



Available Space

9912 Little Rd | New Port Richey, FL 34654

Lease Rate | \$14 psf NNN

Divisible

Up to 16,500 SF

Office/Medical Space for Lease

Heidi Tuttle-Beisner, CCIM

Broker/Owner

Office (727)376-4900

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**COMMERCIAL ASSET
PARTNERS**

PROPERTY SPECIFICATIONS

Address: 9912 Little Road
New Port Richey, FL 34654

Parcel ID#: 23-25-16-0020-00000-0300
23-25-16-0020-00000-0310

County: Pasco/Northern Tampa Bay

Use: Medical/Office/Institution

Available Space: 16,500± sf available which can be divided

Parcel Size: 9.27 (MOL) Acres

Year Built: 2000

Zoning: C-1

Utilities: Pasco County Water/Sewer
WREC - Electric

Parking: 6.5/1000 sf

Price: \$14.00 psf NNN



Demographics | 10 Miles



317,390

Population



3.0%

Population Growth



\$70,463

Average HH Income



46.3

Median Age

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This information is believed to be accurate. Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



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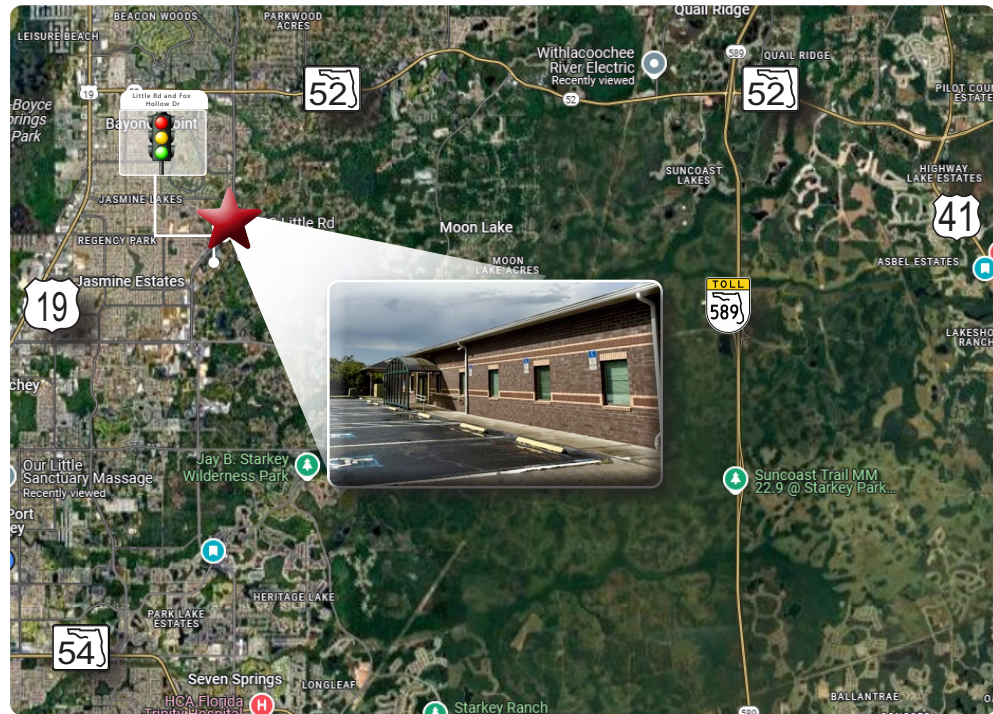
9912 LITTLE RD | NEW PORT RICHEY, FL 34654

EXECUTIVE SUMMARY

The property is located less than 10 miles from the 775-acre site selected as Moffitt's newest Cancer Center Campus; a place where health care, innovation and commerce intersect. The multi-phase project will include pharmaceutical manufacturing, lab, office, clinical space and much more. It is expected to be a magnet for life science-based companies in the future.

The 46,000 sq. ft. building was purchased by BoldAge Pace, based in New Jersey. They are currently renovating 30,000 sq. ft. for the occupancy of PACE, their Program of All-Inclusive Care for the Elderly, designed to help older adults remain living independently in their homes and communities.

