



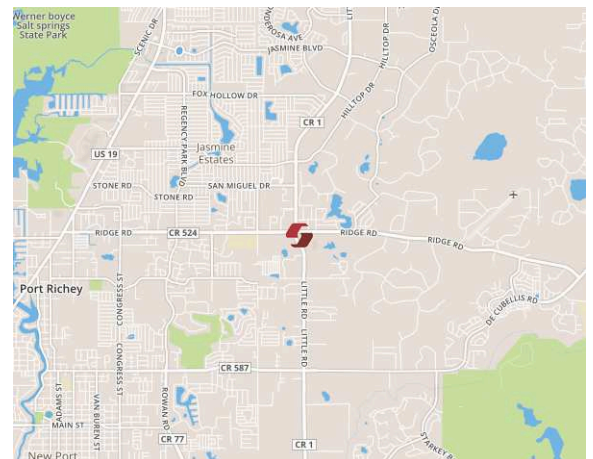
Overview

- Located at the SE corner of Little Road and Ridge Road in New Port Richey, Florida
- 11,200 SF building with a drive thru on a 1.64 AC parcel
- Direct access to the neighboring strip center, whose tenants include Dunkin' Donuts, Firehouse Subs, The UPS Store, and more
- Access to Lowe's Home Improvement and across the street is The Home Depot, Kohl's, Hobby Lobby, and Walmart Neighborhood Market
- Join this great mix of tenants in this busy retail corridor, call for more information today!

Demos

3 Miles 5 Miles 7 Miles

Population	64,397	141,871	209,564
Households	27,539	62,491	91,447
Avg Household Income	\$48,975	\$52,156	\$54,819

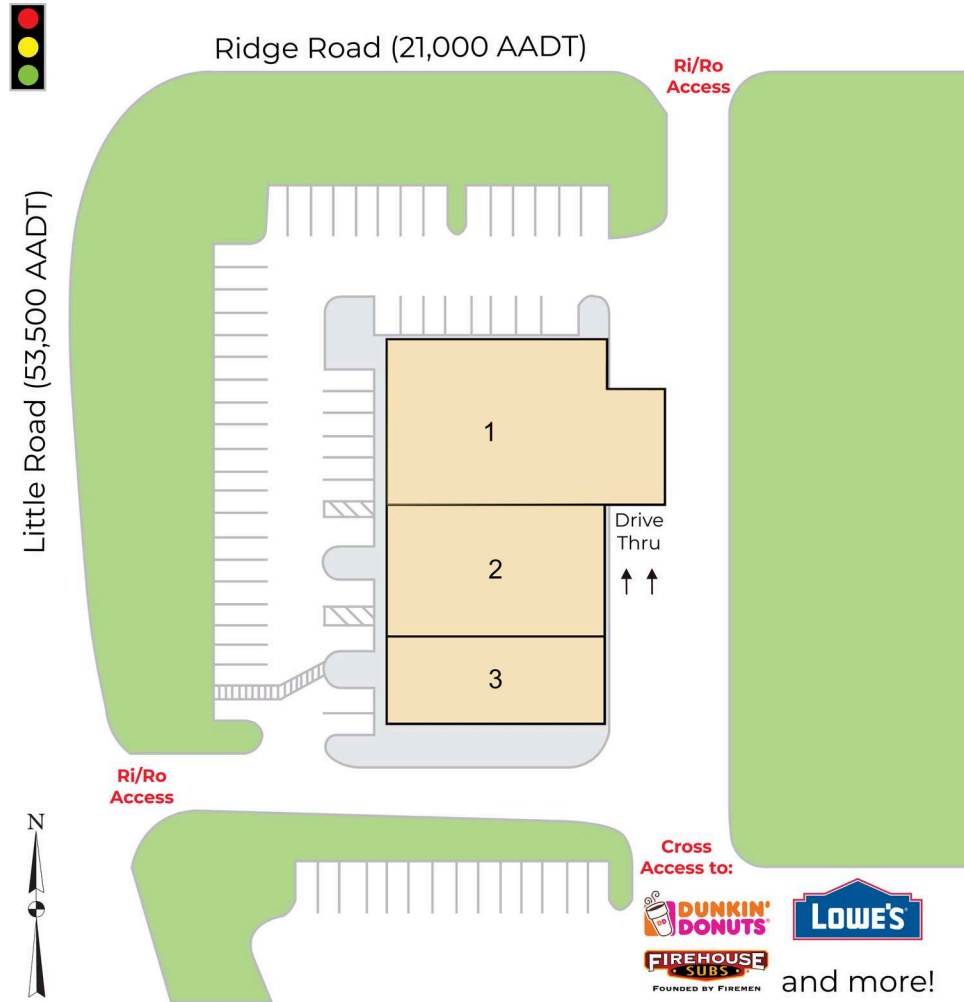


Leasing Contact

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Traffic Counts (AADT)

Ridge Road 21,000
 Little Road 53,000



1	Available	4,250	2	Available	4,720	3	Available	2,230
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