



Office Building For Lease

New Little Rd Medical Suites

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

**For More Information:**

813-254-6756 | EXT 27

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





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Additional Photos



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

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

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### Executive Summary



#### OFFERING SUMMARY

Available SF:	9,340 SF
Lease Rate:	Negotiable
Lot Size:	81,829 SF
Year Built:	2024
Building Size:	9,340 SF
Zoning:	C2
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	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.

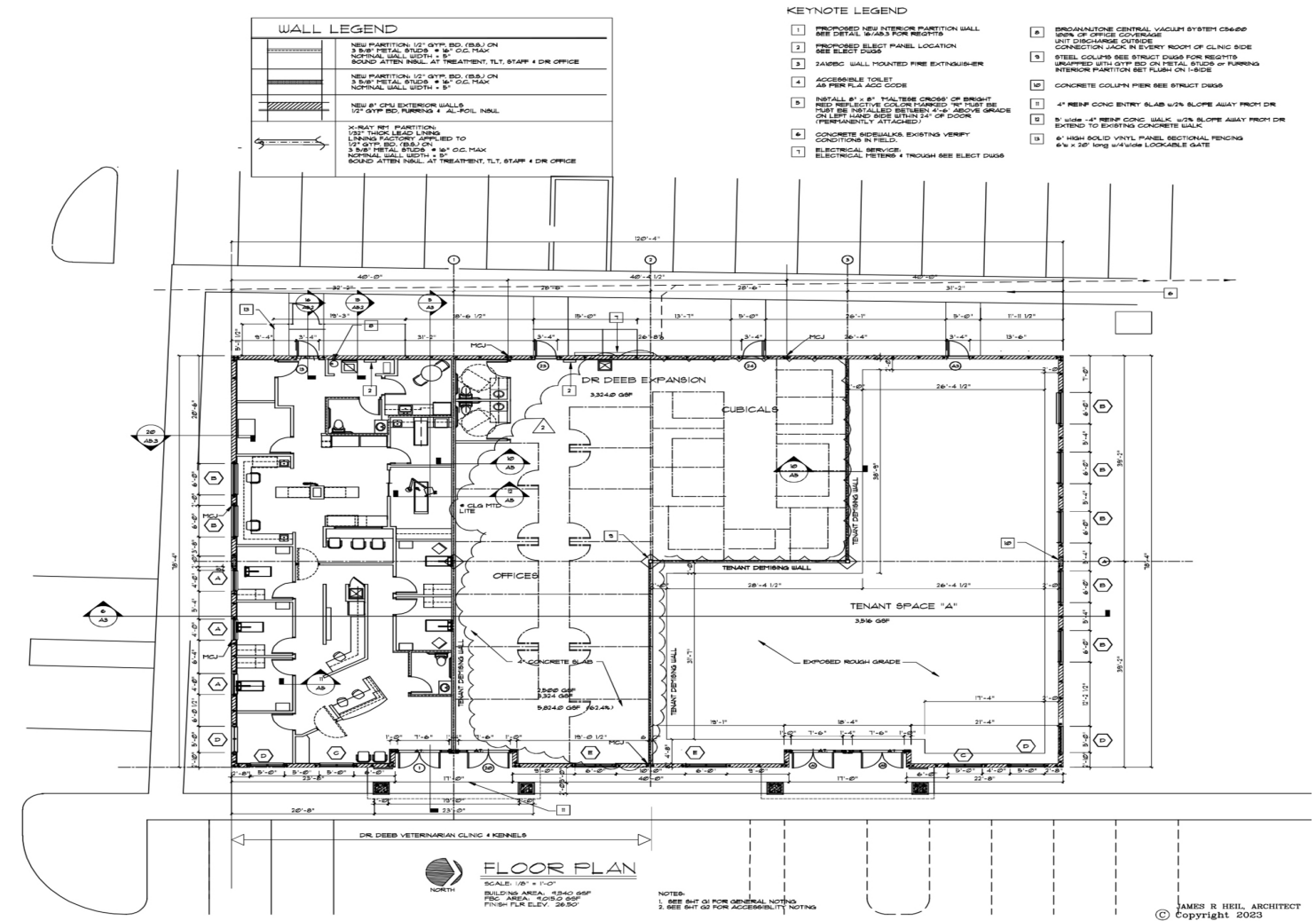




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### Floor Plan



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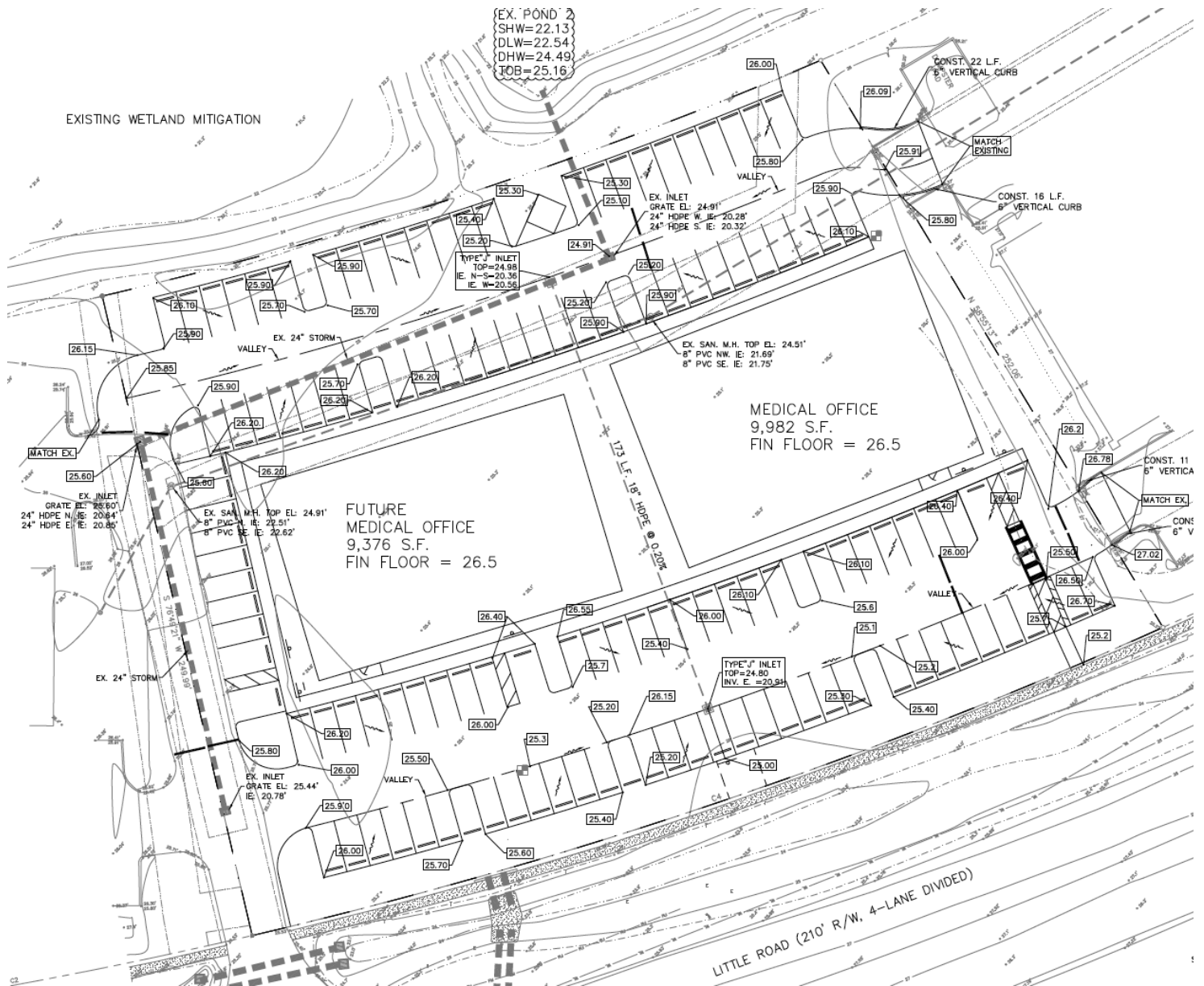




