

STREETSIDE AT LITTLE RIDGE - EAST

8344 - 8406 Little Rd
New Port Richey, FL 34654



PROPERTY HIGHLIGHTS:

- Located on the east side of Little Rd just South of Ridge Rd, 3 miles East of US Hwy 19 N
- Property is adjacent to BB&T Bank, in front of Lowe's and across the street from Home Depot and Kohl's – high retail traffic volume area
- Multiple access points on Little Rd and through Lowe's parking lot
- Join T-Mobile, Dunkin', and Firehouse Subs
- Parking ratio: 7.1 per 1,000 SF
- Shopping center total GLA: 14,000 SF (MOL)



KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	6,848	69,144	157,945
2025 Estimated Households	2,790	29,331	69,449
INCOME			
2025 Estimated Avg HH Income	\$65,401	\$73,410	\$79,239
AGE			
Median Age	42	44	47
DAYTIME DEMOS			
Number of Businesses	549	3,285	7,314
Number of Employees	4,788	22,013	42,404
Total Daytime Population	7,641	47,216	101,526
TRAFFIC COUNTS			
Little Rd (N/S)	41,000 AADT		
Ridge Rd (E/W)	26,500 AADT		

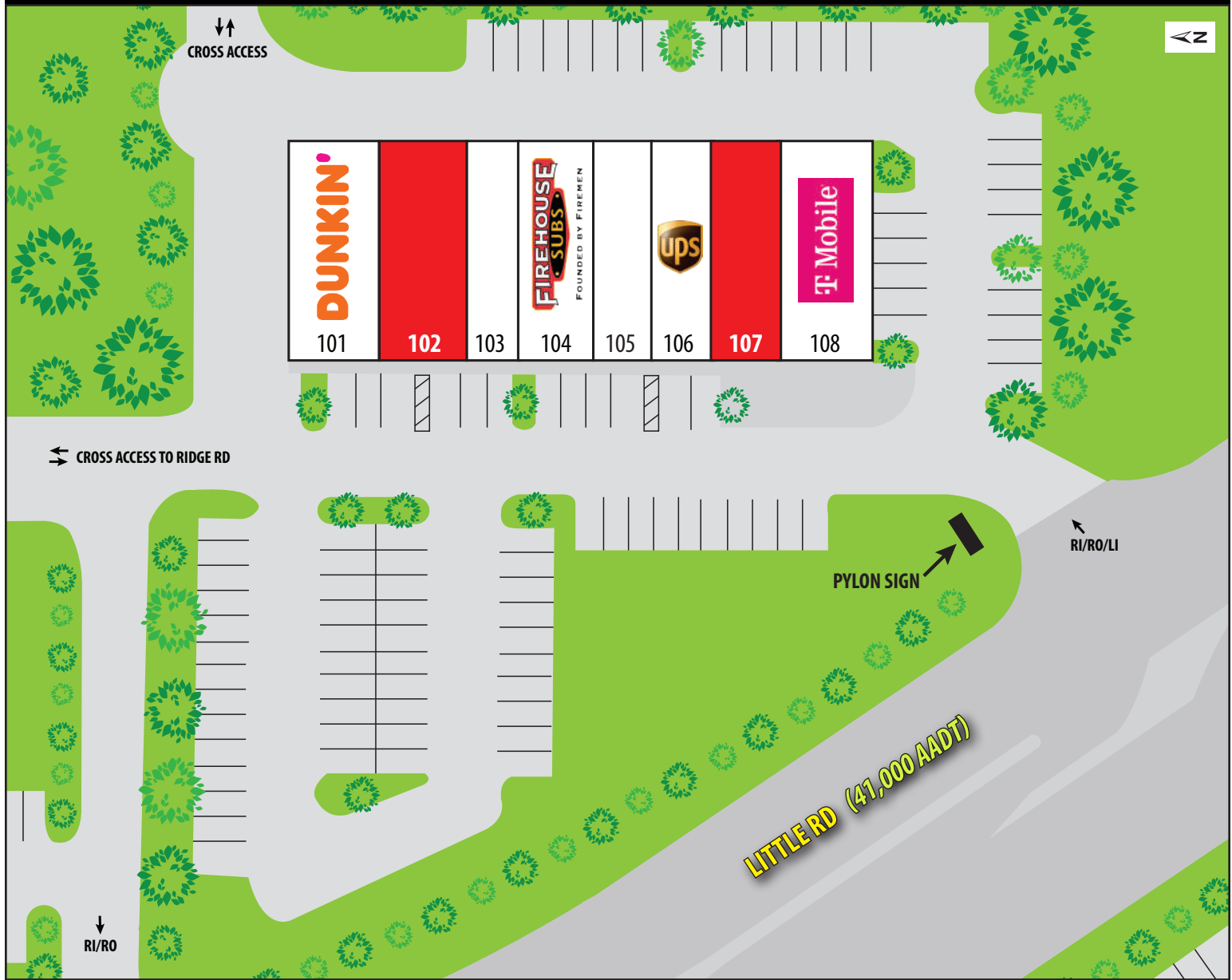


8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
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FOR LEASING INFORMATION:
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UNIT	TENANT	SF
8406 (101)	Dunkin'	2,450
8404 (102)	AVAILABLE	1,950
8402 (103)	Couture Nail Lounge	1,200
8352 (104)	Firehouse Subs	1,600

UNIT	TENANT	SF
8350 (105)	Anna Therapeutic Spa	1,200
8348 (106)	UPS	1,400
8346 (107)	AVAILABLE	1,750
8344 (108)	T-Mobile	2,450

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