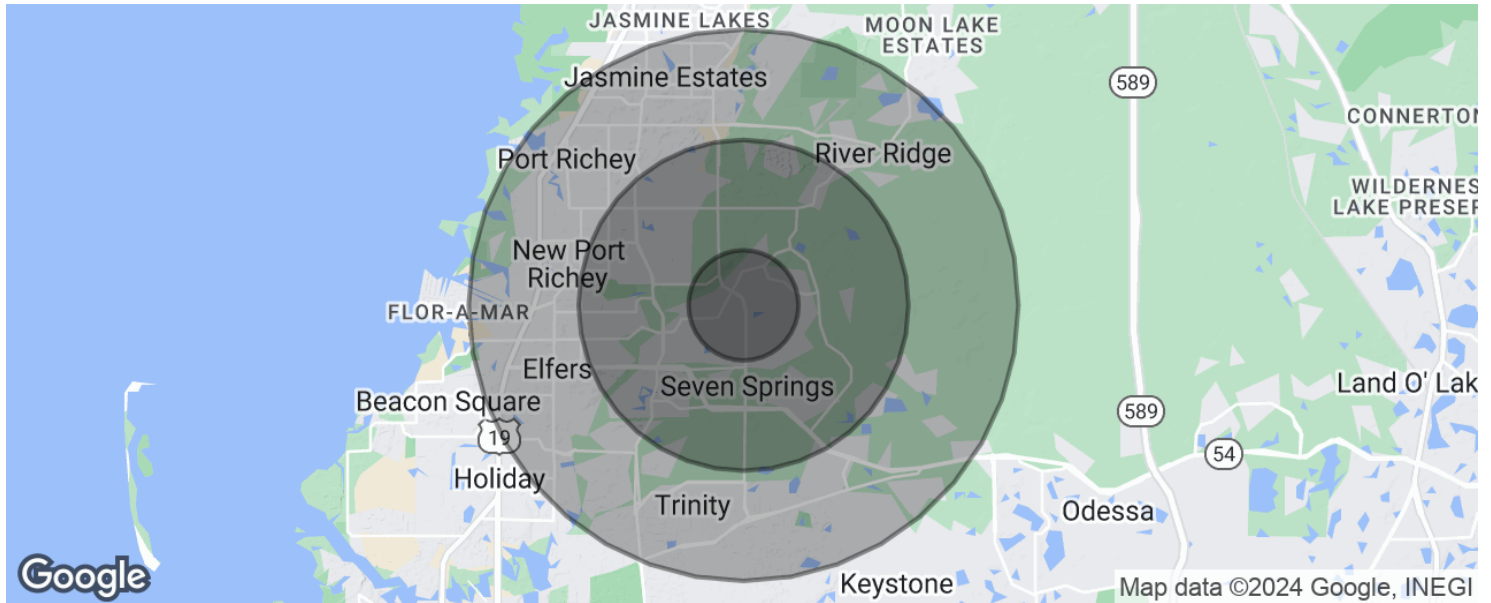




## Pad Ready Site on Little Rd

# 5087 Little Rd, New Port Richey, FL 34655

### Demographics Map & Report



#### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,689	50,822	131,688
Median age	50.9	48.0	44.5
Median age (Male)	50.5	46.3	42.8
Median age (Female)	50.7	49.3	45.7

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,391	21,896	55,615
# of persons per HH	2.3	2.3	2.4
Average HH income	\$57,000	\$55,937	\$54,615
Average house value	\$195,447	\$208,076	\$206,294

#### RACE

	1 MILE	3 MILES	5 MILES
% White	94.4%	92.7%	92.7%
% Black	0.8%	1.7%	2.2%
% Asian	2.7%	2.4%	2.0%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.4%	0.2%	0.2%
% Other	0.9%	1.5%	1.3%

#### For More Information:

813-254-6756 | EXT 27

Property Webpage: [www.properties.baystreetcommercial.com/520581-sale](http://www.properties.baystreetcommercial.com/520581-sale)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

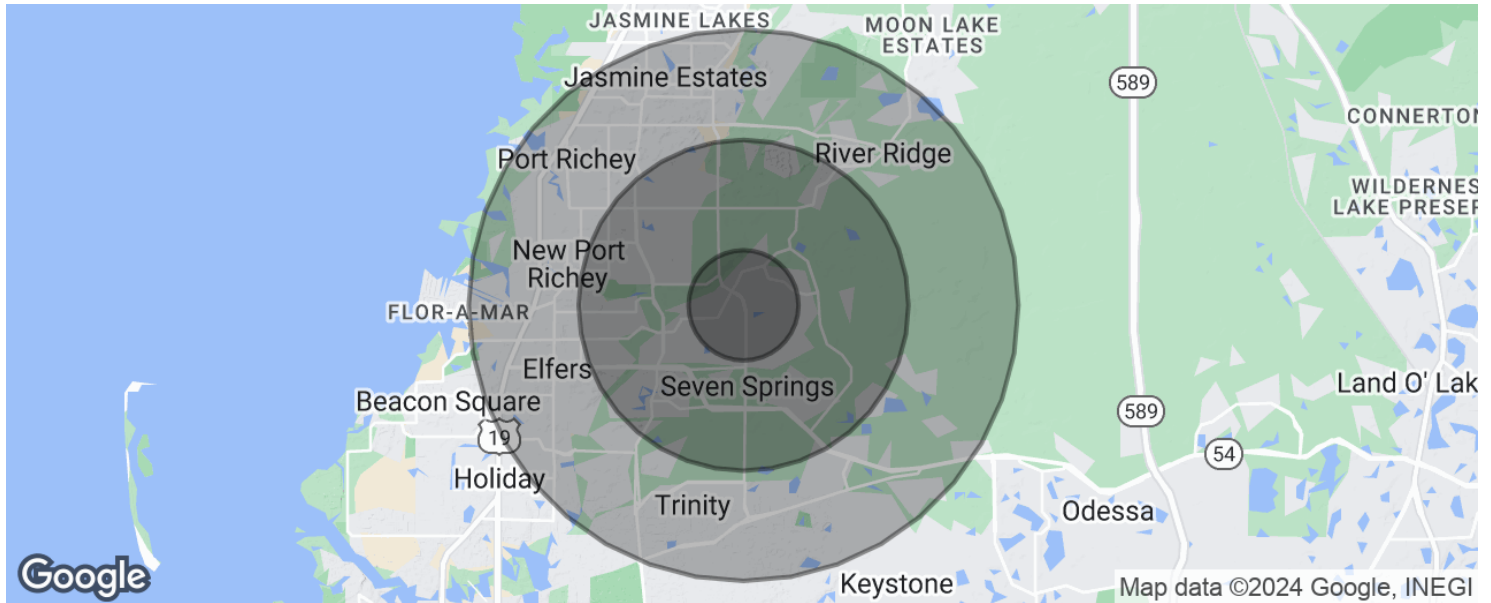
Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)



Pad Ready Site on Little Rd

**5087 Little Rd, New Port Richey, FL 34655**

Demographics Map & Report



*\* Demographic data derived from 2020 ACS - US Census*





Pad Ready Site on Little Rd

5087 Little Rd, New Port Richey, FL 34655

Site Plan

