

TRINITY SPORTS GRILL

3523 Little Rd Trinity, FL 34655

Retail Investment Opportunity

Offering Memorandum

±18.3-Year NNN Lease | 15% Rental Increases | Proven Operator



MATTHEWS™

Exclusively Listed By



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Subject Property

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PROPERTY OVERVIEW

Trinity Sports Grill
3523 Little Rd Trinity, FL 34655



Trinity Sports Grill

3523 Little Rd Trinity, FL 34655

±5,500 SF

GLA

±44,000 VPD

Little Rd

NNN

Lease Type

7.00%

CAP Rate



Investment Highlights

- **Long Term Lease:** Features over ± 18.3 years of remaining lease term with 15% rental escalators every 5 years, providing investors with long-term cash flow and a hedge against inflation.
- **NNN Lease Structure:** Tenant is responsible for all taxes, insurance, maintenance, repairs, replacements, and operating expenses, providing passive ownership with zero landlord responsibilities.
- **Full Basis Recapture:** In-place lease structure is projected to fully recapture the initial investment through contractual rental income within the base term, without relying on renewal options or exit assumptions.
- **Experienced & Proven Restauranter:** Operated by a seasoned restaurateur who has successfully opened and operated more than 30 restaurant locations throughout the Tampa Bay MSA and has held senior corporate leadership positions with Brinker International and Miller's Ale House.





Location Highlights

- **Growing Tampa Bay Submarket:** Located in one of Pasco County's fastest-growing communities, Trinity benefits from affluent demographics, sustained residential growth, and strong long-term retail demand.
- **Dense Residential Trade Area:** Surrounded by more than 8,500 existing and planned homes, including Starkey Ranch, Longleaf, Heritage Springs, Champions' Club, and Mitchell Ranch, providing a large and expanding consumer base.
- **Excellent Visibility & Access:** Strategically positioned on State Road 54 (±59,000 VPD) near Little Road (±35,500 VPD), the property benefits from exceptional visibility, convenient access, and strong traffic exposure.
- **Exceptional Retail Synergy:** Positioned between Mitchell Ranch Plaza and The Village at Mitchell Ranch, the property benefits from exceptional retail synergy alongside national retailers including Walmart, Target, Sprouts, Publix, Chick-fil-A, and numerous other destination retailers.



