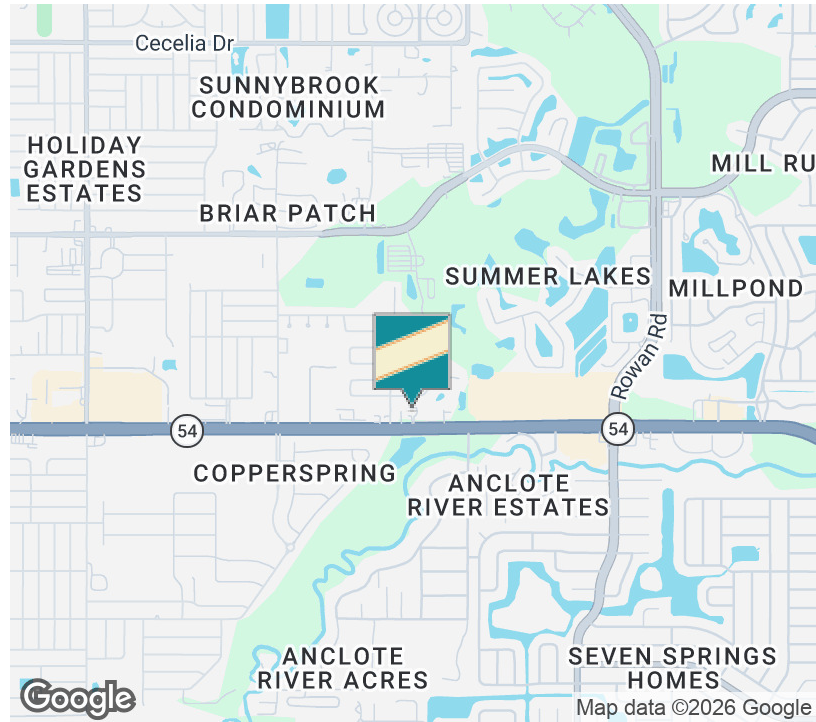




2ND GENERATION RESTAURANT STATE ROAD 54

6813 State Road 54 , New Port Richey , FL 34653

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,680 SF

Lease Rate: \$3,500.00 per month)

PROPERTY OVERVIEW

Showings are by appointment only and can be scheduled with Kari Grimaldi, the Managing Broker with Grimaldi Commercial Realty Corp

Fully equipped 2nd generation restaurant space that's ready for immediate occupancy. This turn-key opportunity features a complete commercial kitchen with a 10-foot hood, a large commercial oven and stove, and a flat-top grill, offering an ideal setup for a wide range of restaurant concepts. The space also includes a second hood system, providing flexibility for additional cooking equipment such as pizza ovens or even teppanyaki-style cooking in front of guests, making it suitable for both traditional and interactive dining experiences. The kitchen is fully equipped with a three-compartment sink, two hand-washing stations, and two restrooms, providing full compliance for food service operations. The existing layout offers a practical flow between kitchen and dining areas, with ample space for seating and customer service.

This is a true turn-key restaurant space that allows a new operator to open quickly without the high costs or delays of a full buildout. All major infrastructure is already in place—just bring your concept, menu, and team, and start serving customers.

Kari L. Grimaldi/ Broker

813.882.0884

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- 2nd Generation Restaurant
- 10 Ft Kitchen Hood System
- Three Compartment sink and two hand washing stations
- Commercial Kitchen equipment including stove, oven, and Flat grills
- Large Pylon Signage
- Frontage on State Road 54, a heavily traveled Road surrounded by large Residential communities



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PROPERTY DESCRIPTION

LOCATION DESCRIPTION

The restaurant is ideally positioned along Florida State Road 54 (SR-54) — the major east-west corridor slicing through the heart of West Pasco County, connecting areas such as US-19 in the west to interior suburban nodes further east. That puts the site squarely in the fast-growing trade-area of the Trinity, Florida community, within reach of both residential neighborhoods and regionally commuting traffic.

The surrounding residential communities are both well-established and actively expanding. Immediately north, east, and south are master-planned communities such as Starkey Ranch, Longleaf, Heritage Springs, and other neighborhoods in the Trinity umbrella (e.g. gated golf communities, family subdivisions, and age-restricted developments). With consistent new home construction, infill development, and expansions of residential parcels, rooftops continue to increase.

Demographically Trinity is an affluent, stable market. As of 2023 the local population was about 19,300 residents, showing growth of around 3.3% year-over-year from 2022. Median household income is strong, at approximately \$113,125. Homeownership is high, and many households are long-term residents, supporting discretionary spending on dining and local amenities. The area also shows moderate diversity, with a portion (about 13.1%) of the population born outside the U.S., and a high citizenship rate.

