

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', Firehouse Subs, and House of Tans
- 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			
2021 Estimated Population	6,498	63,081	146,720
2021 Estimated Households	2,726	27,114	64,696
INCOME			
2021 Estimated Avg HH Income	\$62,795	\$56,795	\$58,591
AGE			
Median Age	44	45	47
DAYTIME DEMOS			
Number of Businesses	460	2,827	6,342
Number of Employees	4,610	22,200	43,723
Total Daytime Population	7,451	49,840	110,852
TRAFFIC COUNTS			
Little Rd (N/S)	54,500 AADT		
Ridge Rd (E/W)	34,500 AADT		



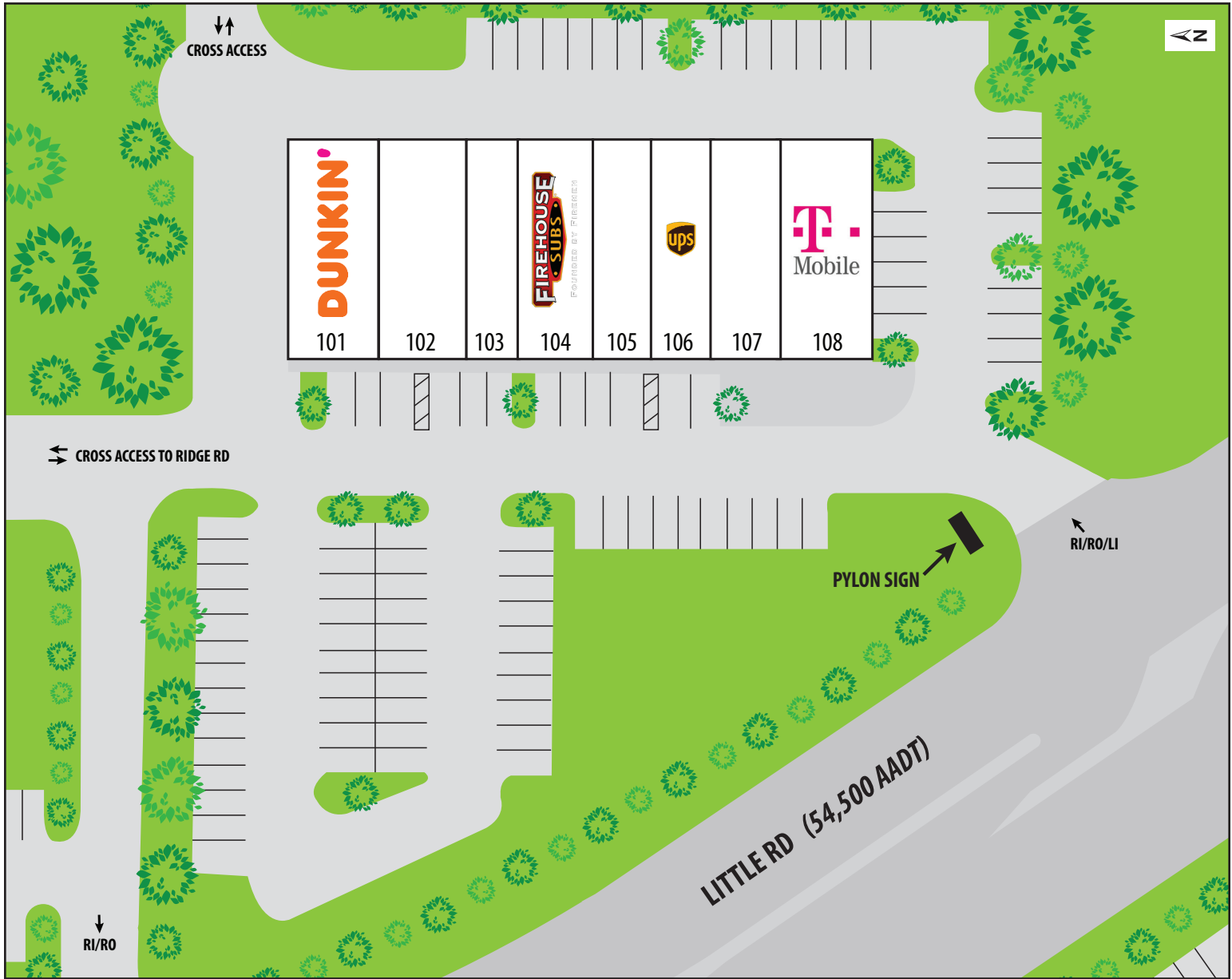
FOR LEASING INFORMATION:

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UNIT	TENANT	SF
8406 (101)	Dunkin'	2,450
8404 (102)	Shooters	1,950
8402 (103)	Couture Nail Lounge	1,200
8352 (104)	Firehouse Subs	1,600

UNIT	TENANT	SF
8350 (105)	Physicians Group	1,200
8348 (106)	UPS	1,400
8346 (107)	House of Tans	1,750
8344 (108)	T-Mobile	2,450

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