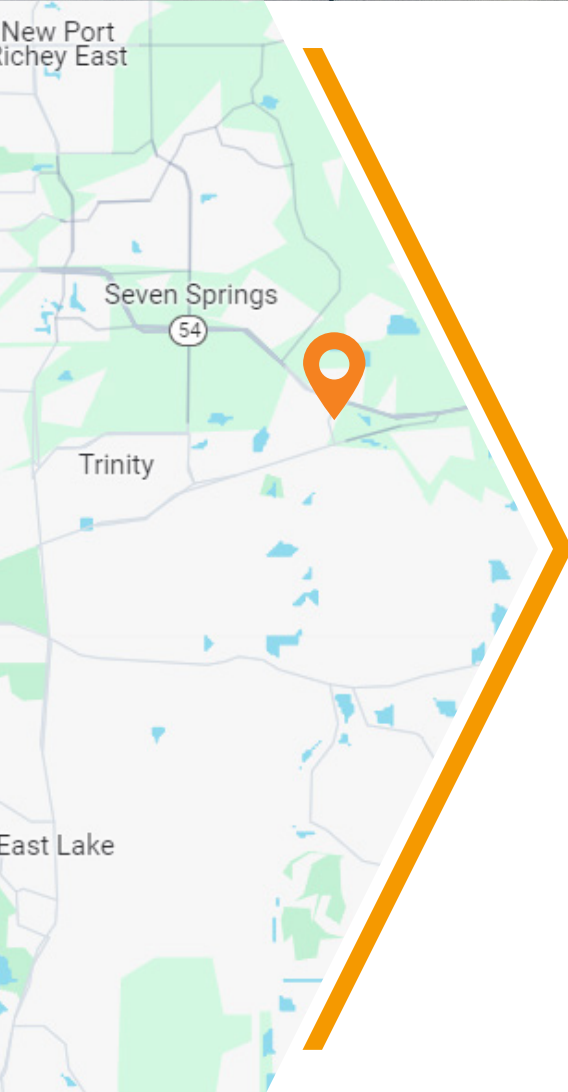




Photo property of CoStar



4,000 SF 2ND-GEN MEDICAL END-CAP - FOR LEASE IN TRINITY -

- » Located at the SWC of SR 54 and Duck Slough, west of the Veterans Expressway and east of Little Road
- » Strategically located in Trinity, a master-planned community with over 3,500 families
- » Located in front of Trinity Elementary School with 625 students
- » Caters to sophisticated consumers in an affluent population base
- » 2023 Traffic Counts: 55,500 AADT SR 54

Demographics	1-mile	3-mile	5-mile
2024 Population	6,660	37,810	86,647
Daytime Employment	9,366	64,503	113,464
Average HH Income	\$122,305	\$108,109	\$102,386
Median Age	44	44.3	44.5

Leasing Contact: Wanda De Boer | Managing Director - Retail Services
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TRINITY VILLAGE

10700 SR 54, Trinity, FL 34655



UNIT	TENANT	SF
10820 Outparcel 1		
101	Synovus Bank	5,846
201	West Florida Medical Specialists	3,443
202	Williams, Ristoff & Proper, PLC	1,957
10750 Outparcel 2		
OP2	Bonefish Grill	5,581
10740 Outparcel 3		
OP3	IHOP	4,441

UNIT	TENANT	SF
10710 Building C		
109	Quest Diagnostics	2,242
107-108	Pediatric Associates	6,486
106	Green Market Cafe	1,497
104	Ichiban Sushi Asian Bistro	2,920
103	Cold Stone Creamery	1,170
102	Brightway Insurance	1,200
101	RE/MAX Advantage Realty	5,000
10700 Building D		
101	Five Guys	2,503
102	AAA Auto Club South	6,533
104	Capital Taco	2,139

UNIT	TENANT	SF
10730 Building A		
104	AVAILABLE	4,000
101	Johnny Brusco's NY Style Pizza	4,047
10720 Building B		
110	KnowledgePoints Tutoring	1,992
109	I Love Kickboxing	2,978
108	Dani's Pet Spa	1,200
107	Smoothie King	1,170
106	T-Mobile	1,453
105	Edward Jones	1,467
104	Mike's Jewelry	1,497
103	Code Ninjas	1,864
102	Fyzical Therapy	1,697
101	Trinity Village Dental	2,032
100	Cabelo Salon	2,903

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