

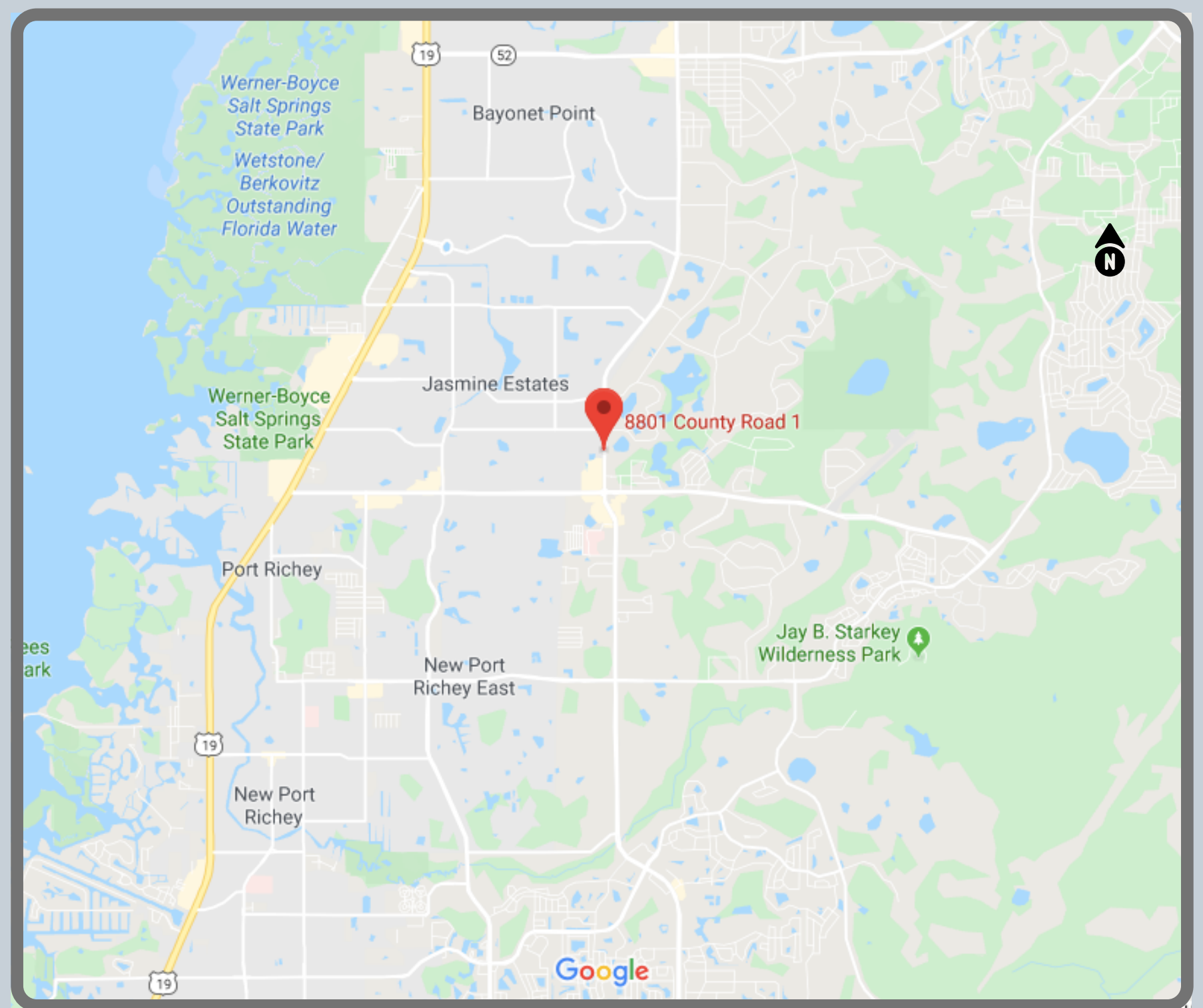


Outparcel Pads For Sale

01 Little Road, New Port Richey, Florida

- Can build to suit
- Half to three acre pads available
- C2 zoning for commercial, retail and office uses
- Total acreage available 2.94
- Pads available or will build to suit
- Little Road average daily traffic: 50,000+
- 6 Acre Off-site retention
- Left In/Left Out access with existing turn lane
- Surrounded by notable neighborhoods: GoldenAcres, Hidden Lake, Tanglewood East and Crane's Roost. Single family homes range from \$200K to \$500k
- Ridge Road expansion to add 4 more lanes.
- Pads Available May 2020
- Retailers within ¼ mile include:

- Home Depot
- Walmart
- Hobby Lobby
- Lowe's
- Kohl's
- Dollar General
- Family Dollar
- Wells Fargo
- Chase Bank
- Regions Bank
- The UPS Store
- Jersey Mike's Subs
- T-Mobile
- Applebee's
- Beef O'Brady's
- Ruby Tuesday's
- Jersey Mike's
- Firehouse Subs
- Wendy's
- KFC
- Arby's
- Dunkin' Donuts
- Wawa
- Advanced Auto Parts
- Auto Zone
- Dollar Tree
- and More...



Population	1 mile	3 mile	5 mile
Total population	8,806	63,512	137,989
Median age	46	48	49
Total Households	3,505	26,328	58,001
Total Owner Occupied Housing Units	2,380	16,525	38,094
Median Household Income	\$44,070	\$38,178	\$38,367