

# THE VILLAGE AT MITCHELL RANCH

State Road 54 & Little Road, New Port Richey, FL 34655

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Located at the SWC of State Road 54 & Little Road

## PROPERTY HIGHLIGHTS

- 1,800 small shop space (deal pending)
- GLA: 165,000 SF
- 22 Acre New Development on the SWC of State Road 54 & Little Road in Pasco County, FL
- New Development; Opened in 2019
- Prominently located at a high trafficked intersection on State Road 54, a major east/west artery connecting Hillsborough to Pasco County
- Trinity is a market of high residential and retail growth, as well as a strong existing retail presence, a 288-bed, state of the art hospital, and top rated schools
- Traffic Counts (AADT): S.R. 54 (west of Little Rd.) - 44,000; S.R. 54 (east of Little Rd.) - 53,000; Little Rd (north of S.R. 54) - 42,000

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,100	54,331	123,194
Daytime Population	5,912	51,826	118,574
Households	1,860	22,684	53,247
Average HH Income (\$)	65,791	77,208	66,821



## EXCLUSIVE AGENT(S)

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Anchor A	Sprouts	29,896 SF	A-2	Organic Nail Bar	1,800 SF	E-3	First Watch	3,500 SF
Anchor B	HomeGoods	20,000 SF	A-3	Amazing Lash	1,800 SF	F-1	Verizon	2,000 SF
Anchor C	Michaels	21,705 SF	A-4	F45	2,100 SF	F-2A	Island Fin Poke	1,200 SF
Mini A	Skechers	8,000 SF	B-1	Cycle Bar	2,100 SF	F-2B	-	1,800 SF
Mini B	Five Below	8,240 SF	B-2	Clean Juice	1,200 SF	F-3	Aspen Dental	3,752 SF
Mini C	Ulta	10,000 SF	B-3	KiwiCup Coffee Shop	900 SF	G-1	Chipotle	2,400 SF
OP 1	Chase Bank	0.91 Acres	B-4	Hand & Stone	2,400 SF	G-2	Menchie's	1,200 SF
OP 5	Aussie Grill	0.79 Acres	D-1	BrightHouse	4,180 SF	G-3/4	Eyeglass World	3,550 SF
OP 8	PDQ	0.85 Acres	D-2	Louis Pappas	1,800 SF	H-1	Panda Express	2,204 SF
OP 9	AutoZone	0.83 Acres	E-1	Jersey Mike's	1,400 SF	H-2	South Beach Tanning	1,500 SF
OP 10	Burger King	1.1 Acres	E-2	Grain & Berry	2,202 SF	H-3	Blaze Pizza	2,600 SF
A-1	Dry Barre	1,200 SF						

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