



# Little Road Professional Office FOR LEASE

Lease Price:  
**\$20 psf**  
Modified Gross

7241 Little Road • New Port Richey, FL 34654



- ❖ 1,727 sf professional office available for immediate occupancy
- ❖ End unit space has numerous windows providing lots of natural light
- ❖ 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
- ❖ Floor plan includes reception, 4 offices, conference room, break area, & one restroom
- ❖ Property is surrounded by retail with Traffic Counts on Little Road in excess of 45,000 vehicles per day



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

7241 Little Rd., New Port Richey, FL 34654

## Demographics - 5 Miles



Population Estimate: 159,245



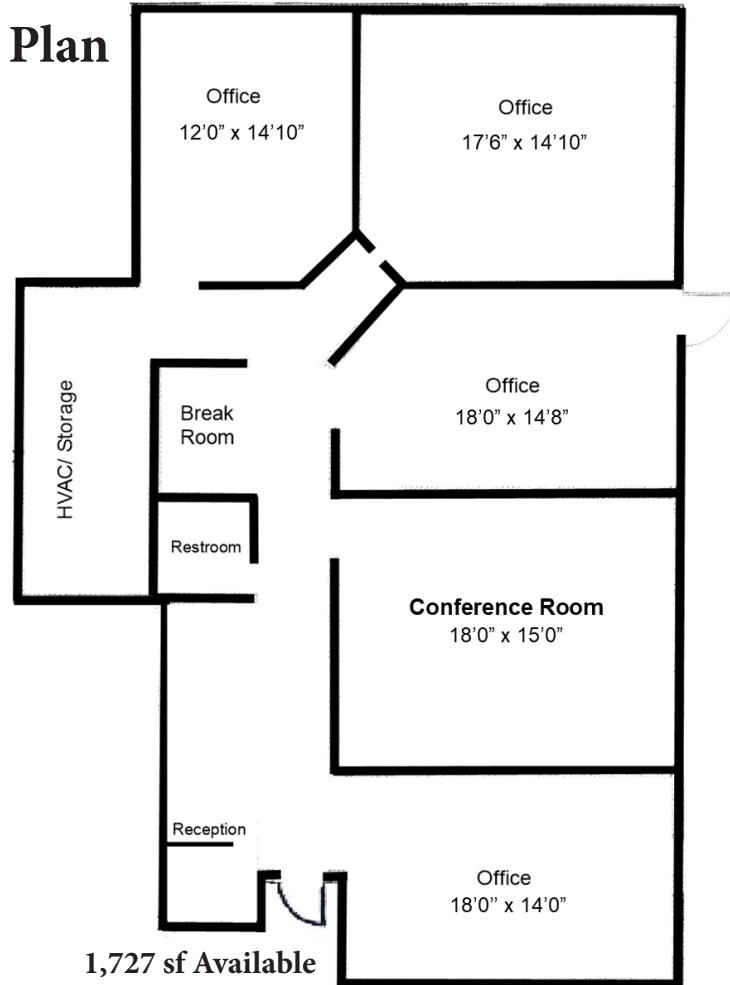
Average HH Income: \$61,316



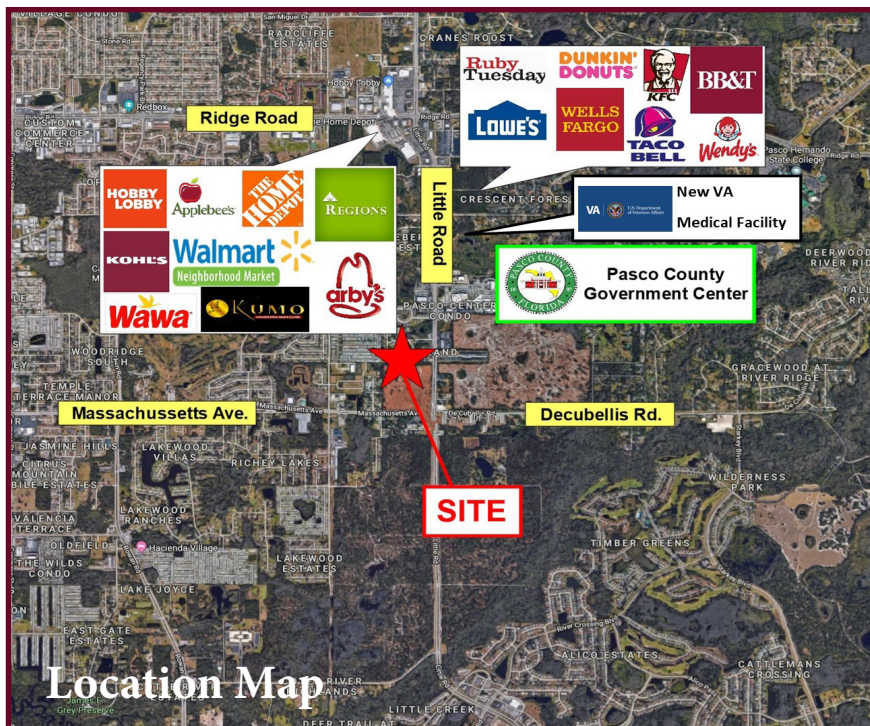
Median Age: 45.3

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

## Floor Plan



\*For representation only. Lines and dimensions are approximate.



Break Area