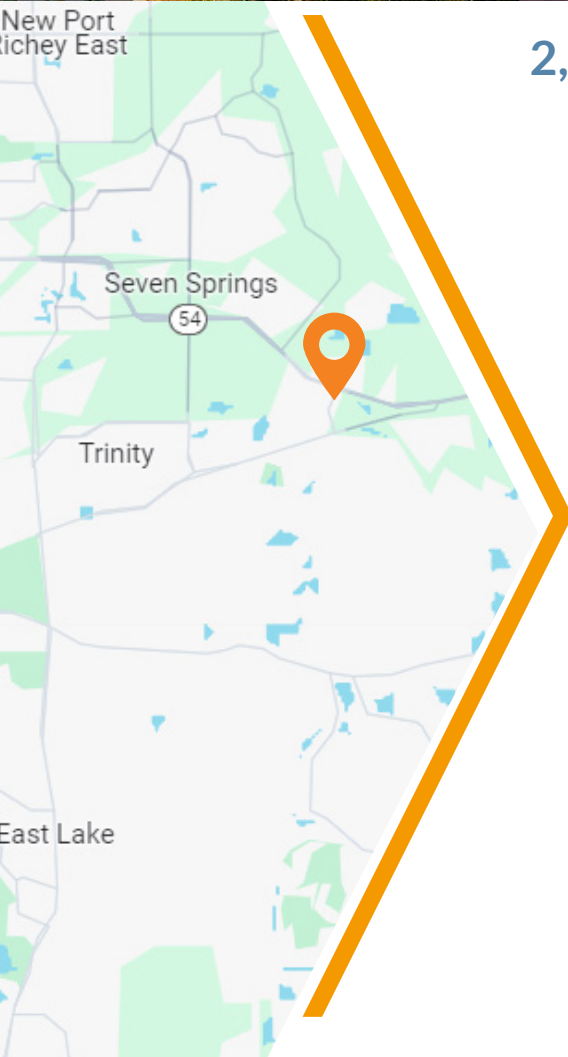


# TRINITY VILLAGE

10700 SR 54, Trinity, FL 34655

2,139 SF Available

Photo property of CoStar



## 2,139 SF 2ND-GEN RESTAURANT END-CAP - FOR LEASE IN TRINITY -

- » Located directly on State Road 54 with strong daily traffic (56,000 AADT)
- » Growing trade area with continued residential development
- » Located in front of Trinity Elementary School with 625 students
- » Surrounded by dense, affluent residential communities
- » Positioned in the heart of Trinity's main retail corridor

Demographics	1-mile	3-mile	5-mile
2025 Population	6,649	38,397	87,715
Daytime Employment	3,949	14,541	23,746
Average HH Income	\$151,339	\$134,504	\$122,276
Median Age	44.2	44.4	44.6

**Leasing Contact:** Heather McMillin | Senior Vice President, Retail Leasing  
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# TRINITY VILLAGE

10700 SR 54, Trinity, FL 34655



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

UNIT	TENANT	SF
<b>10710 Building C</b>		
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
<b>10700 Building D</b>		
101	Five Guys	2,503
102	AAA Auto Club South	6,533
104	<b>2ND-GEN RESTAURANT AVAILABLE</b>	<b>2,139</b>

UNIT	TENANT	SF
<b>10730 Building A</b>		
104	Lease Pending	4,020
101	Johnny Brusco's NY Style Pizza	4,047
<b>10720 Building B</b>		
110	KnowledgePoints Tutoring	1,992
109	I Am Fitness	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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