

FOR SALE OR LEASE

- ◆ 3,300± sf upscale professional office available
- ◆ Located directly on Little Rd., near the Pasco County Government Building, Clerk's Office & Courthouse
- ◆ Excellent floor plan w/ a large, welcoming reception area, 8 offices, 2 conference rooms, break room, and ample storage
- ◆ Very prevalent street signage and large building sign
- ◆ Traffic counts in excess of 43,000 vehicles per day



Little Road Free-Standing Office

7231 Little Road • New Port Richey, FL 34654

Sales Price: \$475,000



Heidi Tuttle-Beisner, CCIM

Broker/Owner

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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

PROPERTY FEATURES

- ◆ Numerous windows provide lots of natural light
- ◆ Building completely updated in 2018
- ◆ .38 acre parcel provides option for additional parking
- ◆ Building can be also be leased at \$14 psf NNN
(Contact listing agent for further info)



**COMMERCIAL ASSET
PARTNERS**



COMMERCIAL ASSET PARTNERS



AREA DEMOGRAPHICS



Population Estimate:
150,176



Average HH Income:
\$55,262



Population Growth:
10.0%



Median Age:
43

AERIAL MAP





FLOOR PLAN

3,300± SF AVAILABLE

