

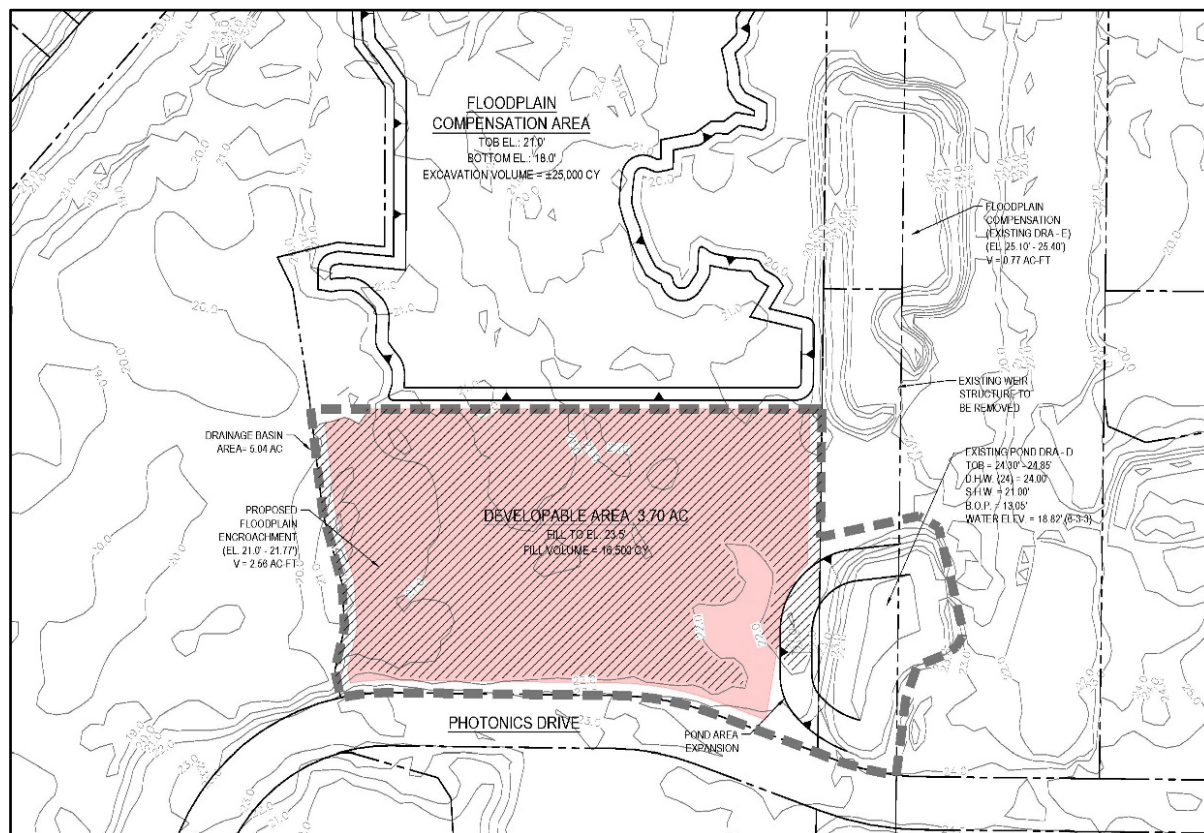
# COMMERCIAL DEVELOPMENT SITE

## Trinity Commerce Park

11.07± Acres, Trinity, FL 34655



**CREBossLadies**  
DYER-CARBONELLI TEAM  
Commercial Real Estate Defined



### FOR SALE

- **11.07 Gross Acres; 3.7± Net Usable Acreage**
- **Off Site Retention**
- **North of Mitchell Blvd. on Welbilt Blvd.**
- **.5± Miles from BayCare Outpatient & Surgery Centers; 48,000± SF Medical**
- **2.3± Miles from HCA Medical Center of Trinity, a 236 Bed Hospital**
- **MPUD Zoning: Allows for Professional Office & Light Industrial Uses**
- **All Utilities Available: Duke Energy & FGUA (Water & Sewer)**
- **Purchase Price: \$1,200,000**

For More Information  
Contact:

**RENEE' DYER, CIM, ALC**

Executive Associate  
(727)460-4901

Renee@CREBossLadies.com

**JILL CARBONELLI, CCIM**

Sr. Broker Associate  
(727)639-5713

Jill@CREBossLadies.com

Ranked Top 5 Teams Globally - Berkshire Hathaway Commercial Division 2018-2022

**Teamwork | Integrity | Passion | Excellence**

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

2300 4<sup>th</sup> Street N., St. Petersburg, FL 33704

CREBossLadies.com

COMMERCIAL DEVELOPMENT SITE  
 TRINITY COMMERCE PARK  
 11.07± ACRES, TRINITY, FL 34655



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	2,559	33,368	133,746
Avg. HH Income	\$132,601	\$141,359	\$116,198
Median Age	46.9	46.7	41.4
Total Households	889	12,395	51,820

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	4,024	54,008	256,175
Avg. HH Income	\$144,680	\$104,660	\$98,147
Median Age	49.5	43.4	38.5
Total Households	1,398	21,159	99,988



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