

OFFERING MEMORANDUM

Owner User or Investment

- 10,754± SF professional office building located on the highly desirable Little Road office corridor in Pasco County. Currently occupied by a tenant vacating in 2028.
- Unique opportunity to purchase a building of its size positioned within a 107,000± SF campus style professional office park consisting of multiple office buildings
- Excellent visibility and access on Little Road, one of the area's primary north-south corridors
- Directly across from the Pasco County Government Center and new 140,000 sf VA Medical Center
- Signalized access at Little Road and Citizen Drive, offering convenient ingress/egress
- On-site deli offers convenient food service and office park provides ample parking
- Located within the Tampa–St. Petersburg – Clearwater MSA, one of Florida's fastest growing metropolitan areas
- Surrounded by a strong population base with 165,000+ residents within a 5-mile radius & continued growth projected over the next 5 years



7545 Little Road | New Port Richey, FL 34654
FOR SALE | 10,754 sf Building

Free-Standing Office Building

Heidi Tuttle-Beisner, CCIM
Broker/Owner
Cell (727)992-1674
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**COMMERCIAL ASSET
PARTNERS**

OFFERING SUMMARY

Address: 7545 Little Road
New Port Richey, FL 34654

Parcel ID: 35-25-16-0030-02700-0030

County: Pasco

Use: Office / Retail / Institution

Available Space: 10,754± SF

Parcel Size: .74± AC

Year Built: 2002

Zoning: C1

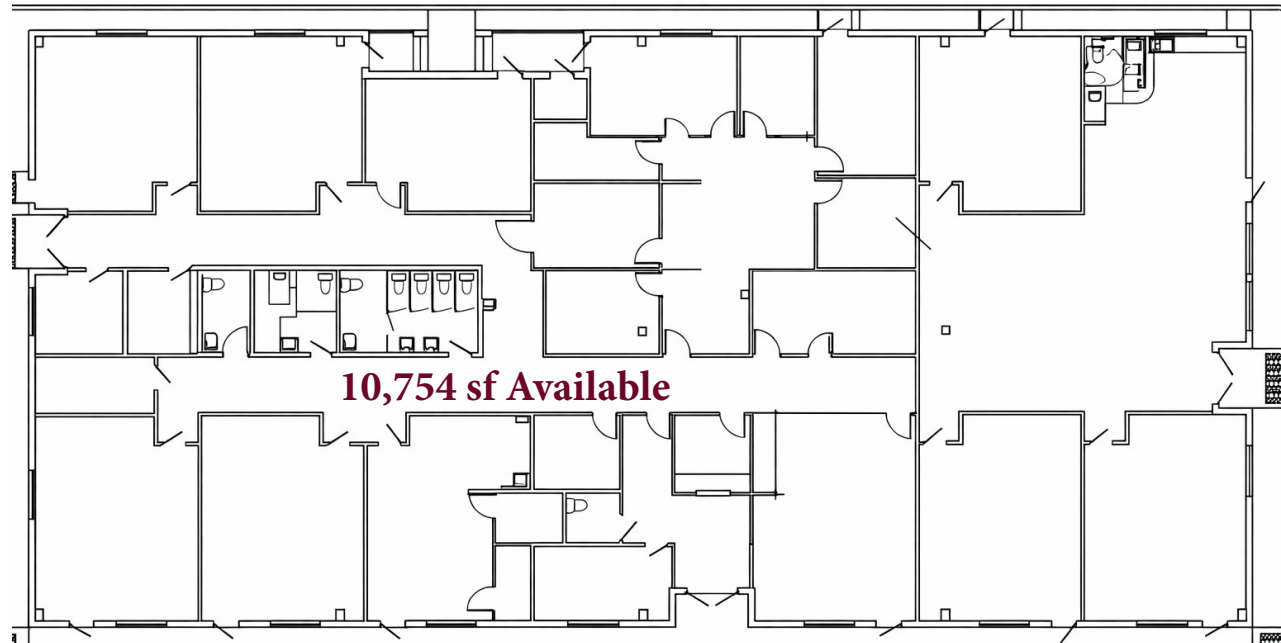
Utilities: Water/Sewer - Pasco County
Electric - WREC

Asking Price: \$1.7M

**Please don't make contact with existing tenant or visit site without Listing Agent*



Floor Plan



7545 LITTLE ROAD | NEW PORT RICHEY, FL 34654



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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.

