

Trinity Corporate Center

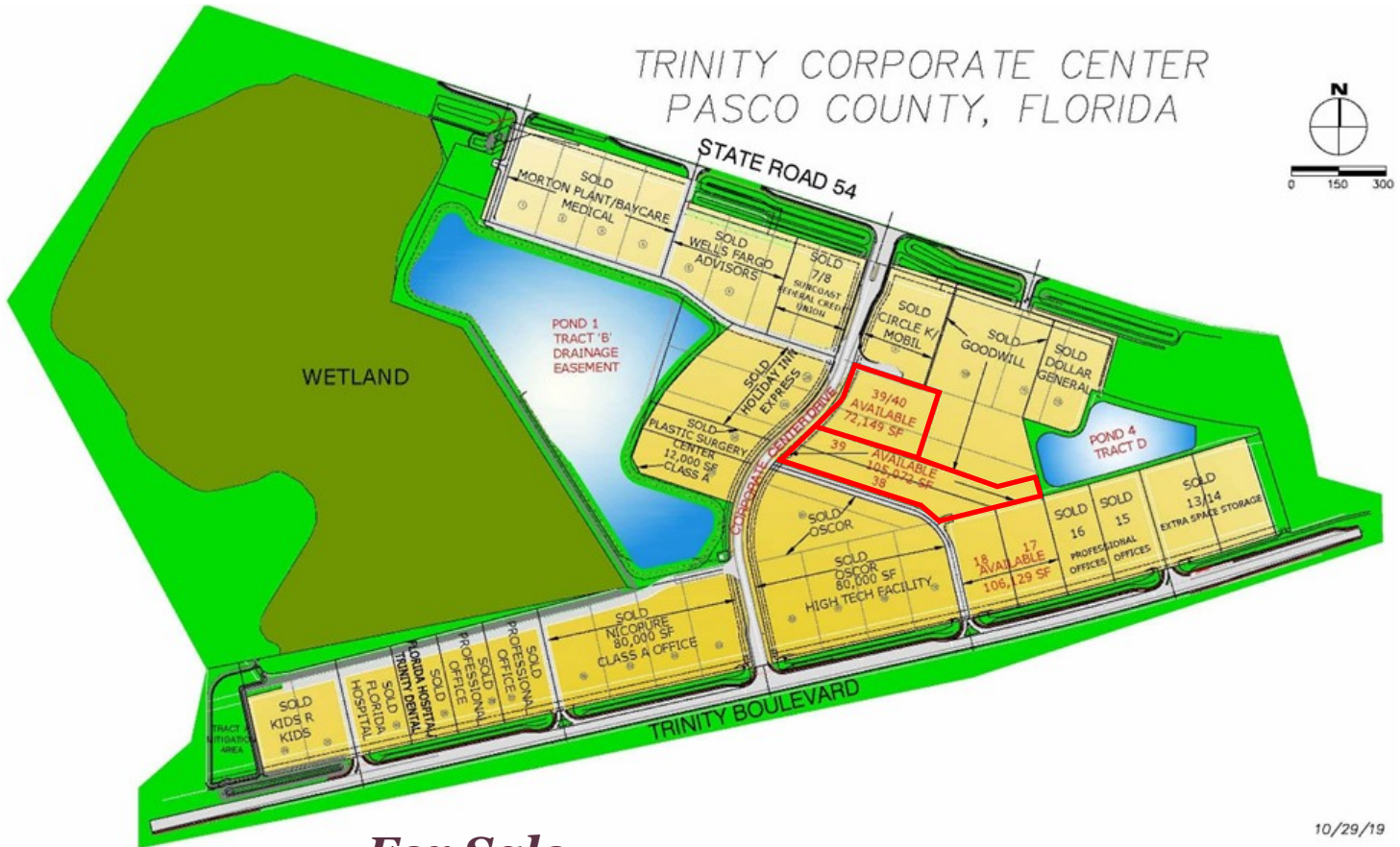
Development Sites in Area of Growth
State Road 54 & Trinity Boulevard, Trinity, FL 34655



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



10/29/19

For Sale



DEWEY MITCHELL
Broker | Owner
dmitchell@bhhsflpg.com
727-569-2332

- ⊕ One of the most in-demand areas in Pasco County
- ⊕ 34,000± new residential units planned in the corridor
- ⊕ Near Medical Center of Trinity Hospital
- ⊕ Convenient to Suncoast Pkwy, I-75, US19 & TIA
- ⊕ \$5,000 Duke Energy Assessment per lot due at closing
- ⊕ Build-to-Suit options; Owner financing available
- ⊕ Lot 38/39* - 2.28 acres: \$1,339,000
- ⊕ Lot 39*/40 - 1.65 acres: \$995,000

