

FOR LEASE

Grand Trinity Plaza

4010 - 4134 Little Road
New Port Richey, FL. 34655



For More Information Contact

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Availability

Sq. Ft.	Base Rent	CAM's
10,500	Negotiable	\$4.00
1,600-3,200	Negotiable	\$4.00

Located in New Port Richey, on the North East corner of CR 54 and Little Rd, (1/2 a mile north of the new Mitchel Ranch Plaza and in the middle of the hot Little rd/ SR 54 corridor). This center is anchored by SAVE-A-LOT, Family Fitness Center, US Postal Service, Hiro Japanese Steakhouse, Music Matters, Ingram's Karate, and many more fine stores offering services ranging from Fitness, Restaurants, Medical, Cleaners, Hair Salon, Nail Salon, and many more. It's location puts it into close vicinity to one of the most explosive multiple housing developments in Tampa Bay.

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).

Demographics

	1 Mile	3 Mile	5 Mile
Population	8,782	49,461	119,283
# Households	4,069	20,721	51,456
Median HH Inc.	\$ 40,100	\$ 38,500	\$ 33,800



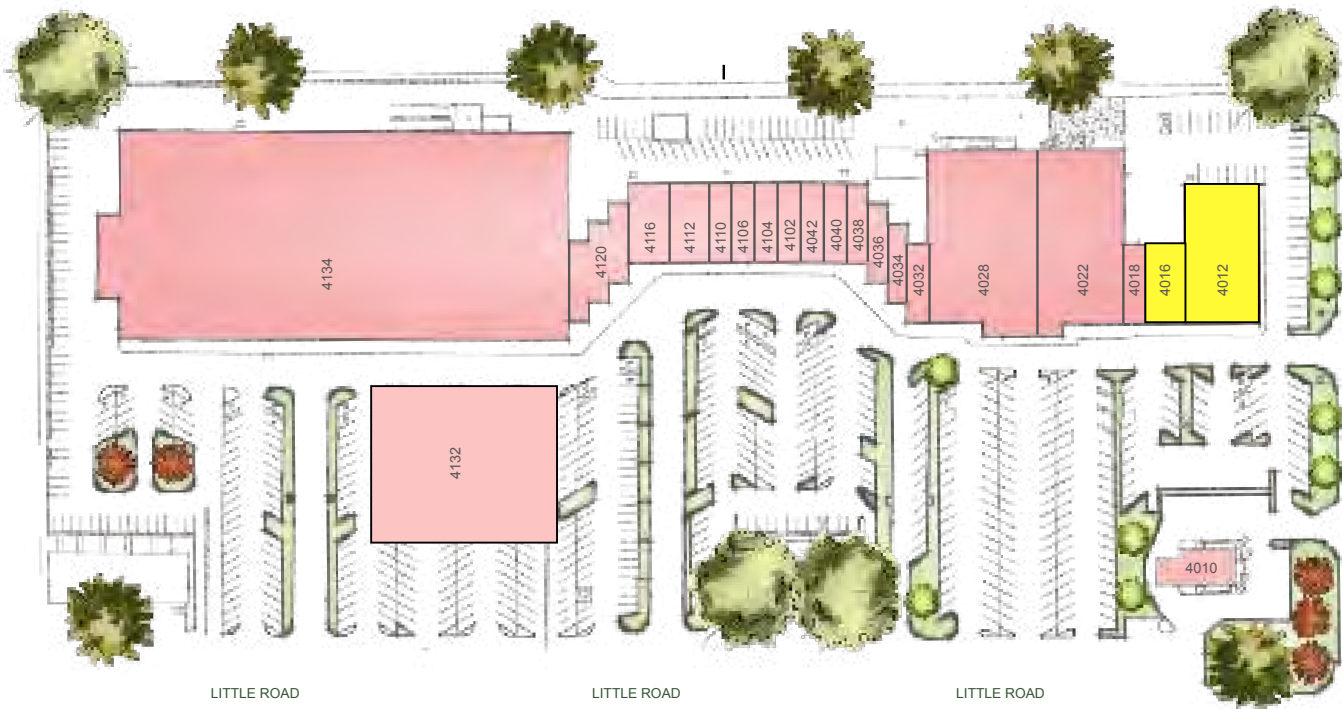
Mazas Management • 2551 Drew Street, Suite 301 • Clearwater, FL 33765

Phone 727.726.6678 • www.mazasmanagement.com

Grand Trinity Plaza



4108 Little Road • Trinity FL 33553
 Site Summary 162,580 Square Feet



Unit Availability Information

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

SUITE	TENANT NAME	Sq. Ft.
4010	SUPERIOR BANK	2,100
4012	VACANT	10,500
4016	VACANT	3,200
4018	THE BETTER BACK STORE	1,600
4022	USPS	16,934
4028	FAMILY FITNESS	19,140
4032	HEAVENLY NAILS	1,400
4034	GOLDEN TOUCH CLEANERS, INC.	1,600
4036	SEVEN SPRINGS SEAFOOD COMPANY	1,600
4040	GRAND CAFE	3,200
4042	POSH SALON	1,120
4102	OUR GIFT SHOP	1,600
4104	SMILE DESIGN DENTISTRY	1,600
4106	MOLLY MALLONES	2,800
4110	LEO'S BARBERSHOP	1,600
4112	MUSIC MATTERS	3,600
4116	INGRAM'S PROFESSIONAL KARATE	3,200
4120	HIRO SUSHI	4,800
4132	SAVE-A-LOT	16,500

