



For Lease

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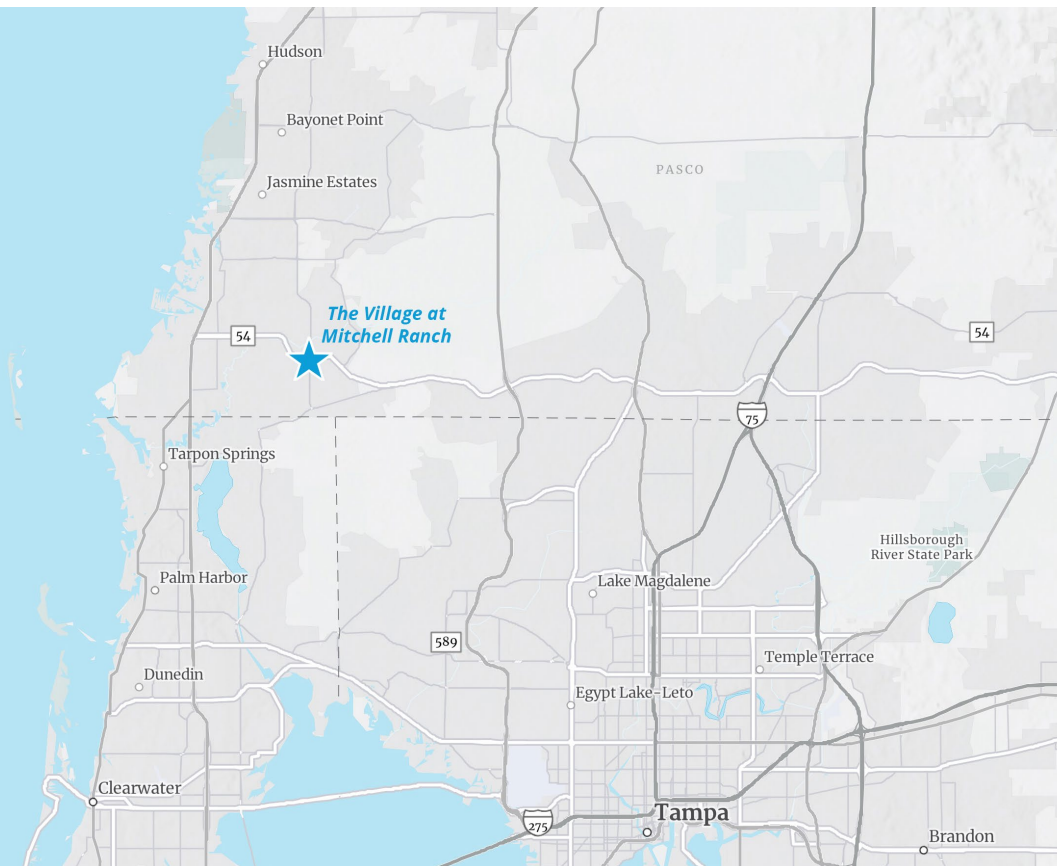
The Village at Mitchell Ranch

3139 Little Road
New Port Richey, FL 34655

Colliers

The Village at Mitchell Ranch

- Premier shopping center in the Trinity market
- 1,200 - 2,779 SF available
- 146,715 SF of GLA
- Anchored by Sprouts, HomeGoods, Michaels, Ulta, Five Below, and Skechers
- Located at the high trafficked intersection of SR 54 (56,000 AADT) and Little Road (44,000 AADT)
- Densely populated trade area with 57,502 people living within 3-miles having an average household income of \$108,387



Site Plan & Availabilities



Suite	Tenant
A-1	Dry Barre
A-2	Organic Nail Bar
A-3	Amazing Lash Studio
A-5	Available - 2,100 SF
Anchor-A	Sprouts
Anchor-B	HomeGoods
Anchor-C	Michaels
B-1	Rejuv
B-2	Rejuv
B-3	Kiwi Coffee Shop
B-4	Hand & Stone Spa
D-1	Spectrum
D-2	Louis Papap Fresh Greek
E-1	Jersey Mike's Subs
E-2	Grain & Berry
E-3	First Watch
F-1	Verizon Wireless
F-2	The Joint
F-2A	Available - 1,200 SF
F-3	Aspen Dental
OP-1	Available - 2,779 SF
G-1	Chipotle Mexican Grill
G-2	Menchie's Frozen Yogurt
G-4	Eyeglass World
H-1	Panda Express
H-2	South Beach Tan
H-3	Blaze Pizza
Mini A	Sketchers
Mini B	Five Below
Mini C	ULTA