For more information on PACE: boldagepace.com



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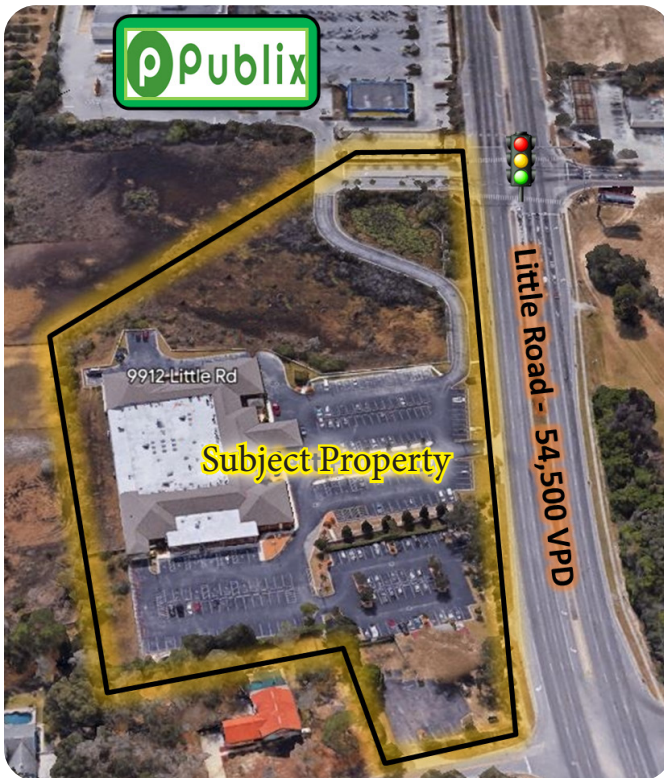


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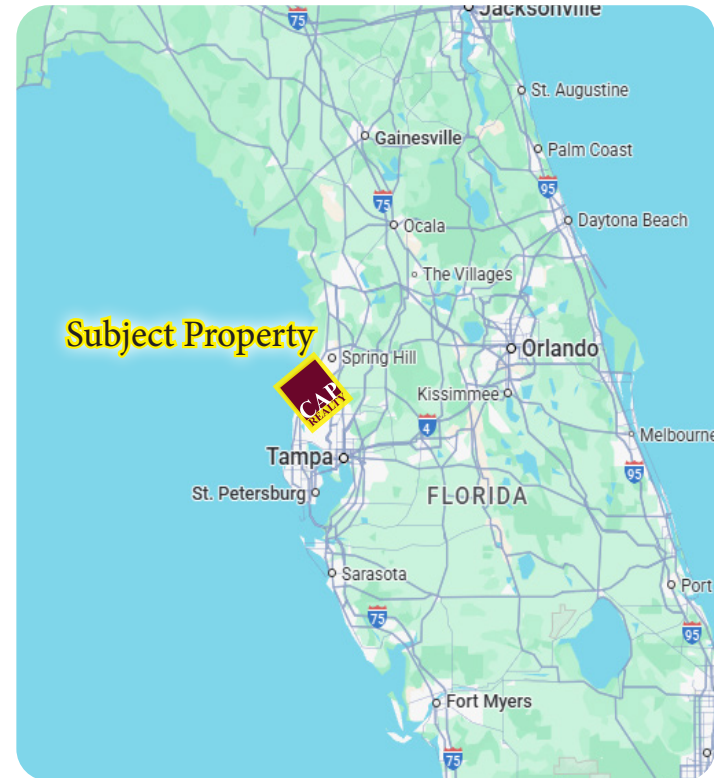
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LOCATION SUMMARY

The subject property is situated on Little Rd, between SR 54 and SR 52 in New Port Richey, Florida. The site is in an unincorporated part of Pasco County, the northern part of the Tampa Bay Region which has been recognized as one of the fastest growing areas in the Country. The property is very centrally located and is only 3.5 miles east of the Gulf of America.



