



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



C. JOHN BRASHER

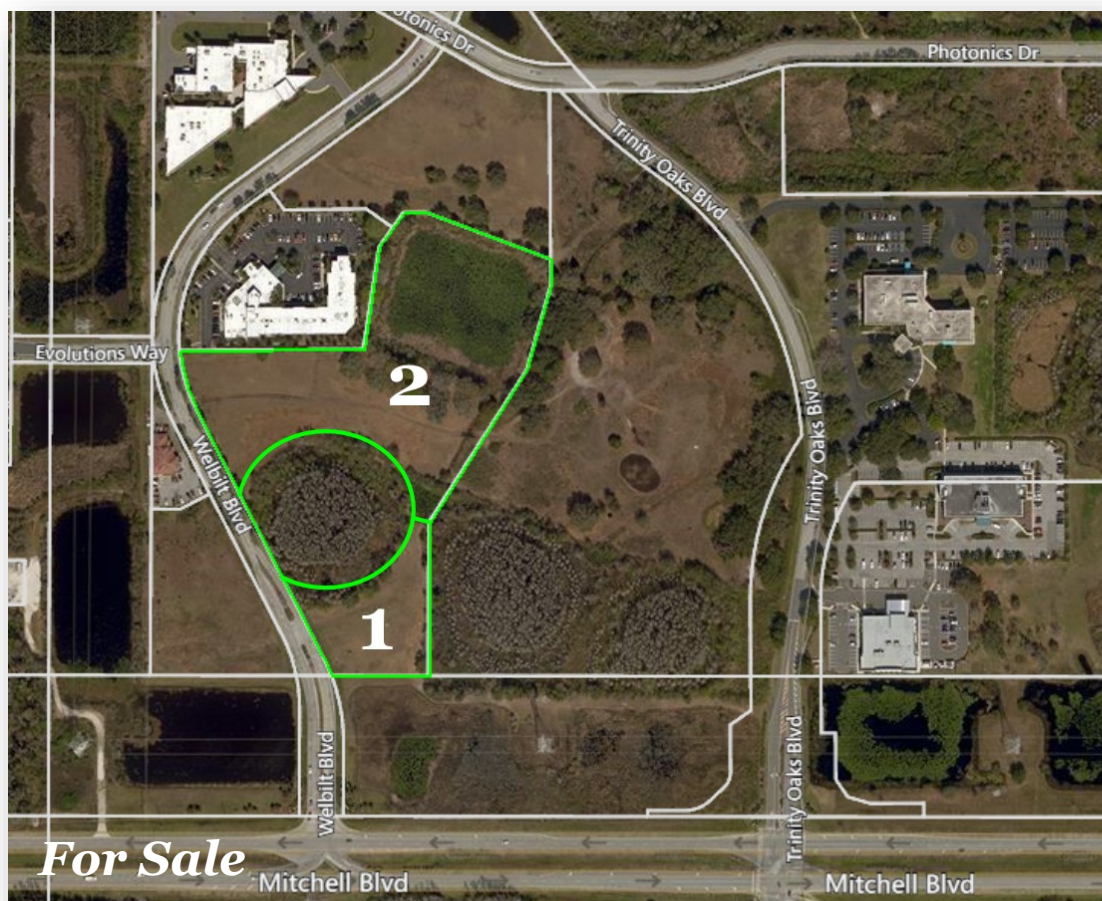
Broker Associate

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Medical Office Development Site

Welbilt Boulevard @ Evolutions Way, Trinity, FL 34655



- Two Parcels Available - Parcel 1: 1.25± and Parcel 2: 3.90± Net Useable Acreage
- Located Just West of Bay Care Rehab and Bay Care Surgery Center in Trinity
- Engineered and Previously Permitted for a Combined 40,000± SF of Medical/ Professional Office Buildings 2,400± SF to 5,000± SF
- Sewer and Water is Available From Florida Governmental Utility Authority
- Variance to the Subdivision Platting Requirement Obtained Allowing for Individual Ownership of Building Pads
- Area of Rapid Commercial and Residential Growth
- Offered for Sale at \$995,000 (Parcel #1) and \$795,000 (Parcel #2)

Awarded #3 Producing Berkshire Hathaway Commercial Real Estate Company Worldwide 2018

Teamwork | Integrity | Passion | Excellence

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AREA DEMOGRAPHICS (1 MILE RADIUS)

KEY FACTS

7,283
Population

2.6
Average Household Size

42.5
Median Age

\$66,212
Median Household Income

EMPLOYMENT

73%
White Collar

12%
Blue Collar

15%
Services

4.2%
Unemployment Rate

ANNUAL HOUSEHOLD SPENDING

\$1,996
Apparel & Services

\$4,696
Groceries

\$158
Computers & Hardware

\$5,453
Health Care

\$3,458
Eating Out

EDUCATION

4%
No High School Diploma

23%
High School Graduate

38%
Some College

34%
Bachelor's/ Grad/Prof Degree

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