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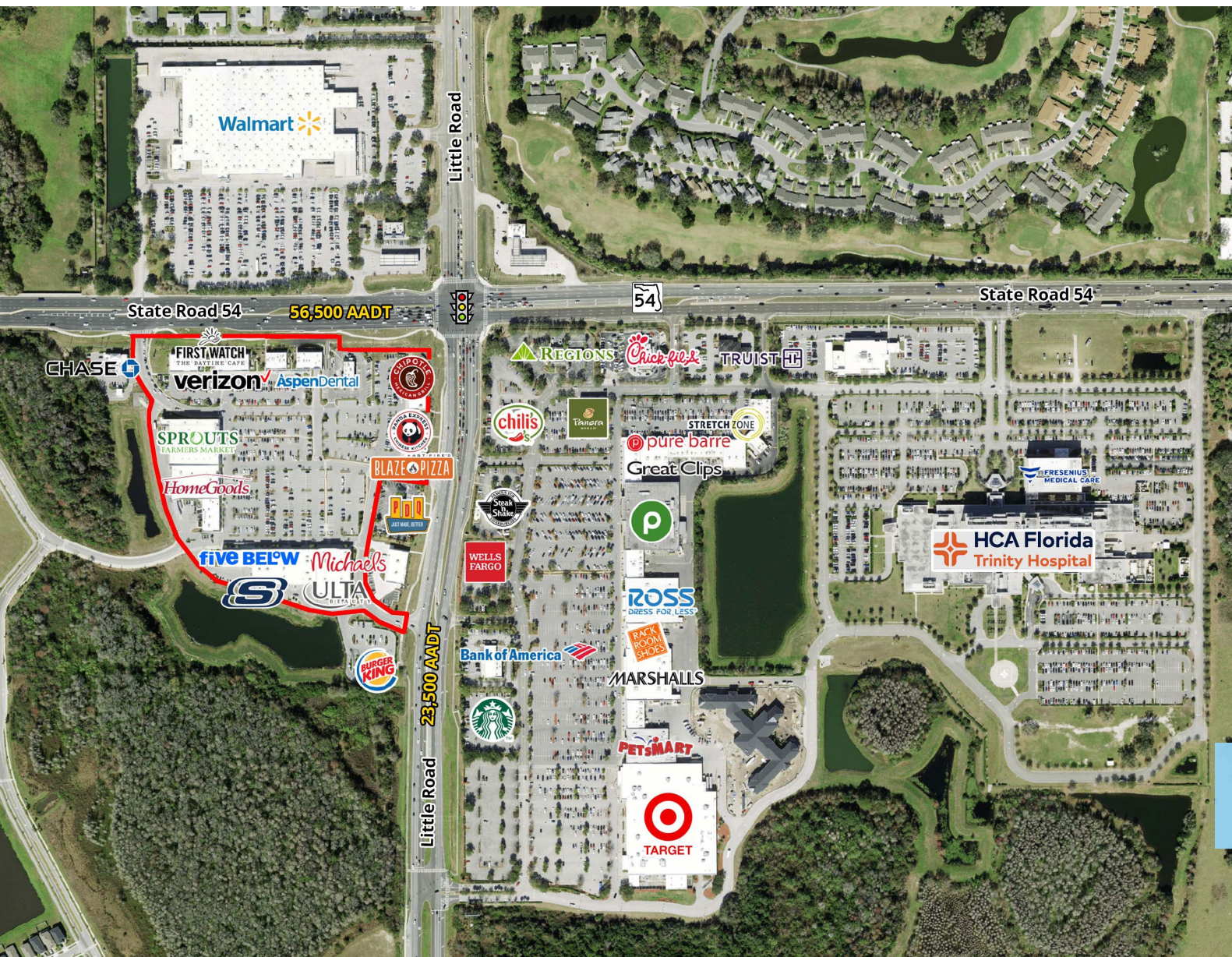
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Demographic Summary

	1-Mile	3-Mile	5-Mile
Total Population	4,398	57,502	137,978
Daytime Population	6,912	52,642	135,503
Average Household Income	\$92,900	\$108,387	\$96,838
Median Age	44.4	46.5	47.4

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