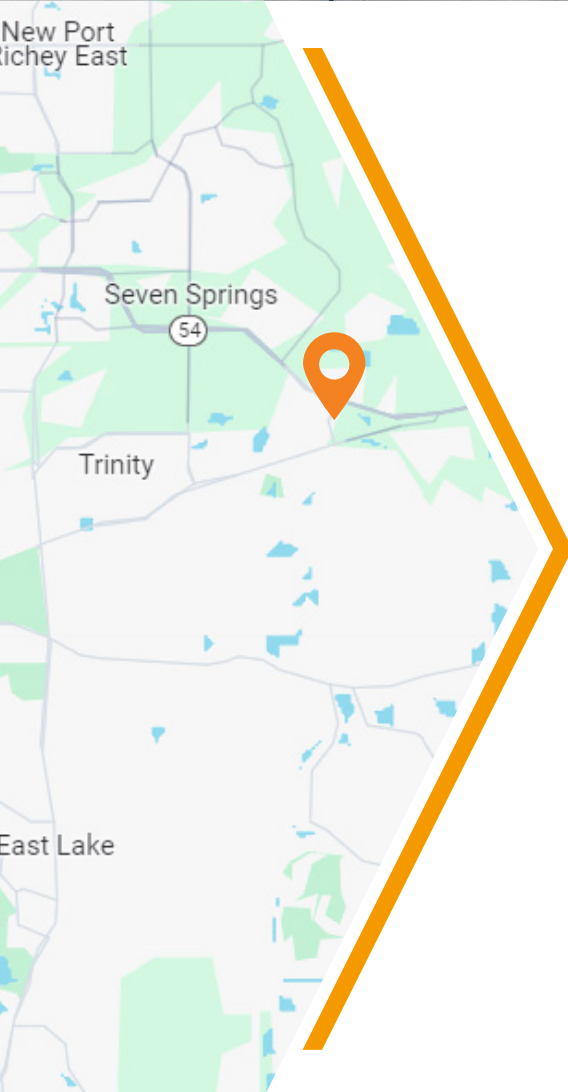




Photo property of CoStar



4,020 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
- » 2024 Traffic Counts: 56,000 AADT SR 54

Demographics	1-mile	3-mile	5-mile
2024 Population	6,660	37,810	86,647
Daytime Employment	4,144	14,650	23,473
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
(Cell) 813-690-3020 | (Office) 813-269-0702 | wdeboer@rpm-realty.com



EXHIBIT A1



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

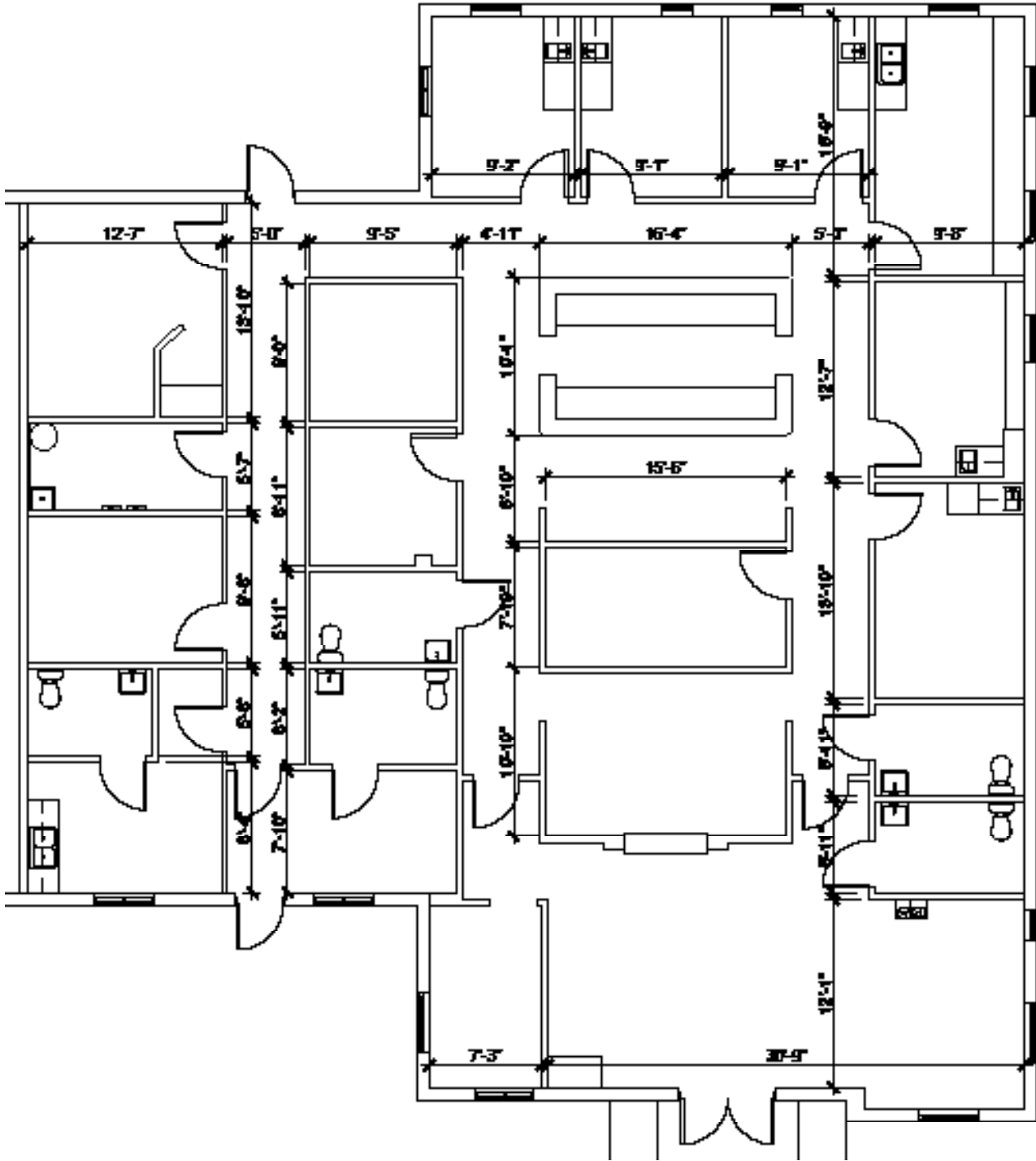
UNIT	TENANT	SF
10710 Building C		
109	Quest Diagnostics	2,242
107-108	Pediatric Associates	6,486
106	Green Market Cafe	1,497
104	Ichiban Sushi Asian Bistro	2,920
103	Cold Stone Creamery	1,170
102	Brightway Insurance	1,200
101	RE/MAX Advantage Realty	5,000
10700 Building D		
101	Five Guys	2,503
102	AAA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

