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For more information, please contact:

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FOR SALE

33.91 Acres, New Port Richey, FL

PRIME SUBURBAN INFILL LOCATION,  
ADJACENT TO HOME DEPOT

## PROPERTY PROFILE

### LOCATION

8445 Little Road, New Port Richey, FL 34654

### SIZE

33.9 Acres (MOL)

### COMMENTS

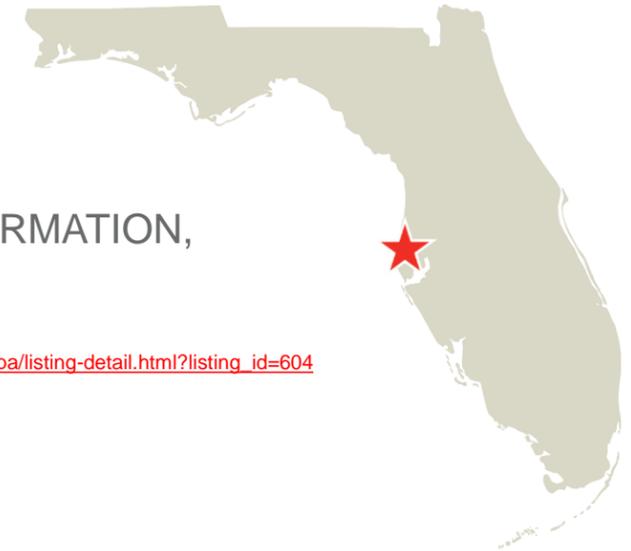
- Frontage and access on Ridge Road (28,000 VPD)
- Located in close proximity to Little Road (41,000 VPD) and Pasco County Government Center
- Galen Wilson Boulevard is a lighted intersection on the western boundary
- Can be sold subject to rezoning
- Water and sewer available to the site
- Folio Number: 26-25-16-0010-05400-0000
- Land Use: Industrial Light
- Zoning: Agricultural

**PRICE: \$75,000 per acre\***

\*Will sell contingent upon Land Use Change & Rezoning

### DEMOGRAPHICS (3-MILE RADIUS)

- Population 59,980
- Daytime Population 19,995
- Average HH Income \$45,690
- Median HH Income \$34,783
- Daytime Median Age 45.5
- Retail Sales \$938 Million



FOR MORE INFORMATION,  
WEBSITE LINK:

[http://www.cushwakelandfl.com/tampa/listing-detail.html?listing\\_id=604](http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=604)

