

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

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

Property characteristics

- Excellent visibility 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).





Unit Availability Information

For information on unit availability, please call us at **727.726.6678** or visit us online at www.mazasmanagement.com



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.

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