

GROUND LEASE AVAILABLE

Little Road & Blueberry Drive | New Port Richey, FL 34654



Property highlights

- Prime corner location at Blueberry Drive & Little Road
- Two contiguous parcels offering flexible leasing options
- Highly visible corner lot with strong frontage on Little Road
- Easy access to major surrounding roadways and nearby neighborhoods
- Flat, usable land ideal for a variety of commercial uses
- Excellent exposure to daily traffic counts along Little Road
- Surrounded by established residential and commercial development
- Ideal for neighborhood retail, office, or service-oriented users

Get more information

Nick Mastro (*Lead broker*)

Senior Associate

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Nick Robinson

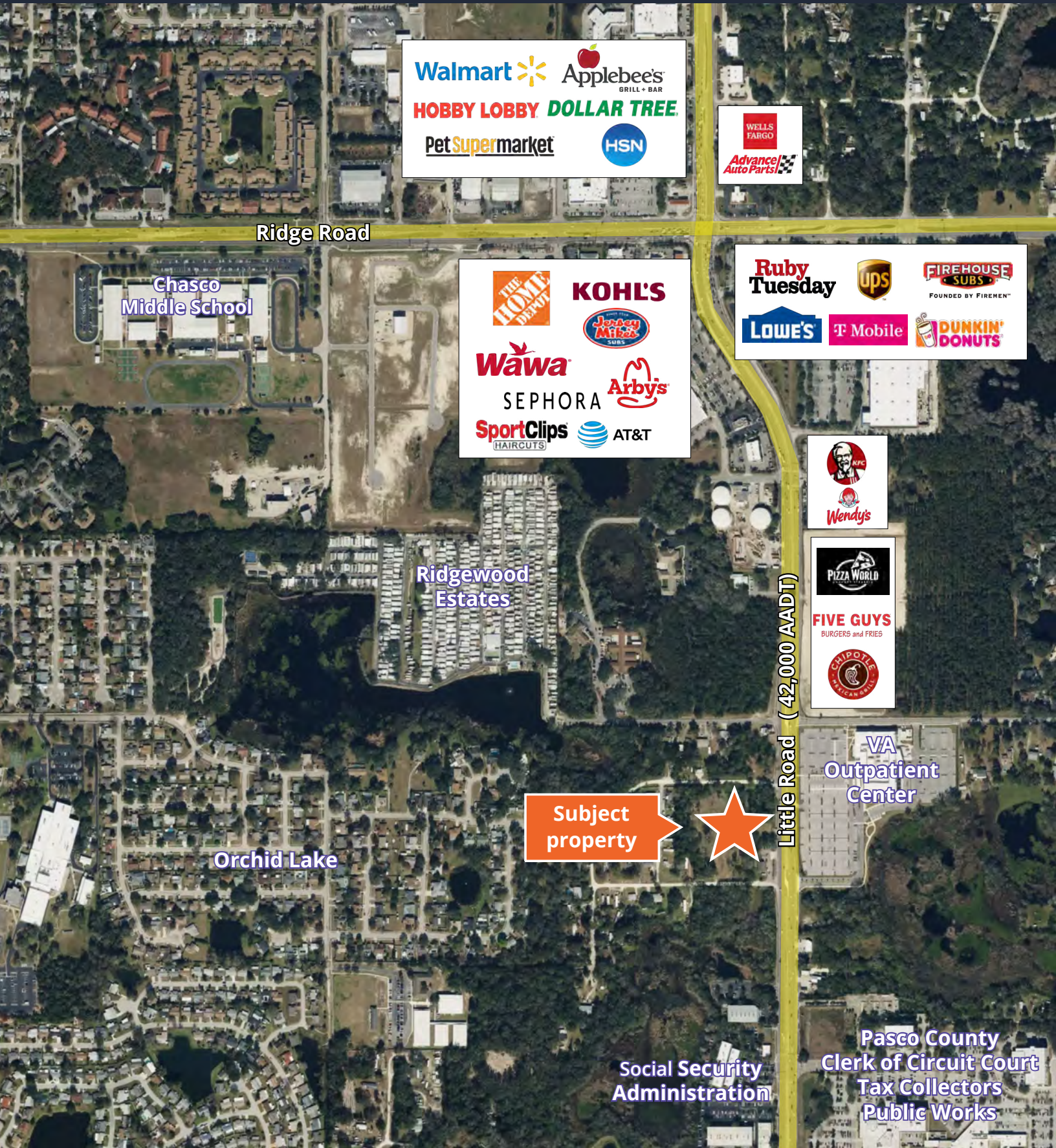
Senior Vice President

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Aerial map

Little Road & Blueberry Drive
New Port Richey, FL








Walmart  Applebee's
GRILL + BAR
HOBBY LOBBY DOLLAR TREE
Pet Supermarket  HSN

WELLS FARGO
Advance Auto Parts 

Ridge Road




Chasco Middle School

THE HOME DEPOT  KOHL'S
Jersey Mike's  SUBS
Wawa  Arby's
SEPHORA  Arby's
SportClips  HAIRCUTS AT&T 