 **Regatta Apartments**
±152 Units

Seven Springs Travel Park
RV Park

Old Country Road 54 ± 12,500 VPD

 **Trinity Place Assisted Living**
Assisted Living Facility

 **Sawgrass Creek Apartments**
±188 Units

 **Hunting Creek Multi-Family**
±300 Units

Subject Property

Walmart

 **Seven Springs Homes Neighborhood**
±1,725 homes
Estimated labor force: ±5,000 to 7,500 workers

 **Trinity West Neighborhood**
±314 homes
Estimated labor force: ±8,500 workers

 **TRACTOR SUPPLY CO.**

The Village at Mitchell Ranch

Michael's **SPROUTS**
FARMERS MARKET

ULTA **HomeGoods**
BEAUTY

verizon **ups**

 **Trinity College of Florida**
±152 Students

ACE
Hardware

 **Nova at Trinity Apartments**
±143 Units

ExtraSpace
Storage

 **Lake Fritz**
Swimming Lake

 **Seven Springs Villas and Condos**
±900 Units

 **Seven Springs Golf and Country Club**
Golf Course

State Road 54 ± 56,000 VPD

 **Excel Creative Learning Academy**
±160 Students

 **HCA Florida Trinity Hospital**
±278 Beds

Mitchell Ranch Plaza

 **TARGET**

Marshalls **Chick-fil &**
CAVA **'s**

Google Earth

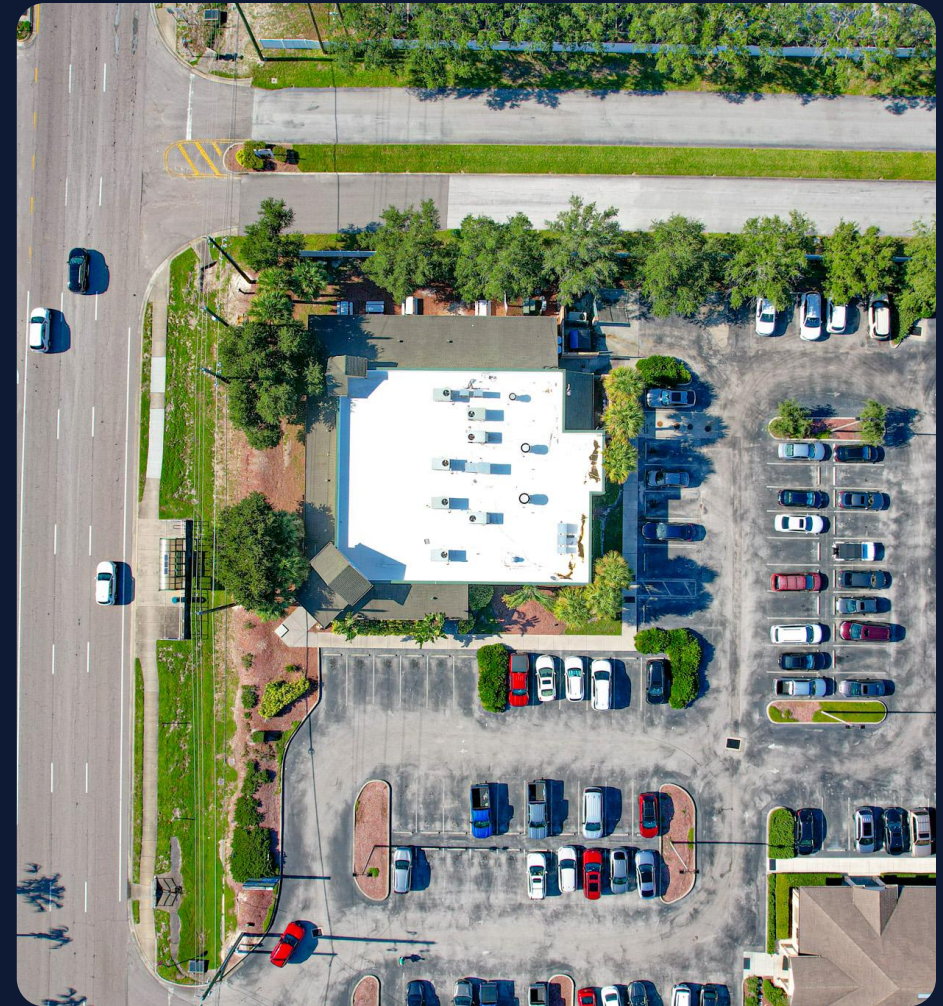


Little Road ± 44,000 VPD

State Road 54 ± 56,000 VPD



Property Photos



FINANCIAL OVERVIEW

Trinity Sports Grill
3523 Little Rd Trinity, FL 34655



Financial Summary

\$2,228,571

List Price

7.00%

Cap Rate

NNN

Lease Type

±18.3 Years

Lease Term Remaining

Tenant Summary

Tenant Trade Name	Trinity Sports Grill
Type of Ownership	Fee Simple
Lease Guarantor	Personal
Lease Type	NNN
Roof and Structure	Tenant
Rent Commencement Date	11/22/24
Lease Expiration Date	11/30/44
Initial Term	20 Years
Term Remaining on Lease	±18.3 Years
Increase	15% Every 5 Years
Options	None

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases
12/01/2026 - 11/30/2031	\$13,000.00	\$156,000.00	-
12/01/2031 - 11/30/2036	\$14,950.00	\$179,400.00	15.00%
12/01/2036 - 11/30/2041	\$17,192.50	\$206,310.00	15.00%
12/01/2041 - 11/30/2044	\$19,771.38	\$237,256.50	15.00%



MARKET OVERVIEW

Trinity Sports Grill
3523 Little Rd Trinity, FL 34655



Tampa Bay, FL

Trinity, FL - Tampa Bay MSA

11,924
Total Population

+10,000
Daytime Population

60%
Employed Population

3.8%
Retail Vacancy



Local Market Overview

Trinity, Florida is an affluent and established suburban market in southwest Pasco County, strategically positioned along the SR 54 corridor with convenient access to Pinellas County and the greater Tampa Bay region. The area benefits from strong household demographics, high home values, and continued population growth throughout Pasco County, supporting demand for retail, dining, medical, and service-oriented uses. Commercial activity is concentrated along SR 54 and Little Road, where continued residential expansion and new development are strengthening Trinity's position as a regional retail destination. Major planned projects, including The Marketplace at Trinity with proposed anchors such as BJ's Wholesale Club and Home Depot, demonstrate continued national retailer interest in the trade area. With an established residential base, strong purchasing power, growing surrounding population, and increasingly limited prime commercial land, Trinity remains an attractive market for retail and mixed-use investment and development.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,081	64,243	155,079
Current Year Estimate	8,290	58,809	143,874
2020 Census	7,129	53,157	133,285
Growth Current Year-Five-Year	9.55%	9.24%	7.79%
Growth 2020-Current Year	16.28%	10.63%	7.94%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,648	25,732	65,636
Current Year Estimate	3,410	23,791	61,493
2020 Census	3,013	22,066	57,312
Growth Current Year-Five-Year	6.98%	8.16%	6.74%
Growth 2020-Current Year	13.18%	7.82%	7.29%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$108,568	\$115,816	\$103,278

Prime Trinity Location with Strong Demographics & Tampa Bay Connectivity

Trinity's affluent, growing population, strong traffic along SR 54, and proximity to Tampa Bay make it an ideal location for a sports bar and grill.



ECONOMIC DRIVERS

Tampa has experienced strong expansion across a range of key economic sectors, including finance, insurance, real estate, healthcare, education, and technology. This multi-industry growth has been fueled by a favorable business climate, a skilled and growing labor force, and strategic public and private investments in infrastructure and innovation. As a result, Tampa has earned national recognition as one of the fastest-growing mid-sized metropolitan areas in the United States, attracting both corporate relocations and entrepreneurial activity while maintaining strong economic resilience.

Tourism is one of Tampa's strongest economic drivers. The city attracts millions of visitors each year thanks to its warm climate, beaches, and attractions like Busch Gardens, the Florida Aquarium, and nearby Gulf Coast destinations. Cruise operations from the Port of Tampa also contribute significantly, supporting hotels, restaurants, and entertainment businesses. Port Tampa Bay is the largest port in Florida by tonnage, making it a major hub for shipping and logistics. It handles bulk cargo such as fuel, construction materials, and agricultural products. The port supports thousands of jobs in transportation, warehousing, and trade, and plays a key role in connecting Florida to international markets.

GREATER MSA STATS

Total Population
3.4 Million

Annual Visitors
15.8 Million

Tourism Economic Impact
\$20 Billion

GDP
\$243.3 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3523 Little Rd, Trinity, FL, 34655 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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APOLLO OM TEMPLATE SECTION

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Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)