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### Site Plan



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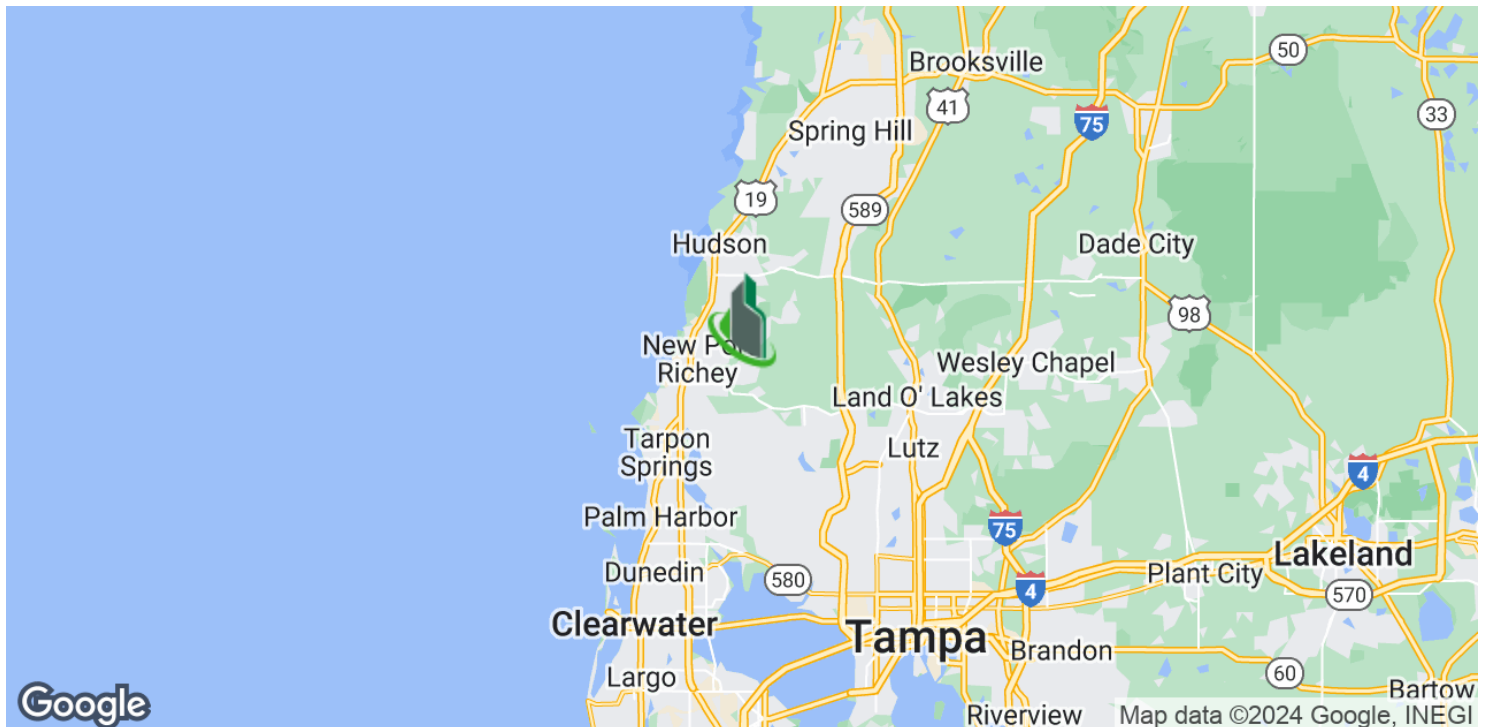
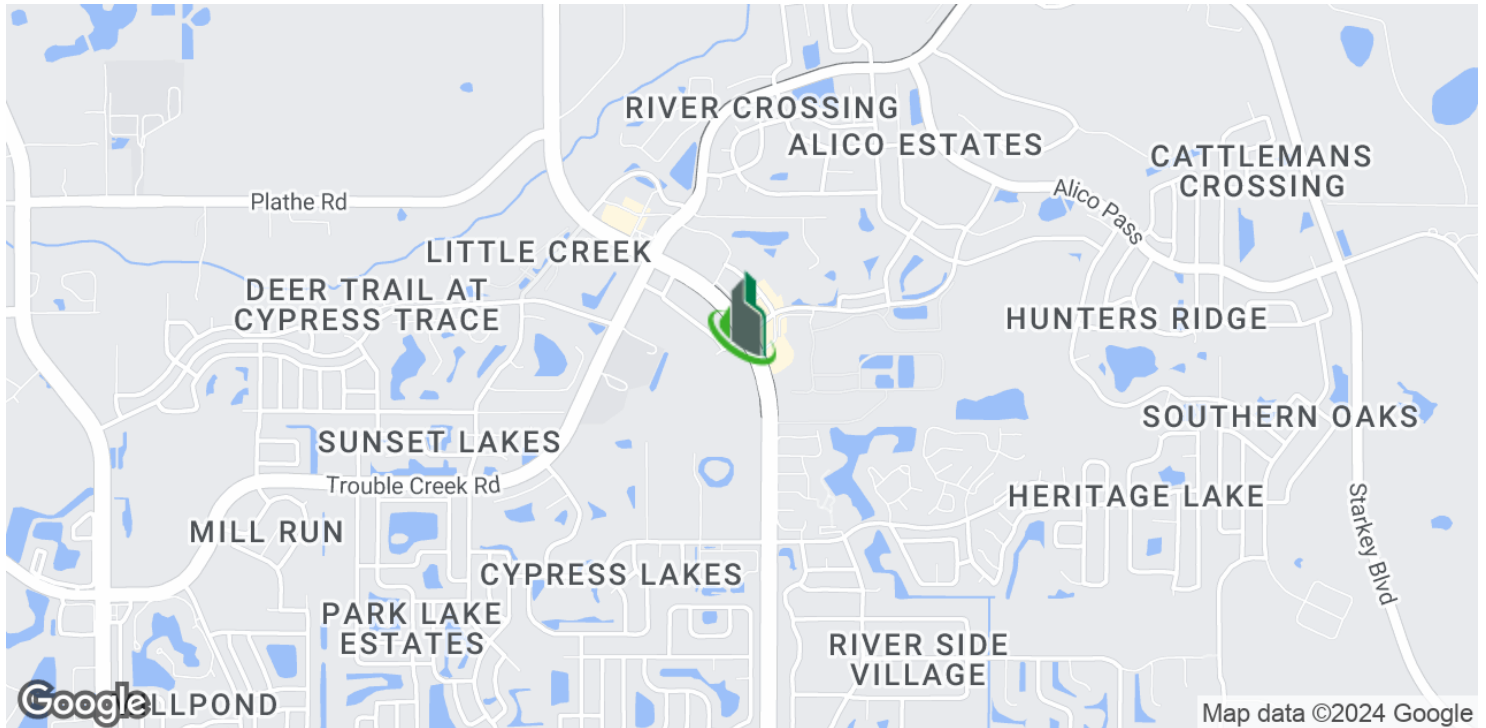
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Location Maps



