



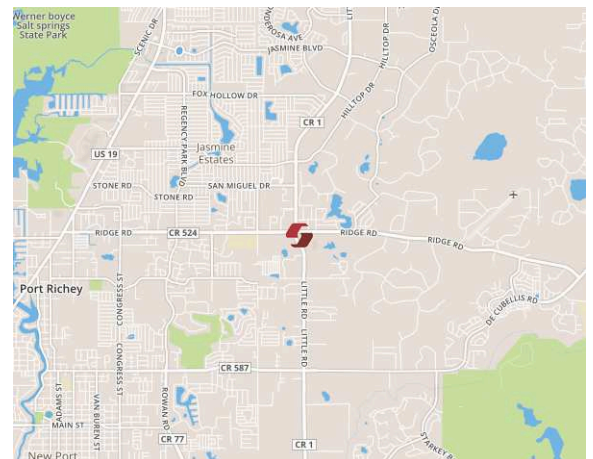
Overview

- Located at the SE corner of Little Road and Ridge Road in New Port Richey, Florida
- 11,200 SF building with a drive thru on a 1.64 AC parcel
- Direct access to the neighboring strip center, whose tenants include Dunkin' Donuts, Firehouse Subs, The UPS Store, and more
- Access to Lowe's Home Improvement and across the street is The Home Depot, Kohl's, Hobby Lobby, and Walmart Neighborhood Market
- Join this great mix of tenants in this busy retail corridor, call for more information today!

Demos

3 Miles 5 Miles 7 Miles

Population	16,331	34,631	63,601
Households	5,690	12,084	22,171
Avg Household Income	\$64,166	\$65,198	\$66,761

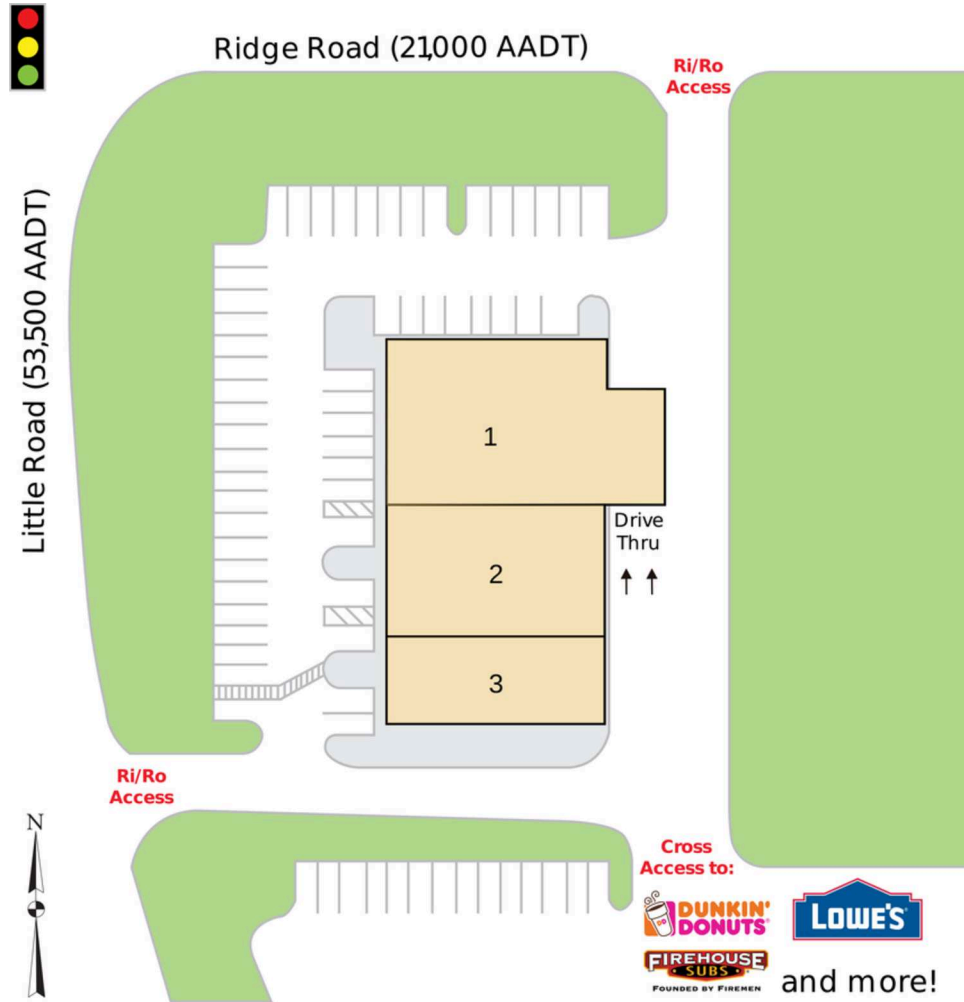


Leasing Contact

Jessica Moreno
 727-384-6000 ext. 3134
 jessica.moreno@sembler.com

Traffic Counts (AADT)

Ridge Road 21,000
 Little Road 53,000



1	Available	4,250	2	Available	4,720	3	Available	2,230
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