

AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

# CITIZENS CROSSING

Northeast corner of Little Road and Citizens Drive

NEW PORT RICHEY | FLORIDA

**± 2.98 AC**  
**PAD SITE**



## SPACE DETAILS

### POSSESSION

Immediate

### LAND

Size: ±2.98 AC

### ZONING

C1 (Commercial Neighborhood)

### NEIGHBORS

Pasco County Sheriff's Office, Pasco County Tax Collector, Pasco County Judicial Department, New Port Richey Courthouse

### COMMENTS

- Prominent location at intersection
- Adjacent to Pasco County Government Complex
- Right in/out access from Little Road
- 3.8 Miles from US HWY-19
- Highly traveled thoroughfare; 10,200 cars pass daily

## DEMOGRAPHICS

### POPULATION

1 Mile	4,700
3 Miles	66,981
5 Miles	151,209

### DAYTIME POPULATION

1 Mile	8,659
3 Miles	66,029
5 Miles	141,042

### TOTAL HOUSEHOLDS

1 Mile	2,039
3 Miles	29,052
5 Miles	66,069

### AVERAGE HH INCOME

1 Mile	\$64,998
3 Miles	\$65,750
5 Miles	\$68,855

### TOTAL BUSINESSES

1 Mile	282
3 Miles	2,316
5 Miles	5,313

### TOTAL EMPLOYEES

1 Mile	5,571
3 Miles	25,989
5 Miles	53,289



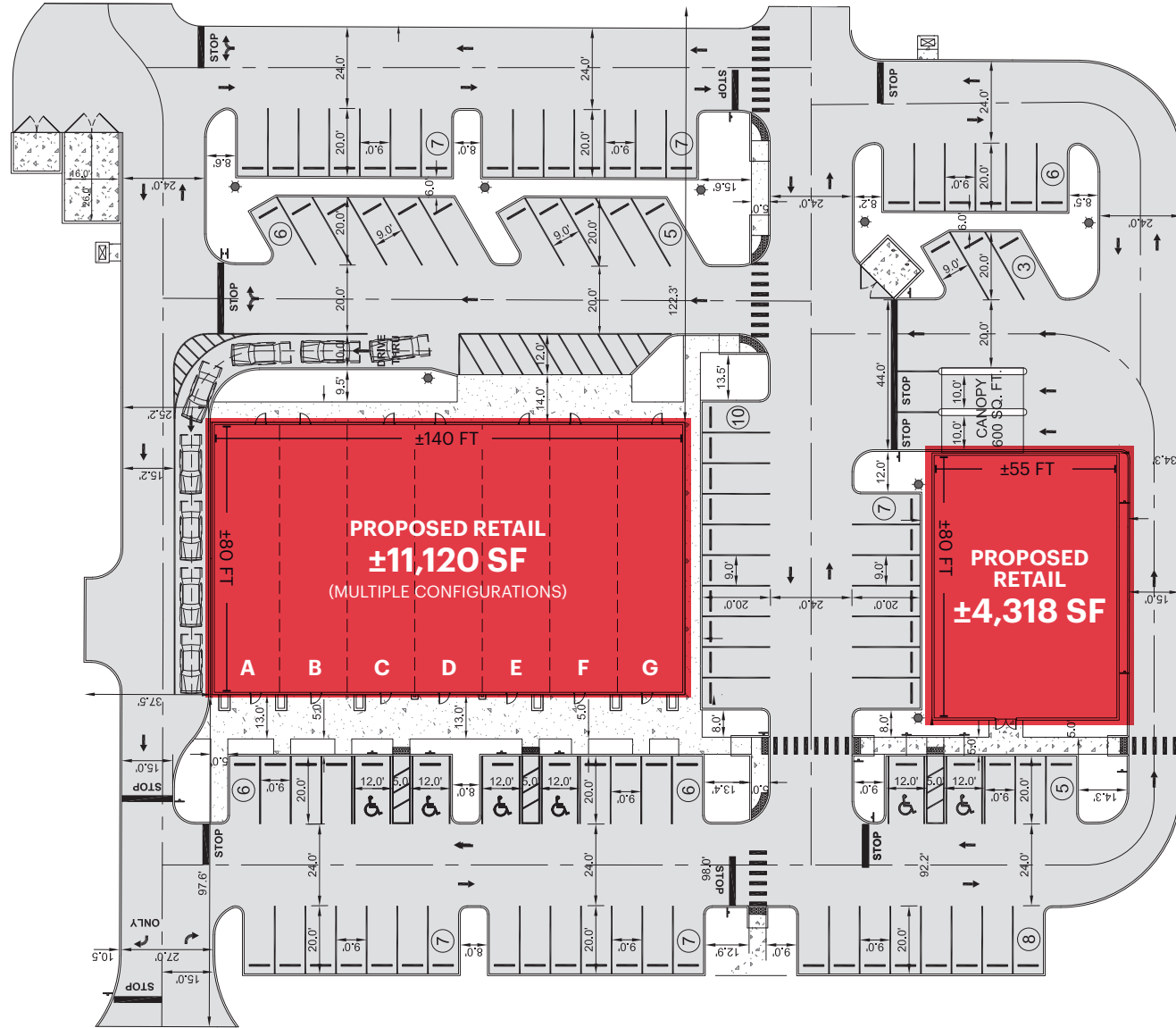
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# PROPOSED SITE PLAN



LITTLE ROAD | 10,200 AADT





# PASCO COUNTY GOVERNMENT COMPLEX





# MARKET AERIAL

