

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, (1/2 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, Cadence Bank, Koi Hibachi, Music Matters, Barksuds, and many more fine stores offering services ranging from Fitness, Restaurants, Medical, Hobby, 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.

Availability

Sq. Ft.	#	Base Rent	CAM's
3,200	4116	Negotiable	\$5.25

Demographics

	1 Mile	3 Mile	5 Mile
Population	9,539	55,108	140,897
# Households	4,338	23,516	61,406
Median HH Inc.	\$ 66,967	\$ 77,376	\$ 70,095

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..



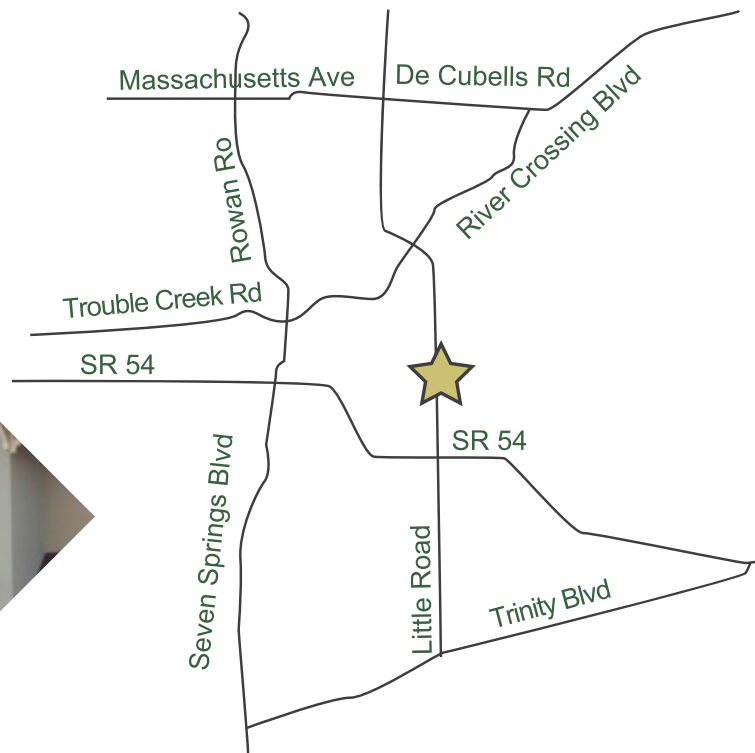


■ Units Available



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



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Site Summary 88,000 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	10,500
4014&4016	Taso Italiano	3,200
4018	Mr. Smoke	1,600
4022	USPS	16,934
4028	Power House Gym	19,140
4032	Venus Nails	1,400
4034	AVAILABLE	1,600
4036	Suncoast Wine & Liquors	1,600
4038&4040	Grand Trinity Cafe	3,200
4042	Head 2 Toe Salon	1,600
4102	The Medicine Shoppe	1,600
4104	Smile Design Dental	1,600
4106	Molly Mallones	2,800
4110	Leo's Barbershop	1,600
4112	Music Matters	2,000
4014	AVAILABLE	1,600
4116	Ingram's Professional Karate	3,200
4120 - 4124	Koizi Japanese Restaurant	4,800
Grasspad	AVAILABLE	6,000