



**Publix #0873 - Mitchell Ranch**  
 3100 Little Road  
 Trinity, FL 34655  
 Lat 28.204, Long -82.664

## DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	2,866	51,349	118,367
2023 Population	2,948	54,819	125,573
2018 Average HH Income	\$57,183	\$73,430	\$63,582
2018 Median HH Income	\$47,095	\$54,107	\$44,169

## PROPERTY HIGHLIGHTS

- Power center anchored by Publix and Super Target, including PetSmart, Marshalls, Ross Dress for Less and Pier1 Imports
- Located at the high traffic signalized intersection of SR-54 & Little Road, adjacent to the Medical Center of Trinity, a general medical and surgical hospital with 282 beds
- 1.7 miles North of Trinity Blvd.
- 5.7 miles South of Ridge Rd.
- 8.5 miles West of the Suncoast Parkway Toll
- 17.5 miles West of I-75
- 5 miles East of US-19
- Combined Traffic Count (2018): 64,043 CPD

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## SITE PLAN



STE	TENANT	SIZE	14	Christo's	2,400	28	Pier 1 Imports	10,000
1	ZimZari California Coastal Grill	3,600	15	MacKinnon Fine Jewelers	1,400	29	Marshalls	30,000
2	Re/Max	2,100	16	AVAILABLE	1,800	30	Salon Dejan	1,200
3	Heavenly Nails Spa	1,200	17	Aqua Terra Salon & Spa	2,000	31	GNC	1,200
4	Craft Street	2,800	18	Berkshire Hathaway Home Services	3,950	32	China Express	1,200
5	Burn Boot Camp	4,050	19	Mattress Firm	3,000	33	Westshore Pizza	1,200
6	Trinity Spirits & Wine	3,950	20	Great Clips	1,000	34	House of Tans	1,200
7	The UPS Store	1,200	21	AVAILABLE	3,950	35	PetSmart	19,107
8	Thai Samurai	2,100	22	Publix	44,840	36	Panera Bread	4,531
9	Florida Medical Hearing Centers	900	23	AVAILABLE	2,400	37	Nekter Juice Bar	900
10	Advanced Dental Care	1,200	24	Little Greek Restaurant	1,200	38	Nationwide Vision	1,500
11	AVAILABLE	1,800	25	GameStop	1,200	<b>Total</b>		<b>199,554</b>
12	TCBY of Trinity	1,200	26	Sally Beauty Supply	1,200			
13	GoGo Gadgets	900	27	Ross Dress For Less	30,176			

AVAILABLE  NOT OWNED

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