

## 1,220 SF AVAILABLE FOR LEASE IN TRINITY

- » Ideal for coffee shop or smoothies
- » SEC of SR 54 and Duck Slough, west of Suncoast Parkway and east of Little Road
- » Located in Trinity, a master-planned community with over 3,500 families
- » Conveniently located near Trinity Club Apartments, a 300-unit luxury apartment community
- » Center GLA: 19,080 SF
- » 2024 Traffic Counts: 23,500 AADT SR 54



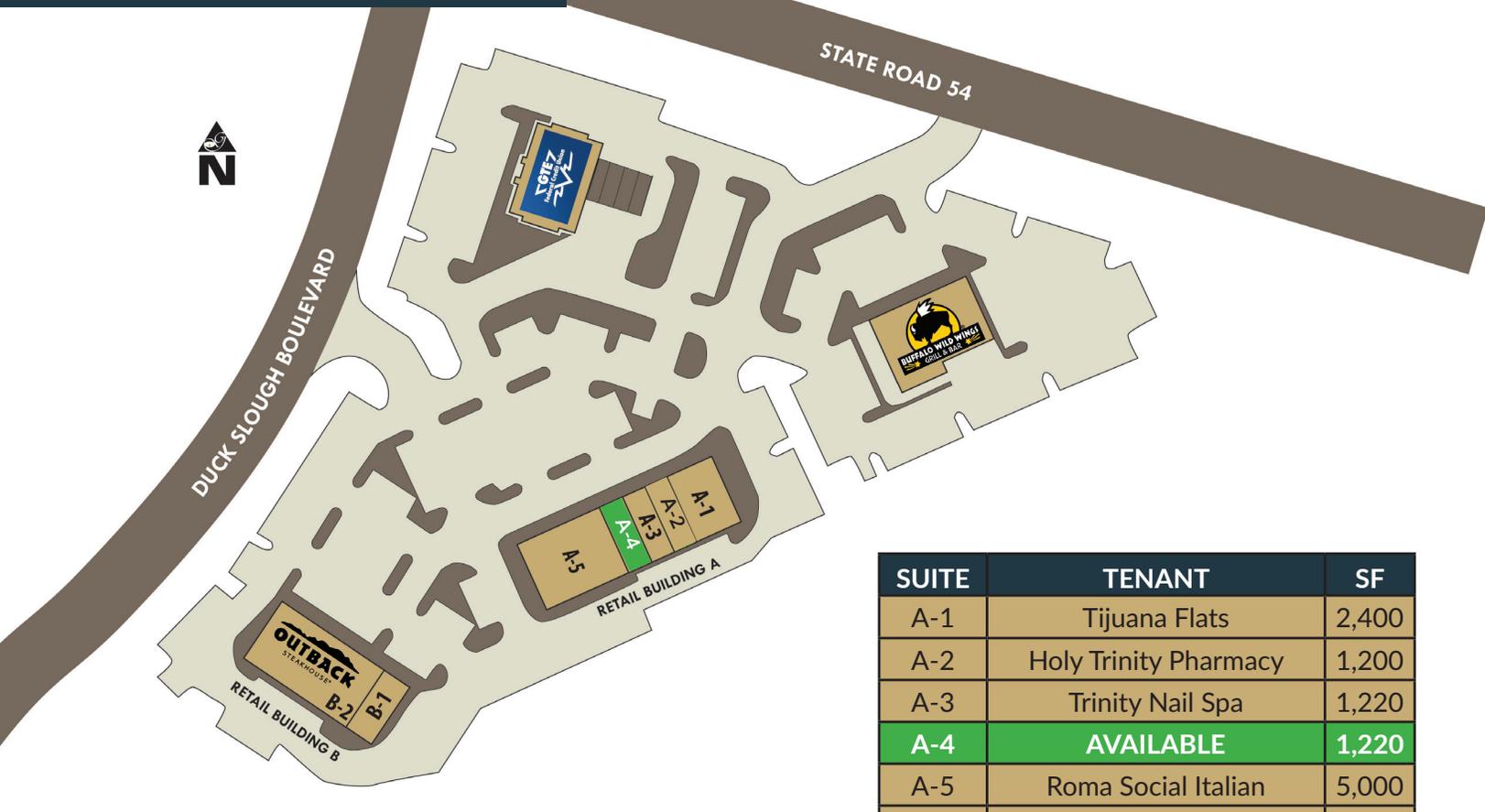
Demographics	1-mile	3-mile	5-mile
2024 Population	6,540	37,402	86,350
Daytime Employment	4,170	14,295	22,719
Average HH Income	\$122,018	\$109,330	\$104,201
Median Age	43.9	44	44.3