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### Retailer Map



Map data ©2023 Google Imagery ©2023 , Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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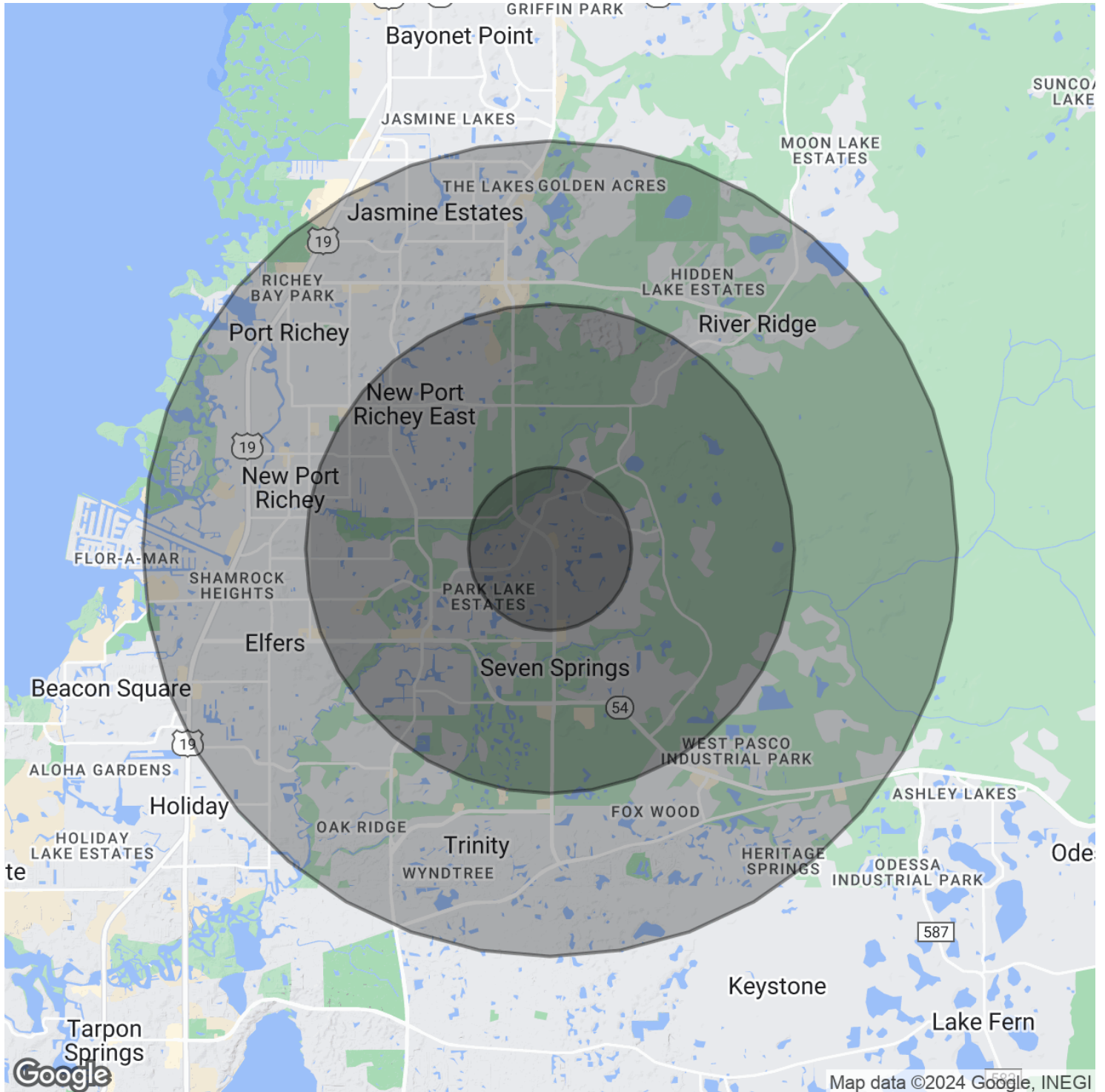




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Demographics Map & Report



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### 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

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	4.2%	6.5%	7.9%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	7,255	47,121	122,112
% White	94.4%	92.7%	92.7%
Total Population - Black	59	888	2,875
% Black	0.8%	1.7%	2.2%
Total Population - Asian	210	1,202	2,641
% Asian	2.7%	2.4%	2.0%
Total Population - Hawaiian	0	10	96
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	33	79	278
% American Indian	0.4%	0.2%	0.2%
Total Population - Other	69	766	1,738
% Other	0.9%	1.5%	1.3%

#### TRAFFIC COUNTS

Little Rd & Trouble Creek Rd	40,000/day
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*\* Demographic data derived from 2020 ACS - US Census*

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