

FOR LEASE

For More Information Contact

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GRAND TRINITY PLAZA

4010 - 4134 Little Road

New Port Richey, FL. 34655

Located in New Port Richey, on the North East corner of CR 54 and Little Rd, (½ a mile north of the new Mitchell Ranch Plaza and in the middle of the hot Little rd/ SR 54 corridor). This center is anchored by Fitness 365, Koizi Japanese Steakhouse, Music Matters, Ingram's Karate, and many more fine stores offering services ranging from Fitness, Restaurants, Medical, Cleaners, Hair Salon, Nail Salon, Banyan Pediatric Centers, and many more. It's location puts it into close vicinity to one of the most explosive multiple housing developments in Tampa Bay.

Availability

| Sq. Ft. | # | Base Rent | CAM's |
|---------|------|------------|--------|
| 16,240 | 4132 | Negotiable | \$4.80 |
| 1,600 | 4036 | Negotiable | \$4.80 |
| 1,600 | 4102 | Negotiable | \$4.80 |

Property characteristics

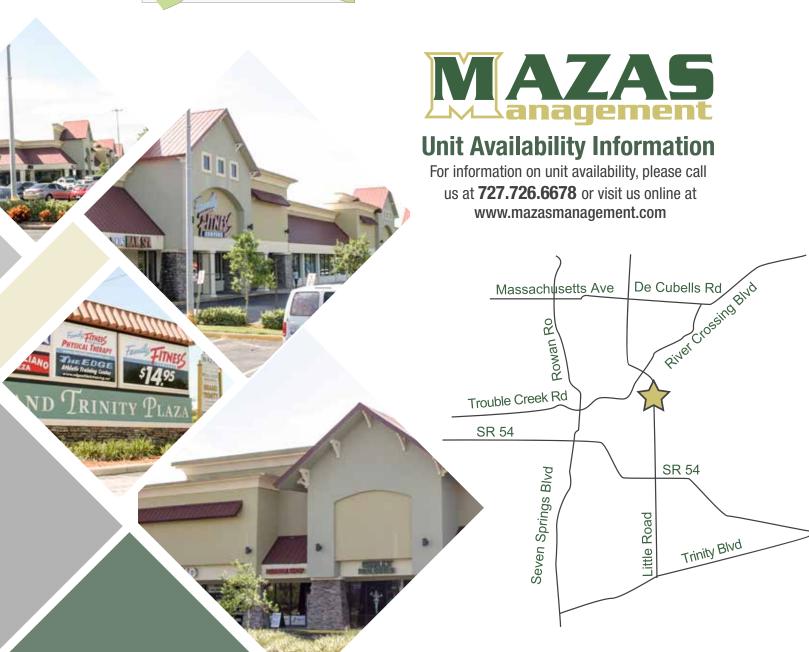
- · Excellent visability with high Traffic Count.
- · Below market rental rates and CAM's.
- · Currently being totally renovated.
- · Four (4) entrances on Little Road and one (1) side entrance on CR 54...
- · LANDLORD OFFERING TENANT IMPROVEMENT DOLLARS (depending on Tenant qualification).

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|-----------|-----------|-----------|
| Population | 9,098 | 52,329 | 127,209 |
| # Households | 4,189 | 22,196 | 55,129 |
| Median HH Inc. | \$ 49,832 | \$ 50,086 | \$ 42,022 |







Grand Trinty Plaza Retail

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Site Summary 90,000 Square Feet

This report displays data from the Summary and Tenant Ledger pages for Leases.



Generated On: 08/24/2015

| Suite | Lease Name | Total Area |
|-------|------------------------------|------------|
| 4010 | Cadence Bank | 2,100 |
| 4012 | Banyan Pediatric Care Center | 1,600 |
| 4028 | Fitness 360 Trinity | 19,140 |
| 4032 | Venus Nail Spa | 1,400 |
| 4034 | Suncoast Wine & Spirits | 1,600 |
| 4038 | Grand Trinity Cafe | 1,600 |
| 4042 | Hair Salon | 1,120 |
| 4102 | AVAILABLE | 1,600 |
| 4104 | Smile Design Dental | 1,600 |
| 4106 | Irish Pub | 2,800 |
| 4116 | Ingram's Karate | 3,200 |
| 4120 | Hibachi Restaurant | 4,800 |
| 4110 | Leos Barbershop | 1,600 |
| 4112 | Music Matters | 3,600 |
| 4132 | AVAILABLE | 17,130 |
| 4036 | AVAILABLE | 1,600 |
| 4022 | USPS (116375-003) | 16,934 |