

# .87± ACRE PRIME COMMERCIAL DEVELOPMENT SITE

○ Little Road, New Port Richey, FL 34653

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



## Property Information

- .87± Acres of Commercial Land
- Located on Little Road – Major North/South Arterial
- High Visibility & Strong Traffic Exposure
- Surrounded by Established Retail & Residential Density
- Ideal for Retail, Medical, Office, or Service Uses
- Zoning: C2, Commercial General | Future Land Use: ROR
- For Sale: \$795,000



RENEE (DYER) LANDES, CCIM, ALC

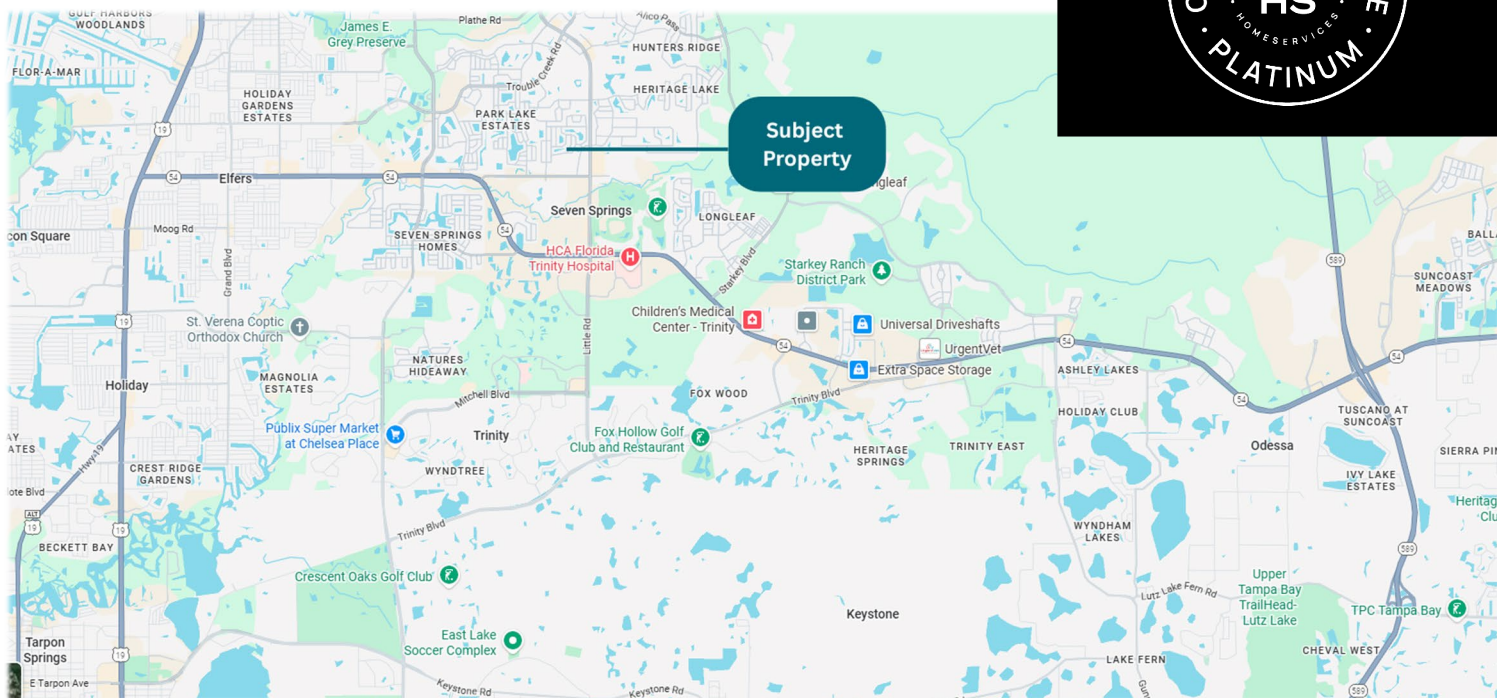
[Renee@ReneeLandes.com](mailto:Renee@ReneeLandes.com)

(727) 460-4901

RENEE  LANDES

COMMERCIAL REAL ESTATE TEAM

[WWW.RENEELANDES.COM](http://WWW.RENEELANDES.COM)



#### DEMOGRAPHICS BY MILE

|                  | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------|----------|----------|----------|
| Total Population | 9,509    | 59,226   | 149,296  |
| Avg. HH Income   | \$85,609 | \$99,212 | \$94,241 |
| Median Age       | 53.9     | 47.3     | 47.1     |
| Total Households | 4,588    | 25,441   | 64,565   |

#### DEMOGRAPHICS BY DRIVE TIME

|                  | 5 MIN    | 10 MIN   | 15 MIN   |
|------------------|----------|----------|----------|
| Total Population | 12,119   | 73,959   | 167,895  |
| Avg. HH Income   | \$84,590 | \$92,742 | \$89,001 |
| Median Age       | 52.3     | 46.5     | 46.5     |
| Total Households | 5,649    | 31,517   | 72,208   |

## Commercial Development Site

### High-Traffic Corridor | Growing Area Pasco County

○ Little Road, New Port Richey, FL 34653

Now available is a .87± acre commercial development parcel located along Little Road, one of Pasco County's primary north-south corridors with strong daily traffic counts and excellent visibility. Little Road serves as a major arterial, connecting residential neighborhoods, retail centers, medical uses, and employment hubs throughout the county, making this an ideal location for a wide range of commercial users.

This offering is well-suited for retail, professional office, medical, quick-service restaurant, or service-oriented users seeking exposure along a high-traffic corridor in a growing market. With limited commercial land remaining along Little Road, this parcel represents a compelling opportunity for developers, investors, or owner-users looking to capitalize on New Port Richey's continued growth.

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers, please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

[WWW.BHHSFLPCOMMERCIAL.COM](http://WWW.BHHSFLPCOMMERCIAL.COM)