



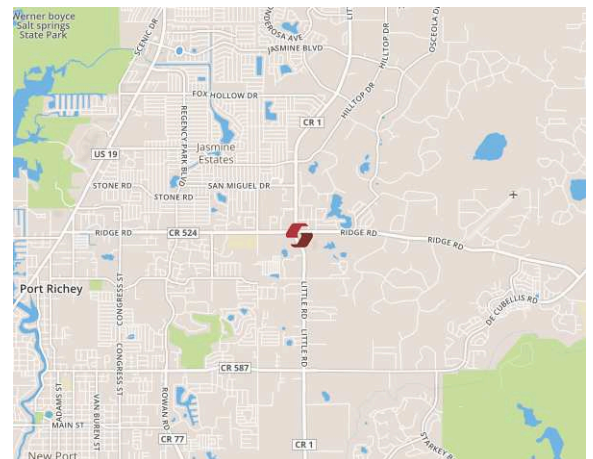
## Overview

- 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	64,153	142,471	212,024
Households	27,439	62,769	92,553
Avg Household Income	\$52,663	\$55,107	\$57,924

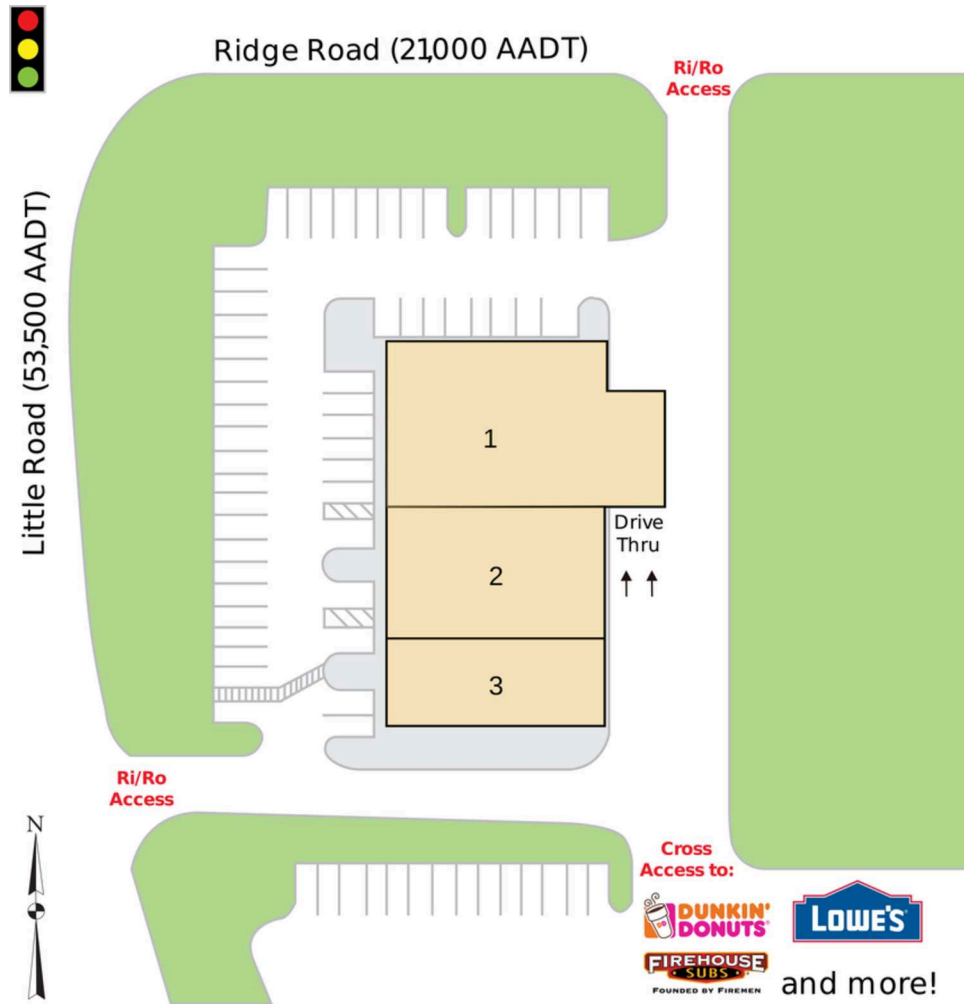


## Leasing Contact

Jessica Moreno  
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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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