



# LITTLE ROAD RETAIL / RESTAURANT FOR LEASE

Lease Price:  
**\$15 psf**  
Triple Net

7611 Little Road • New Port Richey, FL 34654



## PROPERTY FEATURES

- ❖ Fantastic opportunity to lease 1,500 sf space previously used as a popular deli /cafe - includes hood and countertop area with sink
- ❖ End cap unit has easy access with both front and rear entrances to space with patio seating potential
- ❖ Long time deli owner retired - Office park employees & surrounding businesses provide a LARGE existing customer base - move your business in and enjoy the benefit of having “built-in” customers!
- ❖ 114,000 sf VA Outpatient Clinic opens in 2022 creating more need for area services
- ❖ Use of takeout and delivery services would serve this location well given it’s close proximity to many businesses
- ❖ Within one (1) mile of major retailers such as Home Depot, Kohl’s, Lowe’s and a daytime population of more than 48K employees in the immediate area
- ❖ Located at a signalized intersection of Little Rd., directly across from the Government Center, providing traffic counts in excess of 45K cars per day



## COMMERCIAL ASSET PARTNERS



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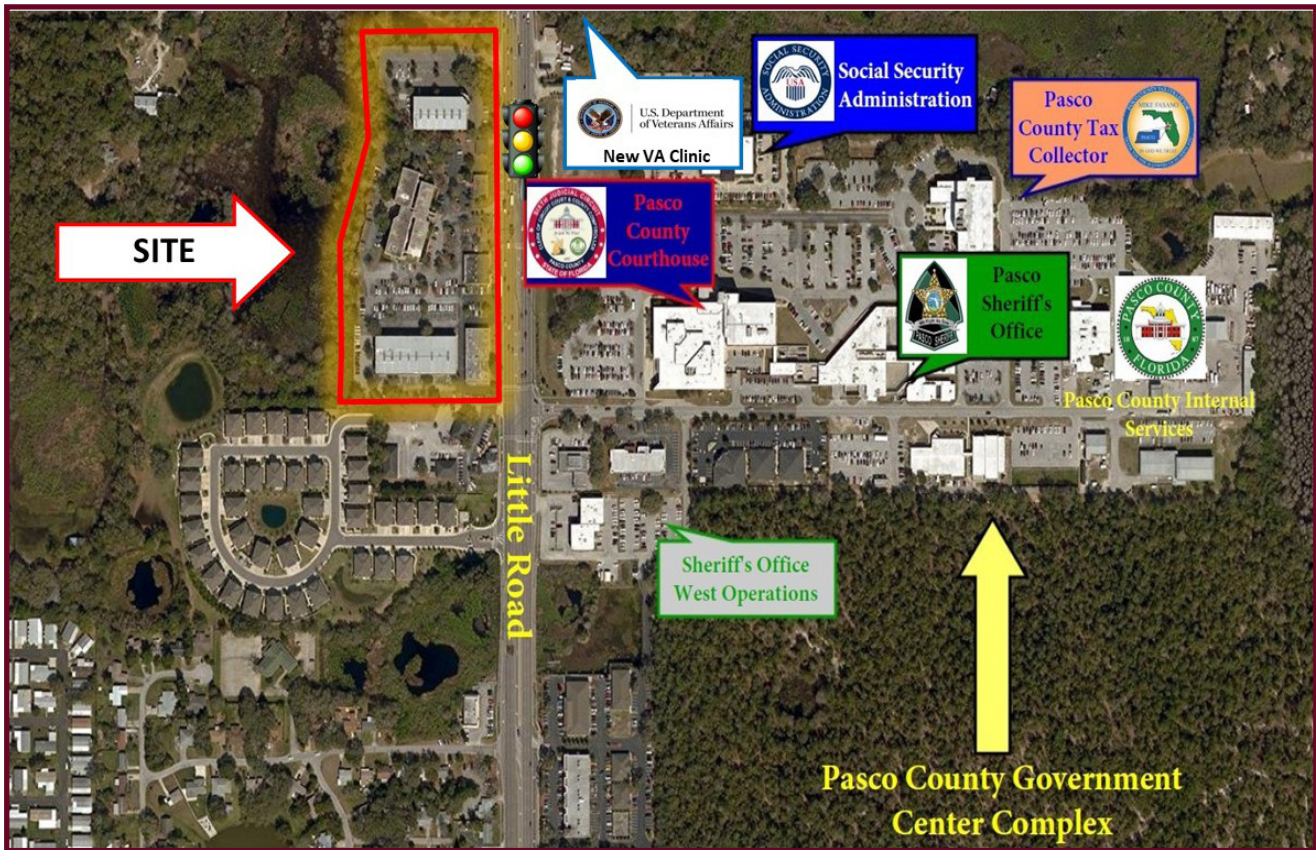
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# Little Road Retail / Restaurant

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## Location Map



## Demographics - 5 Miles



156,728

Population



2.3%

Population Growth



\$58,335

Average HH Income



45.6

Average Age