

## 1,220 SF AVAILABLE FOR LEASE IN TRINITY

- » Prime location on State Road 54, one of Trinity's main retail corridors
- » Strong daytime population with nearby medical offices and professional services
- » Surrounded by dense, affluent residential communities in Trinity and New Port Richey
- » Convenient access to the Suncoast Parkway and major Pasco County roadways
- » Located in a rapidly growing trade area with continued residential development

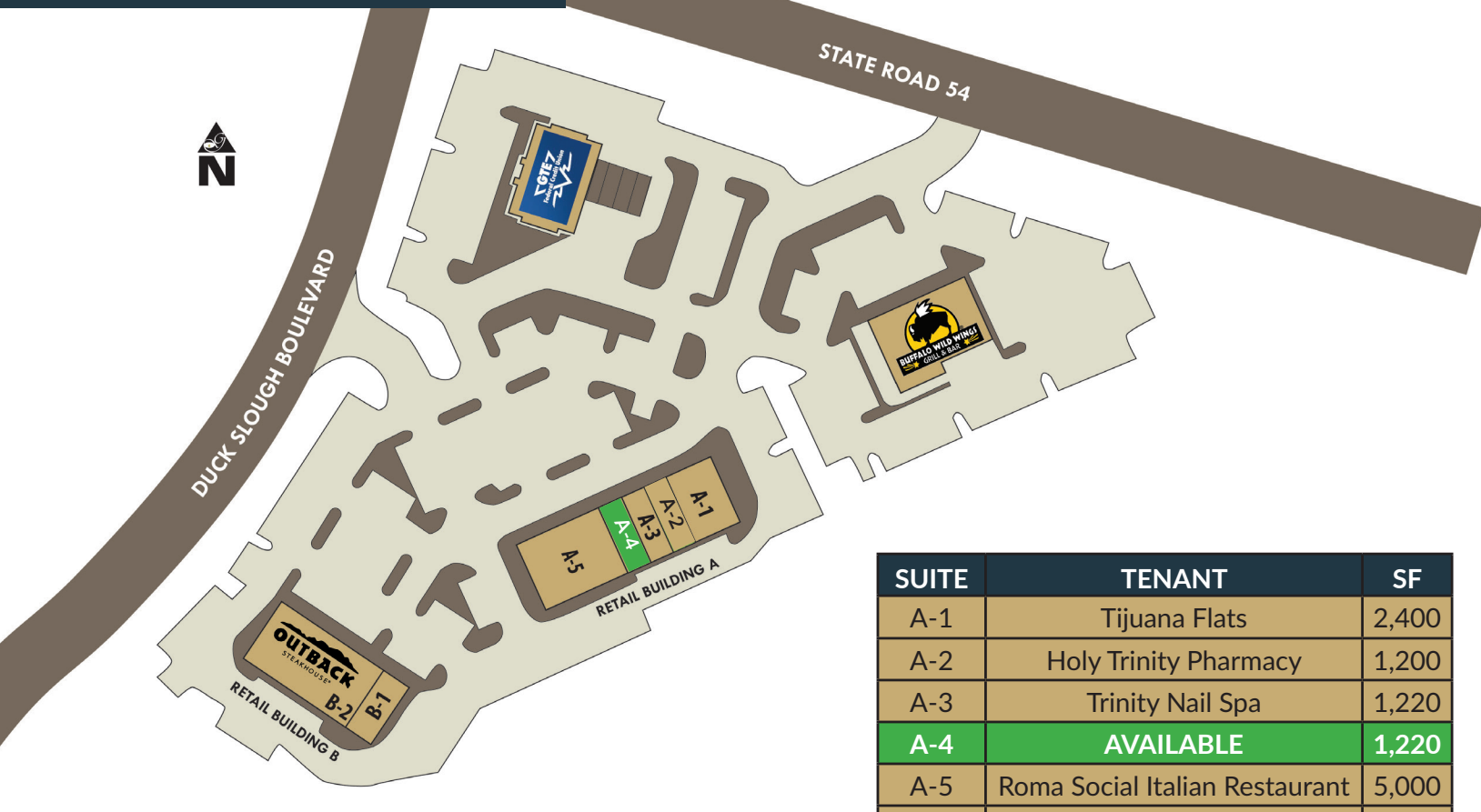
| Demographics       | 1-mile    | 3-mile    | 5-mile    |
|--------------------|-----------|-----------|-----------|
| 2025 Population    | 6,517     | 38,030    | 87,192    |
| Daytime Employment | 3,975     | 14,153    | 22,941    |
| Average HH Income  | \$150,741 | \$135,710 | \$123,953 |
| Median Age         | 44.1      | 44.2      | 44.4      |

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# TRINITY CROSSINGS

10900 State Road 54, Trinity, FL 34655



| SUITE      | TENANT                         | SF           |
|------------|--------------------------------|--------------|
| A-1        | Tijuana Flats                  | 2,400        |
| A-2        | Holy Trinity Pharmacy          | 1,200        |
| A-3        | Trinity Nail Spa               | 1,220        |
| <b>A-4</b> | <b>AVAILABLE</b>               | <b>1,220</b> |
| A-5        | Roma Social Italian Restaurant | 5,000        |
| B-1        | Aveda Salon                    | 1,792        |
| B-2        | Outback Steakhouse             | 6,248        |
| OP-B       | GTE Federal Credit Union       |              |
| OP-C       | Buffalo Wild Wings             |              |



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