



Little Road Professional Office FOR LEASE

Lease Price:
\$18 psf
Modified Gross

7237-7241 Little Road • New Port Richey, FL 34654



- ❖ 1,596 sf available for immediate occupancy with a total of 6,143 sf that will be available in coming months.
- ❖ Located directly on Little Rd. near the Pasco County Government Center and just one mile from the New VA Hospital Facility
- ❖ Prevalent street signage and large building sign provide excellent visibility
- ❖ Traffic Counts on Little Road in excess of 45,000 vehicles per day
- ❖ Space available now has a floor plan that includes reception, 5 offices, break area, & one restroom
- ❖ It is an end unit with windows providing lots of natural light
- ❖ Building is currently divided into three (3) units that can be opened up to provide a single user, free-standing building



Heidi Tuttle-Beisner, CCIM
Broker/Owner
Cell: (727) 992-1674
Office: (727) 376-4900
htuttle@cap-realty.com



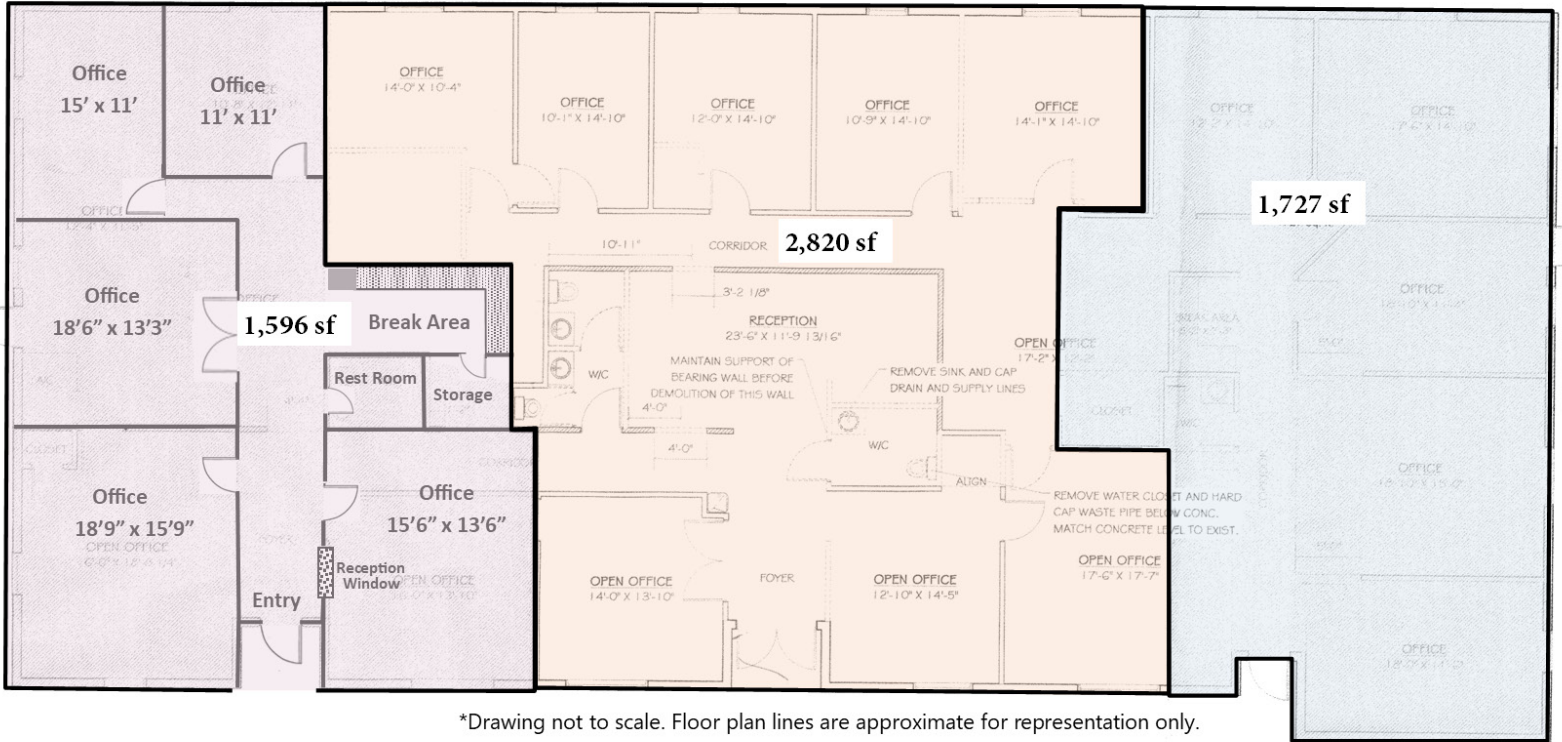
**COMMERCIAL ASSET
PARTNERS**



Little Road Professional Office

7237-7241 Little Rd., New Port Richey, FL 34654

Floor Plan 1,596 - 6,143 sf Available



*Drawing not to scale. Floor plan lines are approximate for representation only.

Near the Pasco County Government Center and less than a mile from New VA Medical Facility!

Demographics - 5 Miles



Population Estimate: 159,245



Average HH Income: \$61,316



Median Age: 45.3



Location Map