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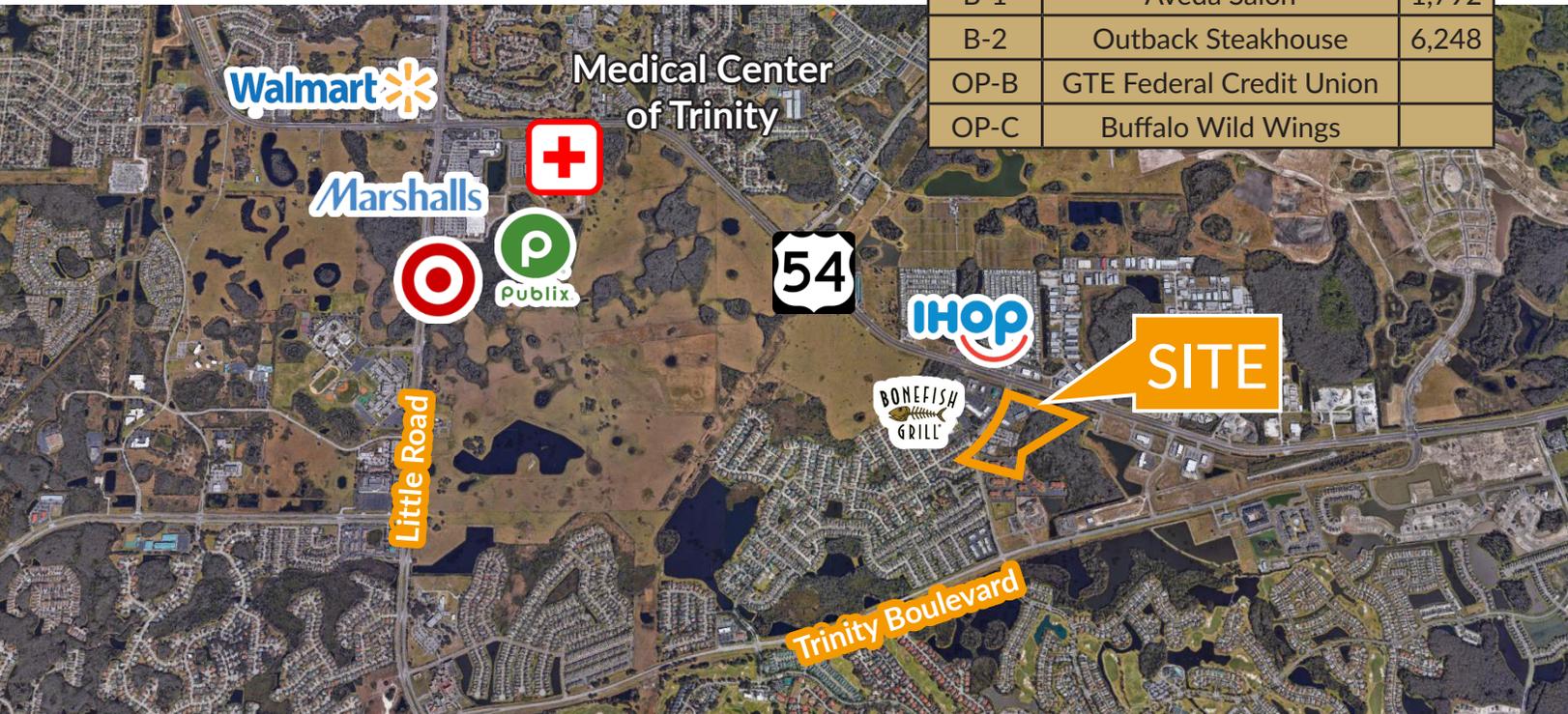


# TRINITY CROSSINGS

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	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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