

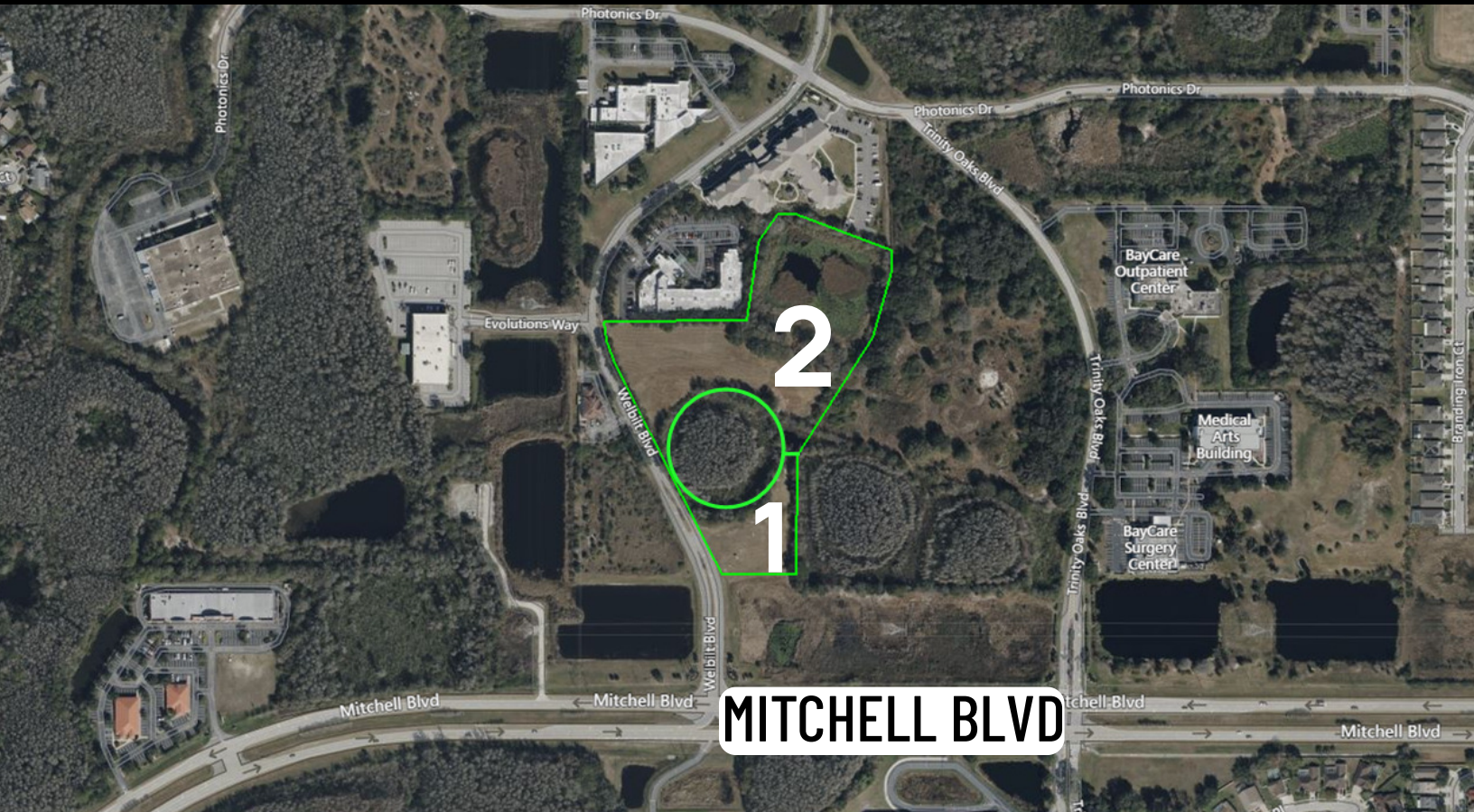
TWO VACANT COMMERCIAL PARCELS

**BERKSHIRE
HATHAWAY** FLORIDA
HOMESERVICES PROPERTIES
GROUP

COMMERCIAL DIVISION

PARCEL 1: 1.25± AC & PARCEL 2: 3.90± USABLE AC

WELBILT BOULEVARD AT EVOLUTIONS WAY, TRINITY, FL 34655



FOR SALE: PARCEL 1 \$995,000 & PARCEL 2 \$795,000

- Located Just West of Bay Care Rehab & Bay Care Surgery Center
- Land Plan Use Allows for Commerce, Light Industrial & Other C-2 Uses
- Sewer & Water is Available From Florida Government Utility Authority
- Area of Rapid Commercial & Residential Growth
- Less Than a Mile West of Little Road
- Approximately 2 Miles South of State Road 54
- Total of combined parcels \$1,790,000
- Zoning: C-2

JOHN BRASHER

BROKER ASSOCIATE

727.514.8133

jbrasher@bhhsflpg.com



DREW GILMORE

COMMERCIAL ADVISOR

727.992.3056

dgilmore@bhhsflpg.com

TWO VACANT COMMERCIAL PARCELS

WELBILT BOULEVARD AT EVOLUTIONS WAY, TRINITY, FL 34655



AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS			ANNUAL HOUSEHOLD SPENDING			
<p>152,174 Population</p> <p>2.3 Average Household Size</p>	<p>47.4 Median Age</p> <p>\$58,127 Median Household Income</p>	<p>\$1,882 Apparel & Services</p> <p>\$212 Computers & Hardware</p> <p>\$6,120 Groceries</p> <p>\$3,160 Eating Out</p> <p>\$6,884 Health Care</p>				
INCOME			EMPLOYMENT			
<p>\$58,127 Median Household Income</p>	<p>\$39,303 Per Capita Income</p>	<p>\$205,023 Median Net Worth</p>	<p>63.7% White Collar</p>	<p>18.5% Blue Collar</p>	<p>17.8% Services</p>	<p>4.4% Unemployment Rate</p>

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