Ruby Tuesday  UPS  FIREHOUSE SUBS
FOUNDED BY FIREMEN™
LOWE'S  T Mobile  DUNKIN' DONUTS 

Ridgewood Estates

KFC  Wendy's 

PIZZA WORLD  FIVE GUYS
BURGERS and FRIES  CHIPOTE MEXICAN GRILL 

Little Road (42,000 AADT)

Subject property



Orchid Lake

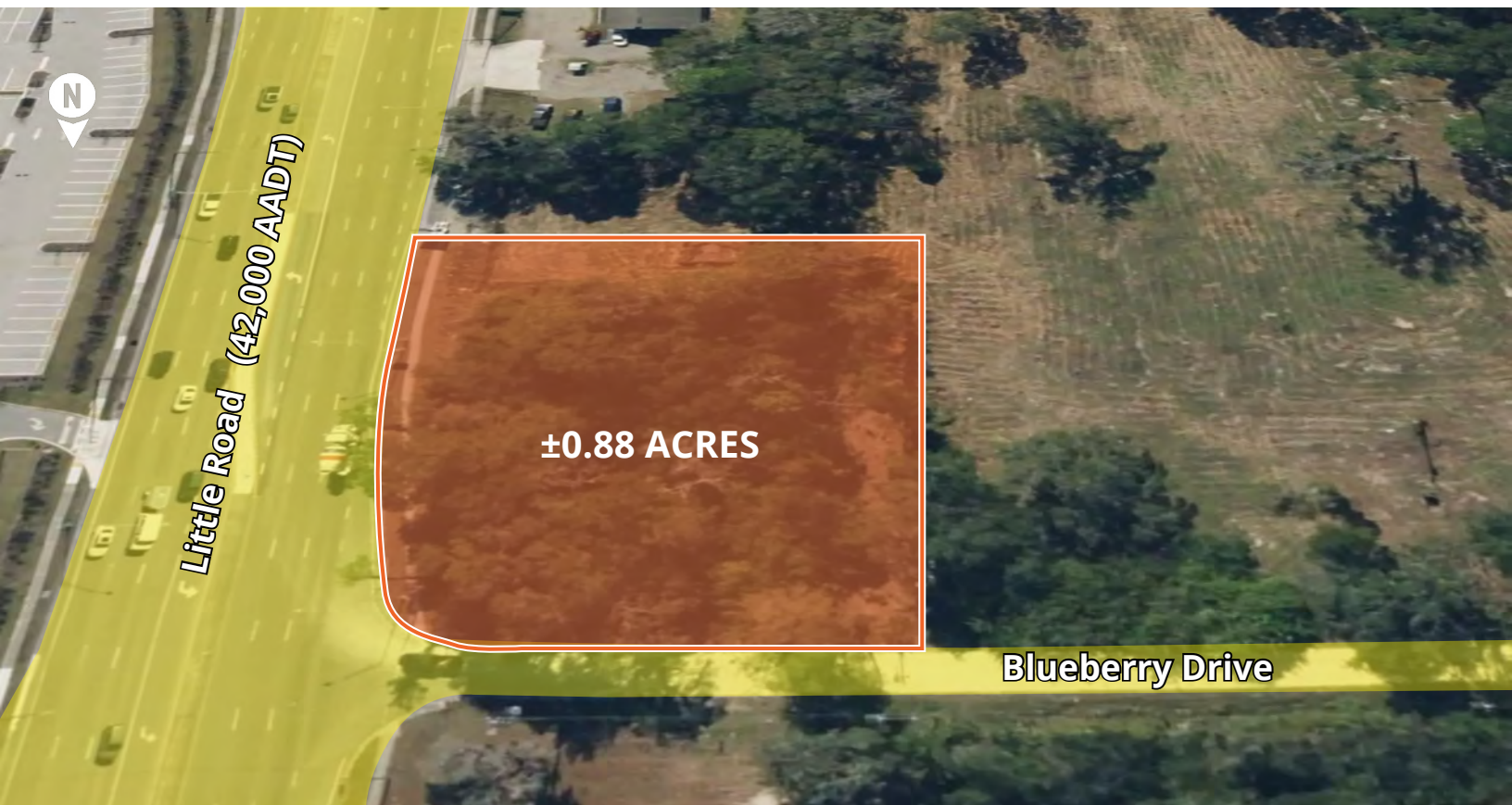
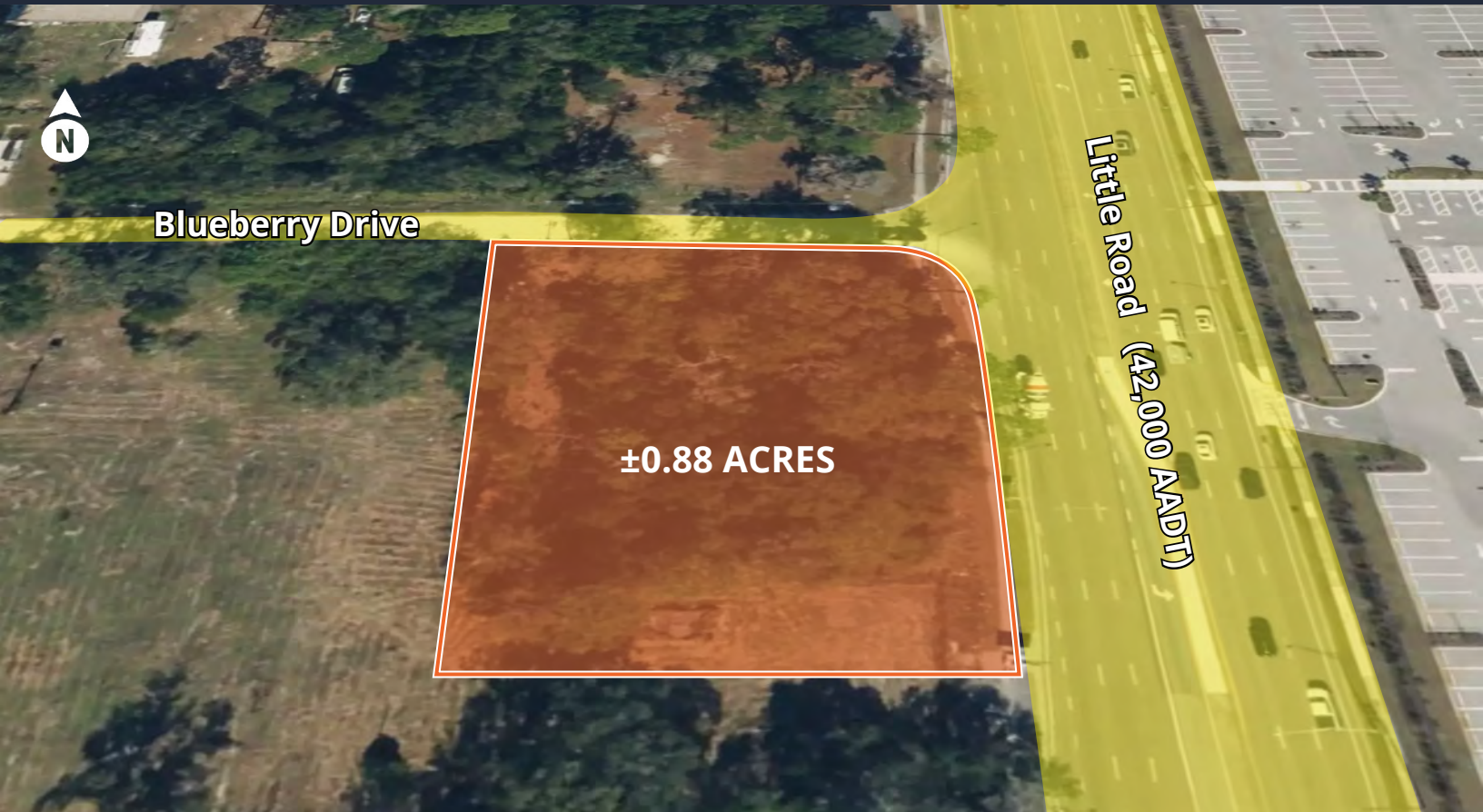
VA Outpatient Center

Social Security Administration

Pasco County Clerk of Circuit Court
Tax Collectors
Public Works

Photos

Little Road & Blueberry Drive
New Port Richey, FL



Demographics

Little Road & Blueberry Drive
New Port Richey, FL



Population: Over 158,000 people within a five mile radius.



Density: Over 69,000 households within a five mile radius.



Income: Average household income of \$80,451 within a five mile radius.



Home Value: Median home value of \$268,394 within a five mile radius.



Employment: Employment population of over 43,000 within a five mile radius.

| Population | 1 Miles | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total population | 2,797 | 69,106 | 158,806 |
| Median age | 44 | 44 | 46 |
| Households & Income | 1 Miles | 3 Miles | 5 Miles |
| Total households | 1,156 | 29,357 | 69,446 |
| Average HH income | \$67,133 | \$73,435 | \$80,451 |
| Median house value | \$230,195 | \$262,215 | \$268,394 |
| Businesses | 1 Miles | 3 Miles | 5 Miles |
| Total businesses | 130 | 3,333 | 7,423 |
| Total employees | 754 | 21,949 | 43,021 |

If you would like additional information,
please get in touch.



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