

FOR LEASE

For More Information Contact

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GRAND TRINITY PLAZA

4010 - 4132 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 ACE Hardware, Powerhouse Gym, The Kidz Club, Koizi Hibachi, and many more fine stores offering services ranging from Fitness, Restaurants, Medical, Hair & Nail Salons, 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 |
|---------|----------|------------|--------|
| 1,600 | 4036 | Negotiable | \$5.50 |
| 6,000 | Grasspad | Negotiable | \$6.50 |

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|-----------|-----------|-----------|
| Population | 9,323 | 60,513 | 149,813 |
| # Households | 4,301 | 25,000 | 63,657 |
| Median HH Inc. | \$ 70,252 | \$ 63,758 | \$ 54,792 |

Property characteristics

- Excellent visibility with high Traffic Count.
- Below market rental rates and CAM's.
- Totally renovated.
- Four (4) entrances on Little Road and one (1) side entrance on CR 54..

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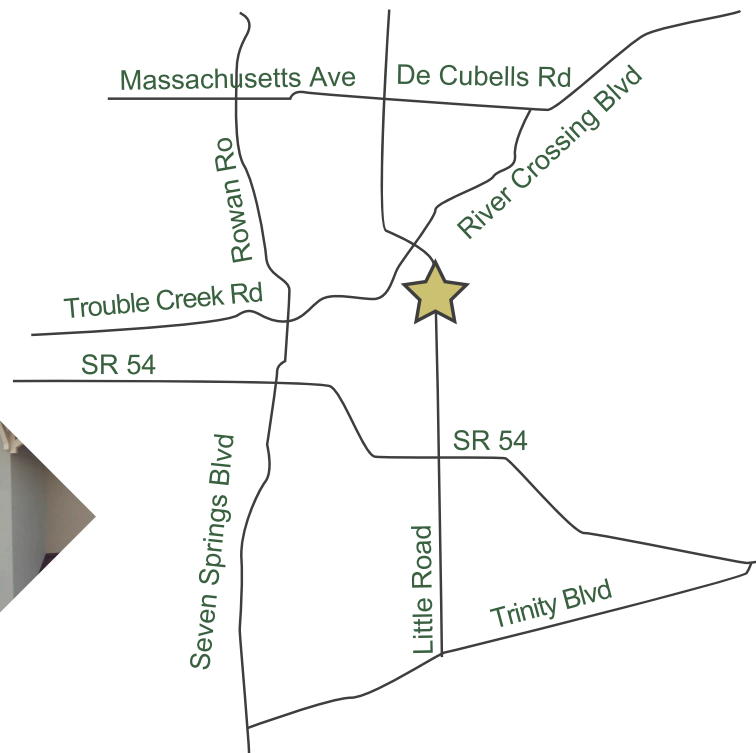
 Units Available



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Unit Availability Information

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



Grand Trinity Plaza Retail

4010 - 4134 Little Road

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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 | The Kidz Club | 10,500 |
| 4014 & 4016 | Taso Italiano | 3,200 |
| 4018 | Mr. Smoke Shop | 1,600 |
| 4022 | USPS Annex | 16,934 |
| 4028 | Powerhouse Gym | 19,140 |
| 4032 | Venus Nail Spa | 1,400 |
| 4034 | Suncoast Wine & Liquor | 1,600 |
| 4036 | AVAILABLE | 1,600 |
| 4038 & 4040 | Grand Trinity Cafe | 3,200 |
| 4042 | Head 2 Toe Hair Salon | 1,600 |
| 4102 | The Medicine Shop | 1,600 |
| 4104 | Smile Design Dentistry | 1,600 |
| 4106 | Molly Malone's | 2,800 |
| 4110 | Leos Barbershop | 1,600 |
| 4112 | Music Matters | 3,600 |
| 4114 | Barksuds | 1,600 |
| 4116 | Ingram's Karate | 3,200 |
| 4120 | Koizi Hibachi & Sushi | 4,800 |
| Grass Pad | AVAILABLE | 6,000 |