

# Trinity Commons

7813 Mitchell Blvd., New Port Richey, FL 34655



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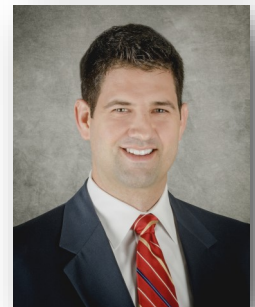
Florida Properties Group

COMMERCIAL DIVISION



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## *For Sale*

- ◆ 25,200± SF shopping center for sale
- ◆ Attractive, well-maintained Trinity Florida location
- ◆ Contemporary architecture and color scheme
- ◆ Frontage on Mitchell Boulevard
- ◆ Highly visible building and monument signage
- ◆ Convenient to Seven Springs Blvd and Little Road
- ◆ Strong demographics and growth area
- ◆ Excellent tenant mix of restaurant, retail and service
- ◆ Ample convenient parking for customers and staff
- ◆ Listed at \$3,375,000

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Trinity Commons is a 13 unit, retail strip center on Mitchell Boulevard, between Seven Springs Boulevard and Little Road in the Trinity area of Pasco County. Trinity Commons offers suites ranging in size from 1,400 SF to 4,200 SF, totaling 25,200 rentable square feet. The center is 95% leased up by tenants who offer a strong mix of dining, shopping, professional services and entertaining activities.

The property is surrounded by established residential neighborhoods, including Trinity Oaks, Sabal at Wyndtree, and Natures Hideaway. A number of new residential and mixed-use developments are progressing nearby, including Mitchell Ranch, Mitchell Ranch South, Mitchell Ranch 54 West, Village at Mitchell Ranch, Trinity Pines Preserve. These developments will increase both the residential population, adding several hundred housing units to the immediate area, and contribute to additional commercial opportunities.

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