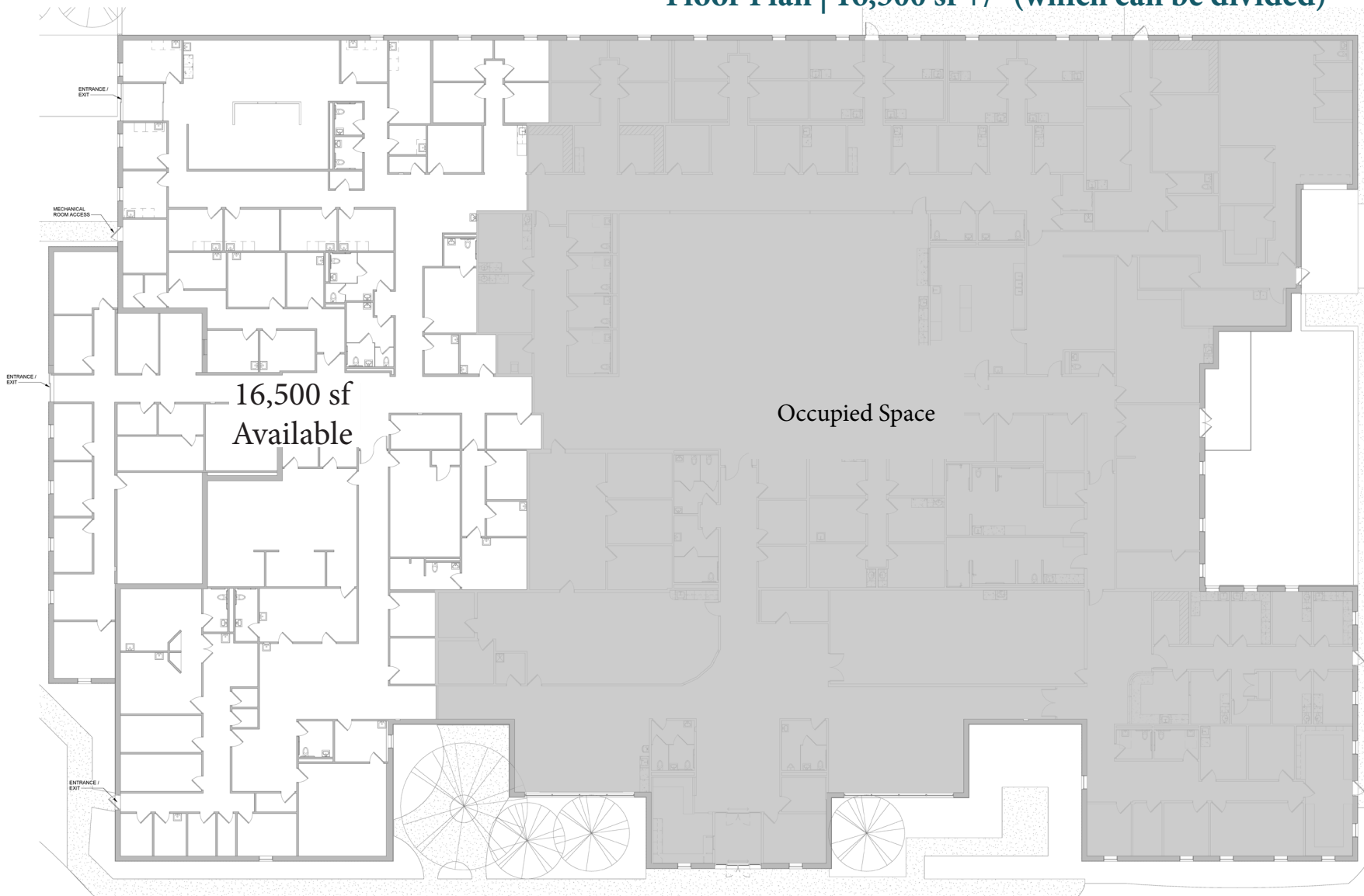
- 35 miles to Tampa International Airport
- New on-ramp to the Suncoast Parkway is less than 5 miles away
- The Suncoast Parkway is Florida's largest highway expansion in over 60 years
- Less than 10 miles from 3 major hospitals
- 30 miles to University of South Florida



The building and property are just north of a large retail hub including Home Depot, Lowe's Wal-Mart, Kohls and many more. The County offices are also not far from the facility and the single family and multi-family housing is continuing to grow at a very fast pace. The central location of the only available building of its size and easy access to significant roadways and transportation is a unique opportunity for many users in the medical and life sciences industries.

SPACE PLAN

Floor Plan | 16,500 sf +/- (which can be divided)



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