

GROUND LEASE AVAILABLE

Little Road & Blueberry Drive | New Port Richey, FL 34654



Property highlights

- Prime corner location at Blueberry Drive & Little Road
- Two contiguous parcels offering flexible leasing options
- Highly visible corner lot with strong frontage on Little Road
- Easy access to major surrounding roadways and nearby neighborhoods
- Flat, usable land ideal for a variety of commercial uses
- Excellent exposure to daily traffic counts along Little Road
- Surrounded by established residential and commercial development
- Ideal for neighborhood retail, office, or service-oriented users

Get more information

Nick Mastro

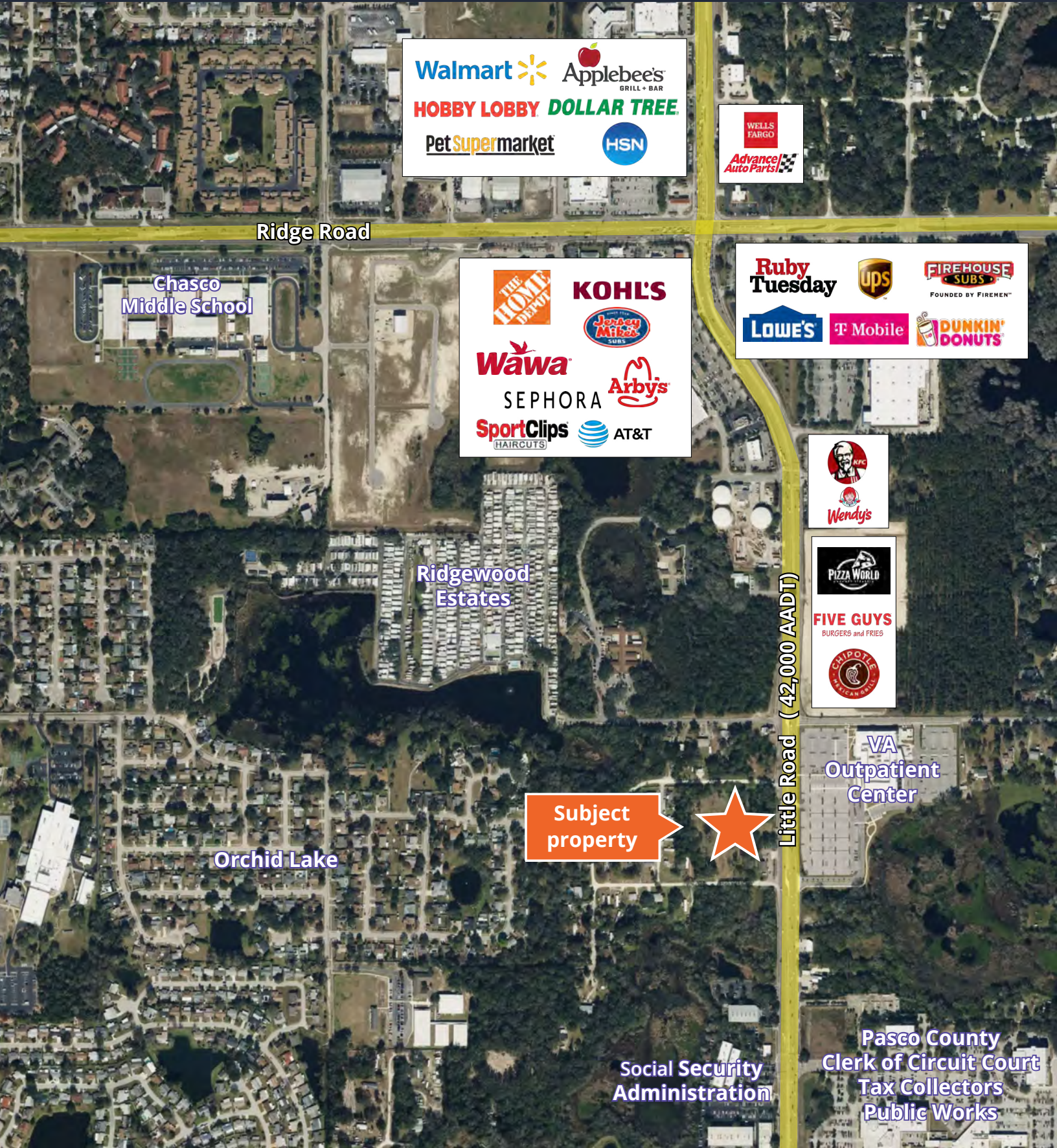
Senior Associate

813. 444. 5334

nick.mastro@avisonyoung.com

Aerial map

Little Road & Blueberry Drive
New Port Richey, FL



Walmart  Applebee's
GRILL + BAR
HOBBY LOBBY DOLLAR TREE
Pet Supermarket 

WELLS FARGO
Advance Auto Parts 

Ridge Road

Chasco Middle School

THE HOME DEPOT 
Jersey Mike's 
Wawa 
SEPHORA 
SportClips HAIRCUTS 

Ruby Tuesday  FIREHOUSE SUBS
FOUNDED BY FIREMEN™
LOWE'S  DUNKIN' DONUTS

Ridgewood Estates


Wendy's 


FIVE GUYS
BURGERS and FRIES


Little Road (42,000 AADT)