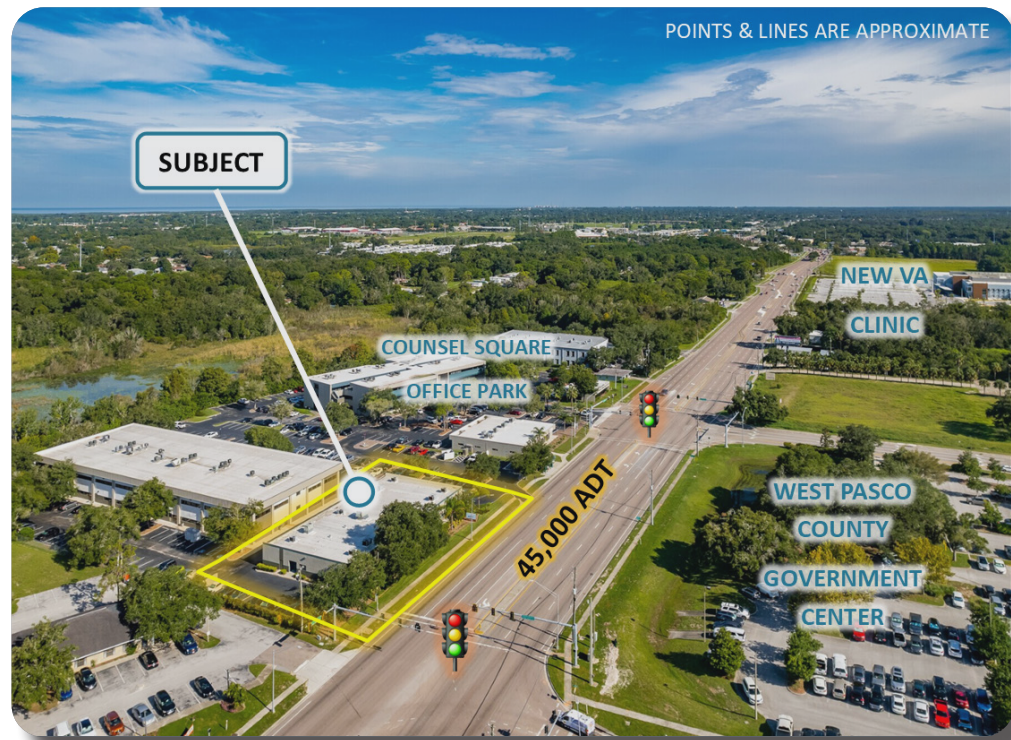
ADDITIONAL FEATURES

ROOF SPECS: Replaced in 2020 and 20-year warranty is transferable

ELECTRICAL : 800-1,200-amp, 120/240v, single phase / 3-wire capacity with copper wiring

EMERGENCY & FIRE SAFETY: Fully sprinklered with a wet pipe system. Fire alarm devices include: Alarm horns, emergency lights, exit signs, hard wired smoke detectors, pull stations, and strobe lights

HVAC SPECS: Rooftop-mounted. Two (2), 3-ton systems and one (1), 5-ton system were replaced in 2024.



**Counsel Square Office Park (the "Park") is subject to a perpetual cross-access and parking easement agreement entered into as of August 31, 2022 for vehicular and pedestrian ingress / egress over and across all parcels.*



Demographics | 5 Miles



174,795

Population



4%

Population Growth



\$76,293

Average HH Income



45.6

Average Age

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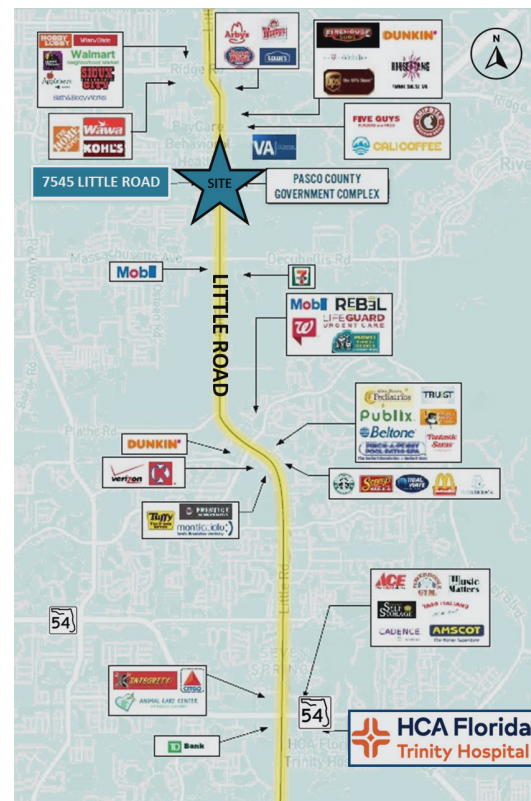
7545 LITTLE ROAD | NEW PORT RICHEY, FL 34654

LOCATION SUMMARY

7545 Little Road is strategically located in New Port Richey, within Pasco County & the rapidly growing Tampa–St. Petersburg–Clearwater MSA. The property is positioned along Little Road, a major north–south commercial corridor that provides convenient access to SR-54, Ridge Road, the Suncoast Parkway, and US-19, connecting the area to the broader Tampa Bay region.

- 1 mile to major retail intersection (Lowe’s, Home Depot, Kohl’s, Wal-Mart & more)
- Less than 10 miles to the Suncoast Parkway
- 30 Miles to Tampa International Airport
- 30 Miles to University of South Florida

Surrounding the property is a dense and expanding residential population base. The area offers convenient access to nearby retail corridors, restaurants, and service amenities, making the location attractive for businesses and their staff. With strong population growth, expanding infrastructure, and proximity to major employment and government centers, the property is well positioned to benefit from the continued growth of the Tampa Bay area.



7545 LITTLE ROAD | NEW PORT RICHEY, FL 34654



Building Rear

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