

# DEER PARK CENTER

## Little Road & Rancho Del Rio

### Port Richey/Trinity, FL 34655



**FOR  
LEASE  
37,541 SF**

184 Parking  
Spaces



**Nearby Medical Facilities:**

- **Trinity Medical Center**  
400,000 sf, 236 bed hospital, 400 + physicians.  
Under construction, due to open Summer 2008.
- **Trinity Medical Center**  
3-Story Office Building, 90,000 sf.
- **Florida Cancer Center**  
200 patients daily in a 23,000 sf facility
- **Morton Plant Mease Primary Care Center**

**Nearby Retailers:**

- Publix (2), Target, Wal-Mart, Pier One, Marshall's, and Petsmart.

**Price:** \$23 psf - Existing; \$26 psf - Front Building

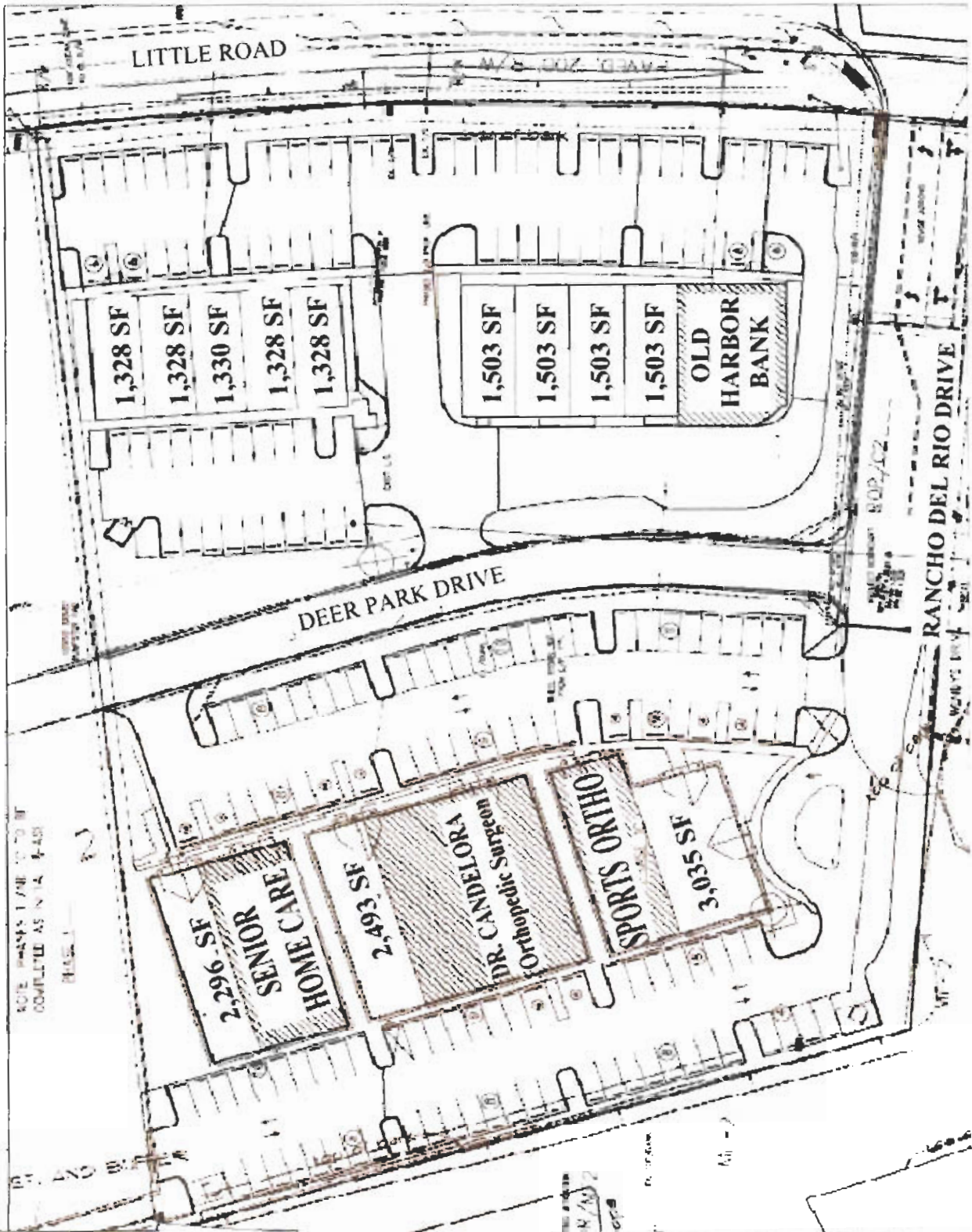
**Traffic Counts:**

Little Rd./Rancho Del Rio - 45,500 VPD  
 Little Rd./SR 54 (East) - 34,500 VPD  
 Little Rd./SR 54 (West) - 26,000 VPD

### 2006 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
<b>Population</b>	50,531	130,807	204,881
<b>Average HH Income</b>	\$40,680	\$38,081	\$37,347
<b>Households</b>	21,893	57,030	89,975

# DEER PARK SITE PLAN



1328  
26+7  
20/08

NOTE: PARKS 1/18/10 TO 11/10/10  
COMPLETE AS SHOWN 4-4-10

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