UNIT	TENANT	SF
10730 Building A		
104	Partners Veterinary Group	4,020
101	Johnny Brusco's NY Style Pizza	4,047
10720 Building 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

The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



Leasable Area = 4,020 SF



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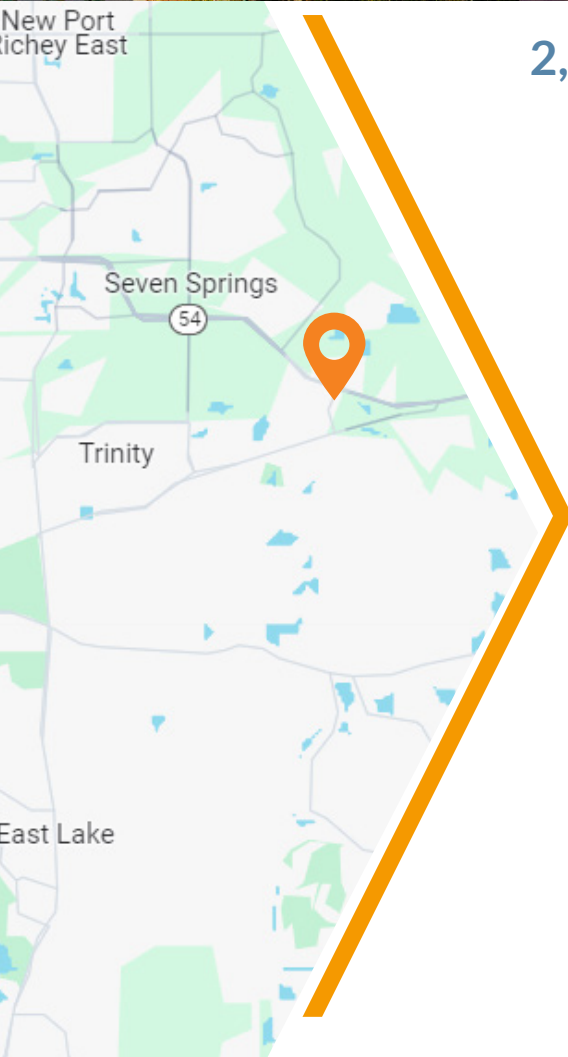


TRINITY VILLAGE

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
(Office) 813-533-0852 | hmcmillin@rpm-realty.com



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
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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	2ND-GEN RESTAURANT AVAILABLE	2,139

UNIT	TENANT	SF
10730 Building A		
104	Lease Pending	4,020
101	Johnny Brusco's NY Style Pizza	4,047
10720 Building 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
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