From a mobility and traffic perspective, improvements and planning reinforce the location's strength. The local transportation agency (Florida Department of Transportation, FDOT) is actively working on intersection improvements at SR-54 and US-41 (SR-45), indicating traffic congestion mitigation is in progress to improve flow of goods, commuters, and local trips. Also, the FDOT provides public traffic count data for SR-54 segments via their traffic-count mapping tool.

Finally, the commercial and retail environment complements the restaurant trade. Nearby retail nodes and power centers along SR-54 and intersecting arterials attract strong daytime and weekend traffic: residents, employees, shoppers, and families all frequent the corridors. The mixed residential base (families, retirees, professionals) gives a steady base of potential customers across breakfast, lunch, dinner, and weekend brunch / social dining.

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6813 State Road 54 , New Port Richey , FL 34653

PROPERTY DETAILS

Lease Rate	\$3,500 PER MONTH
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center

PARKING & TRANSPORTATION

LOCATION INFORMATION

Building Name	2ND GENERATION RESTAURANT STATE ROAD 54
Street Address	6813 State Road 54
City, State, Zip	New Port Richey , FL 34653
County	Pasco

BUILDING INFORMATION

Building Size	6,720 SF
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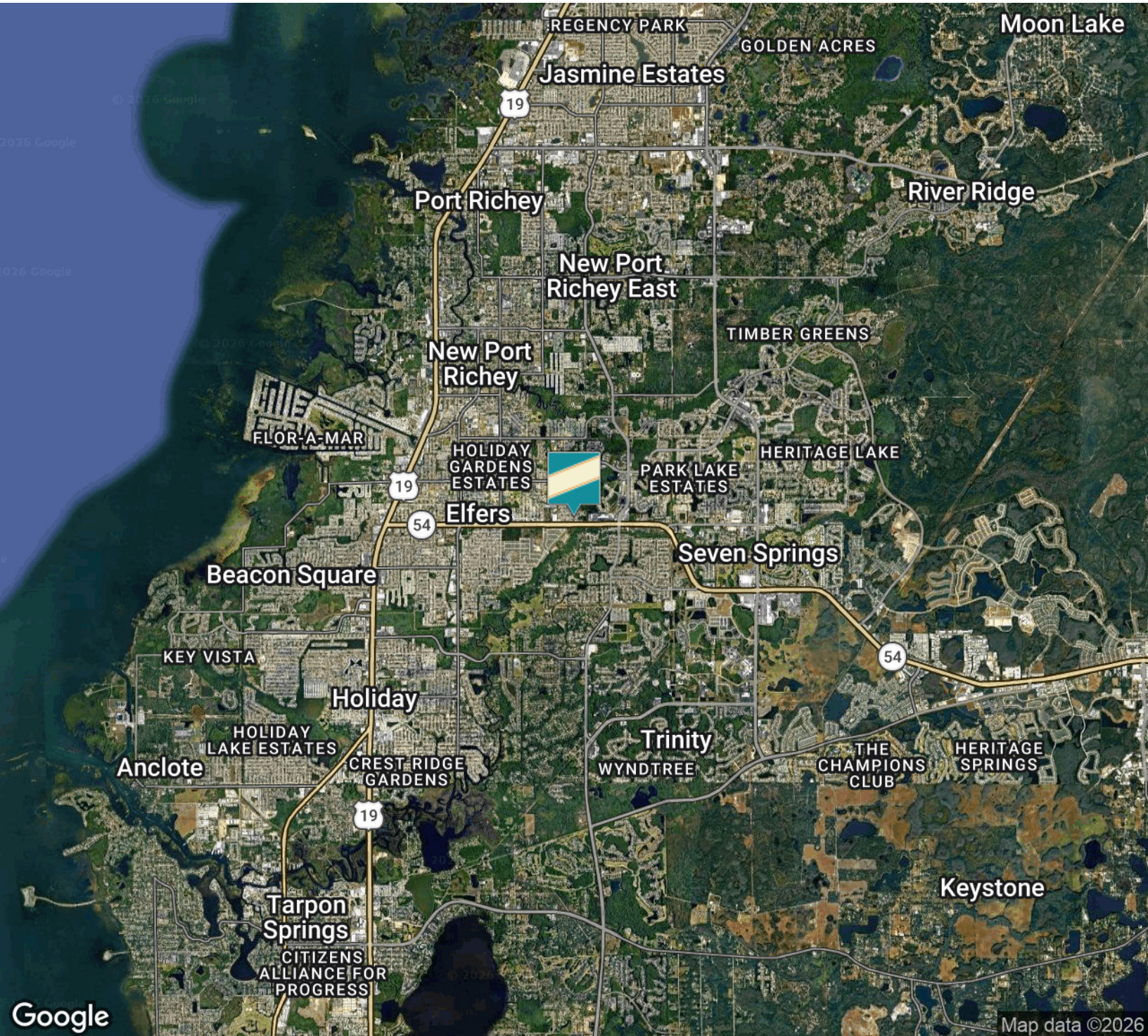
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2ND GENERATION RESTAURANT STATE ROAD 54