*A portion of lot 39

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Teamwork | Integrity | Passion | Excellence

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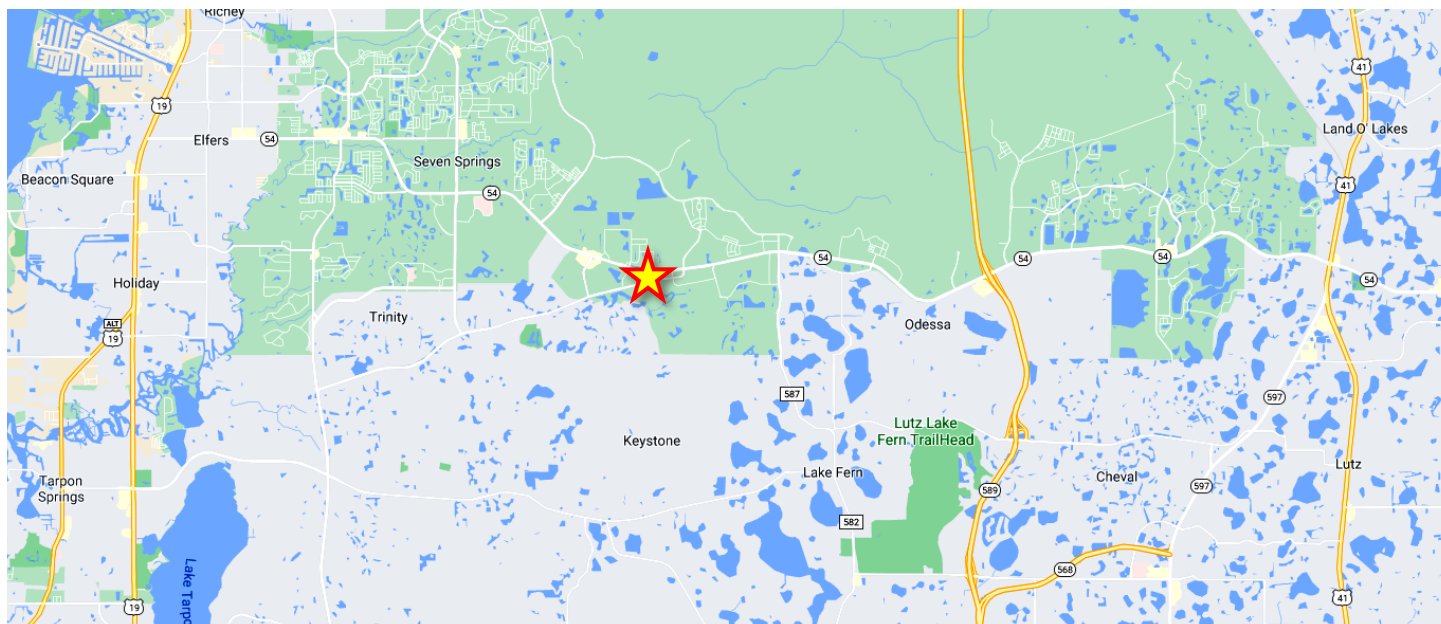


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Trinity Corporate Center (TCC) is located at the east quadrant of SR54 and Trinity Boulevard in the heart of the Trinity Corridor. TCC is growing to be one of Greater Tampa Bay's premiere mixed-use destinations. Comprised of 40 individual lots, TCC features retail, office and light industrial uses. Retail along SR54; office and light industrial in the interior and along the Trinity Boulevard sections of the development. Deed restricted. Build-to-suit and owner-financing options are available.

AREA DEMOGRAPHICS (5 mile radius)

KEY FACTS

70,148
Population

2.4
Average Household Size

51.1
Median Age

\$69,210
Median Household Income

ANNUAL HOUSEHOLD SPENDING

\$2,088
Apparel & Services

\$163
Computers

\$5,311
Groceries

\$3,717
Eating Out

\$6,099
Health Care

INCOME

\$69,210
Median Household Income

\$36,849
Per Capita Income

\$199,903
Median Net Worth

EMPLOYMENT

75%
White Collar

13%
Blue Collar

12%
Services

6.9%
Unemployment Rate

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