Orchid Lake

Subject property 

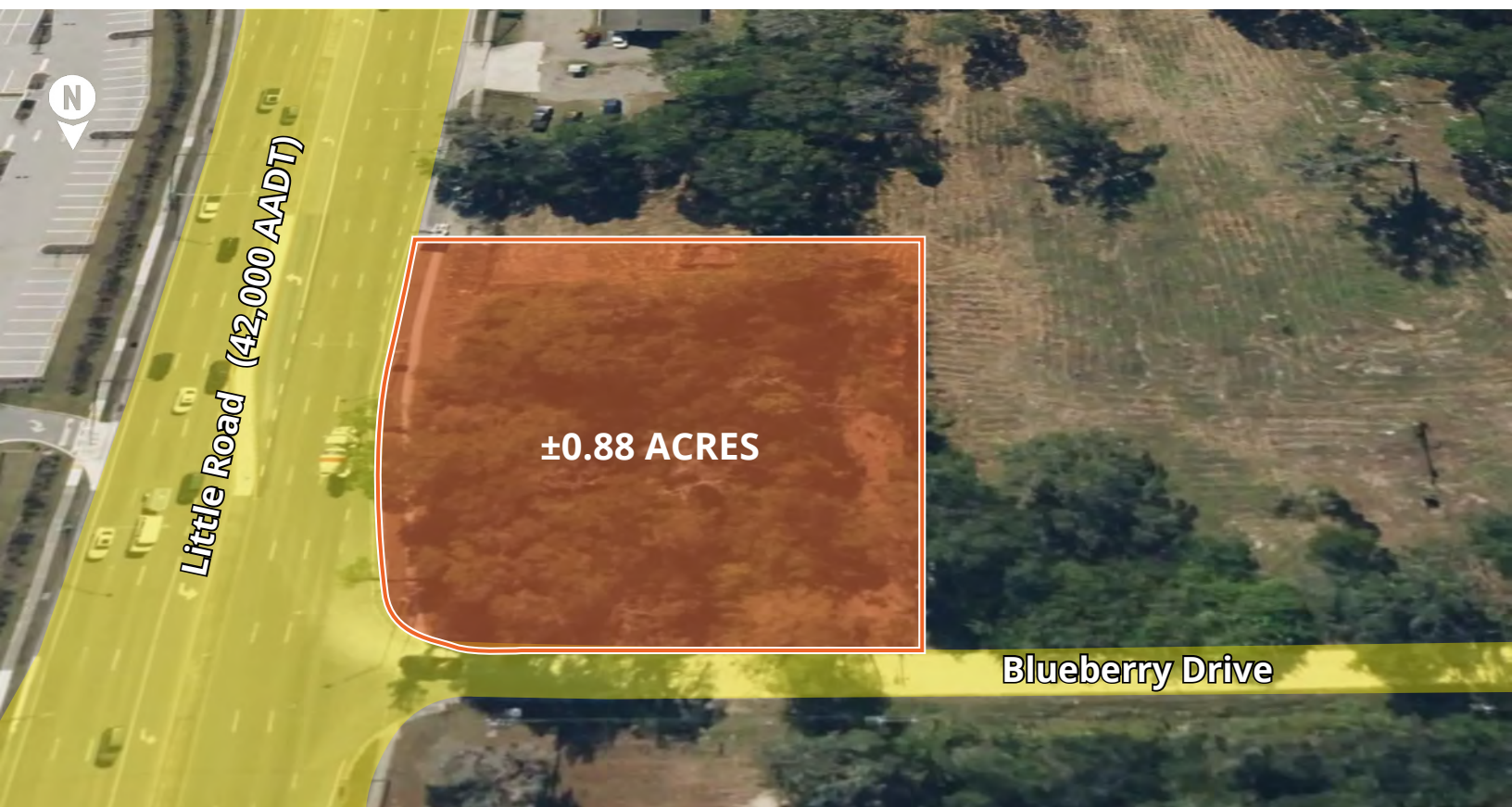
VA Outpatient Center

Social Security Administration

Pasco County Clerk of Circuit Court
Tax Collectors
Public Works

Photos

Little Road & Blueberry Drive
New Port Richey, FL



Demographics

Little Road & Blueberry Drive
New Port Richey, FL



Population: Over 158,000 people within a five mile radius.



Density: Over 69,000 households within a five mile radius.



Income: Average household income of \$80,451 within a five mile radius.



Home Value: Median home value of \$268,394 within a five mile radius.



Employment: Employment population of over 43,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	2,797	69,106	158,806
Median age	44	44	46
Households & Income	1 Miles	3 Miles	5 Miles
Total households	1,156	29,357	69,446
Average HH income	\$67,133	\$73,435	\$80,451
Median house value	\$230,195	\$262,215	\$268,394
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	130	3,333	7,423
Total employees	754	21,949	43,021

**If you would like additional information,
please get in touch.**

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avisonyoung.com

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