6813 State Road 54 , New Port Richey , FL 34653

LOCATION MAP



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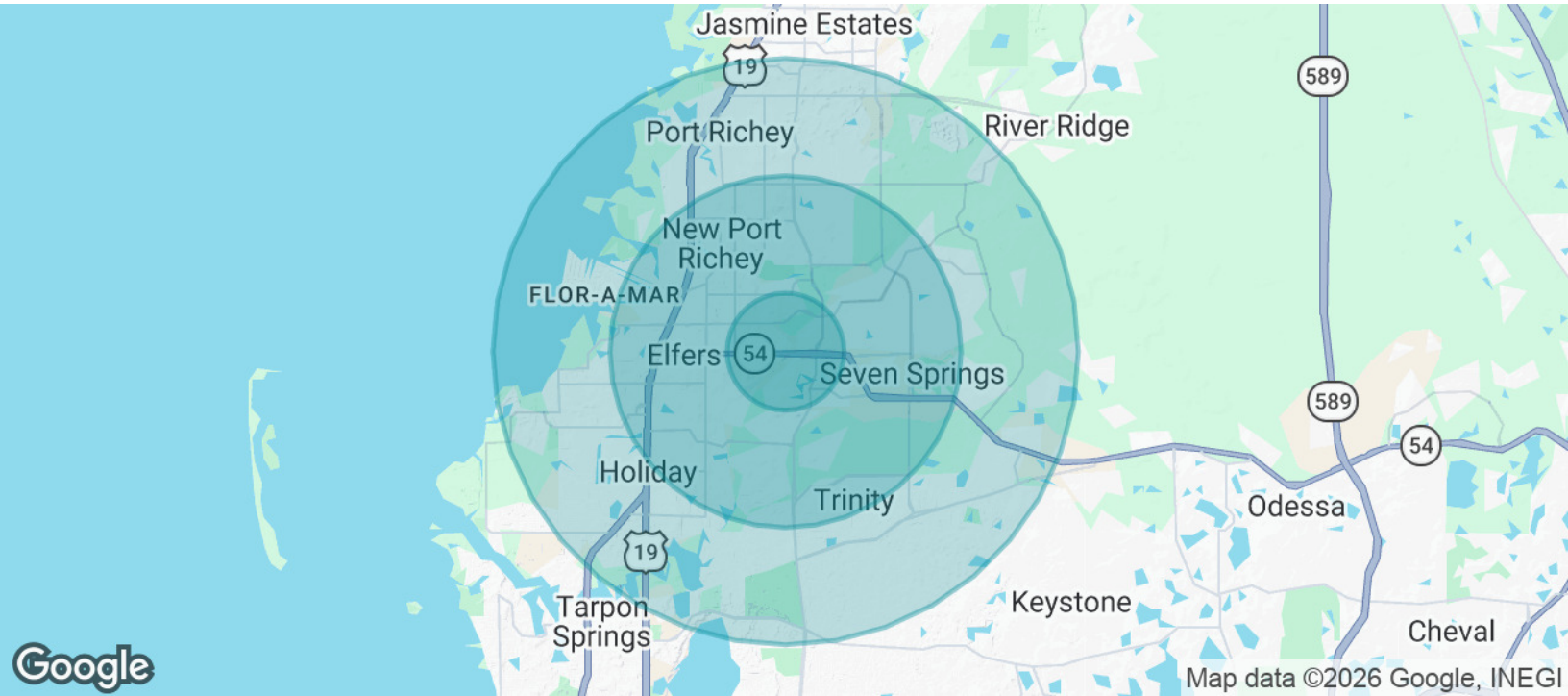
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,854	76,781	151,801
Average Age	42.3	44.6	45.0
Average Age (Male)	38.9	42.0	43.1
Average Age (Female)	45.4	46.4	46.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,136	32,827	65,601
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$50,229	\$51,241	\$52,507
Average House Value	\$158,643	\$193,213	\$202,697

2020 American Community Survey (ACS)

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AERIAL MAP



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2ND GENERATION RESTAURANT STATE ROAD 54

6813 State Road 54 , New Port Richey , FL 34653

ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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