

For Lease

**2439 Country Place Blvd
Trinity, FL 34655**



1,550 SF Medical/Professional Office Space **\$22 SF | MG**



BAST
COMMERCIAL GROUP

The BAST Experience in Tampa Bay Real Estate



**2439 Country Place Blvd
Trinity, FL 34655**

For Lease: Medical/Professional Office Suite in Trinity

Step into a professional, ready-to-go space in the heart of Trinity ☀️

This ±1,550 SF office is designed with comfort and efficiency in mind — from the welcoming **waiting room** with ceiling fan to the **reception office** with **intake & outtake windows** that streamline patient flow.

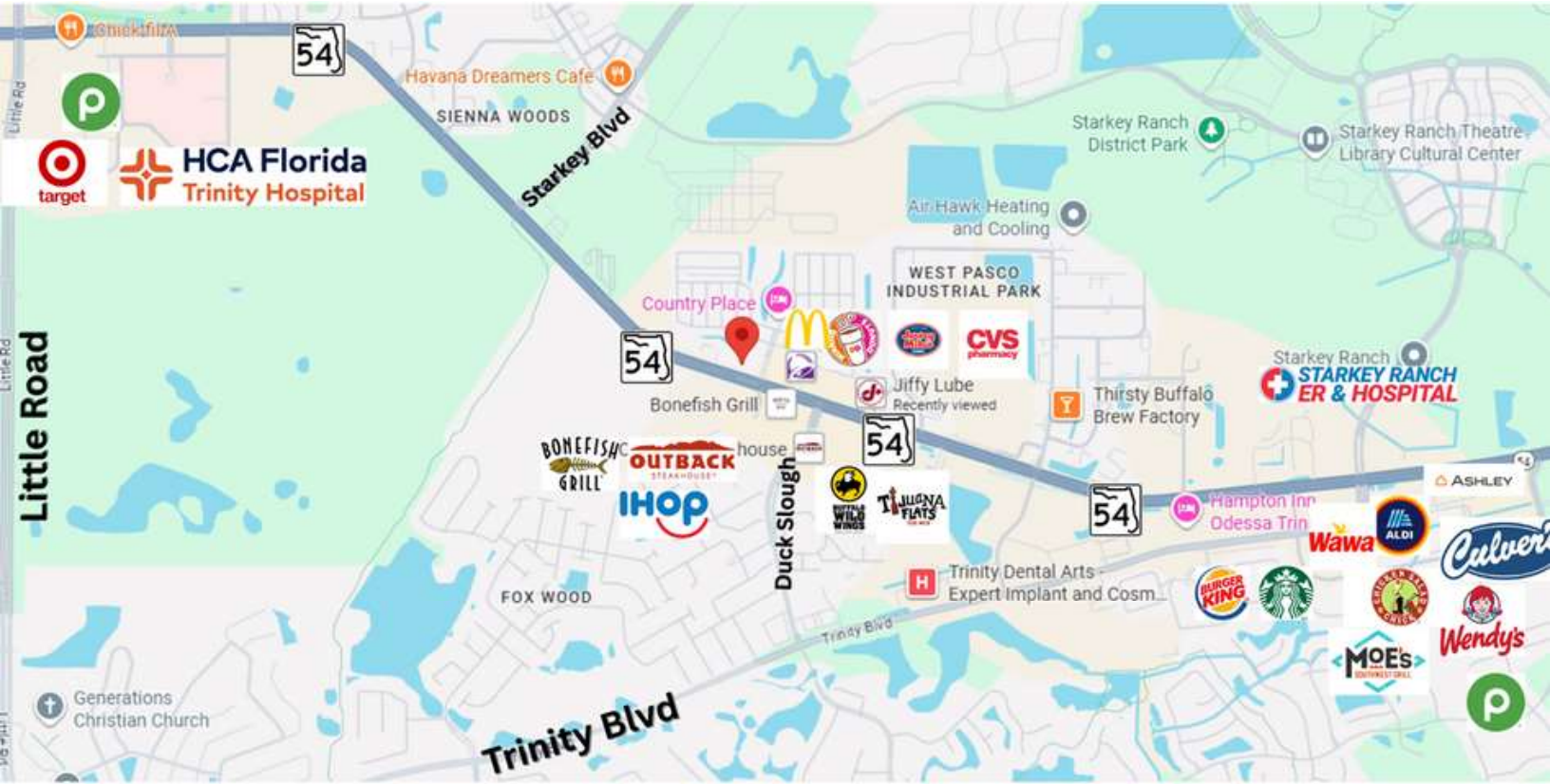
Inside you'll find **four private offices** with water hookups, a dedicated **physician's office**, and thoughtful touches like **two restrooms**, a **breakroom**, IT/storage closet, and **rear exit**. Wide hallways and water fountains make the layout feel open and inviting 🏡.

At just \$22/SF MG, Suite 102 at 2439 Country Place Blvd is the perfect fit for medical, dental, or professional users looking for a space that works as hard as they do 🧰.



Contact Us to Schedule Your Tour Today!

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19006 1ST STREET SW | LUTZ, FL 33548**



Address: 2439 Country Place Blvd., Trinity, FL 34655

Allowable Use: Professional Offices **Present Use:** Medical Office

Zoning: C2

Land Use: Office Building

Flood Zone: X

Signage:

Showing Information: By appointment only, please call or text Cory @216-409-4187

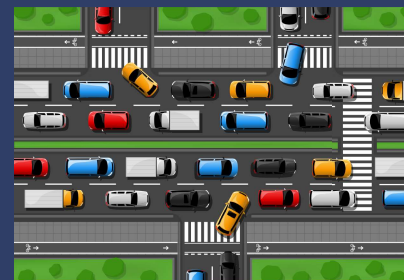
★ Key Features

- Spacious waiting room with ceiling fan
- Reception office w/ intake & outtake windows
- 4 offices with water + 1 physician's office (no water)
- 2 restrooms + convenient breakroom
- IT/storage closet + rear exit
- Water fountains + wide hallways

📍 Location Highlights

- Situated in the heart of Trinity's medical corridor
- Easy access to surrounding residential & retail
- Ideal for medical, dental, or professional users

Around the Neighborhood



The property is located on **Country Place** Boulevard in **Trinity, FL**; fronting State Road (SR) 54 between **Duck Slough** and **Starkey Blvd.**

Traffic Counts
on SR 54 are
56,000



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Demographics



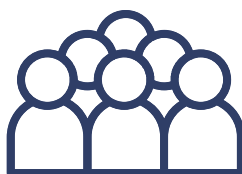
Average HH
Size



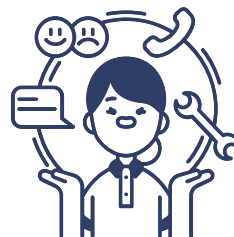
Median Age



Average HH
Income -
\$115,800

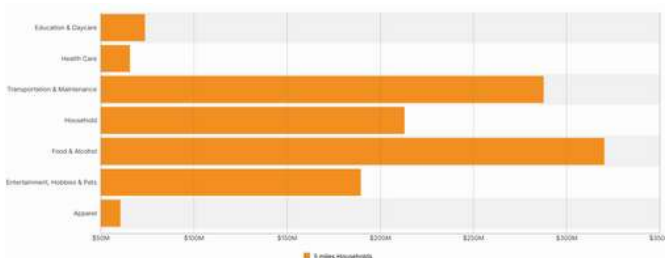


2024
Population -
47,942

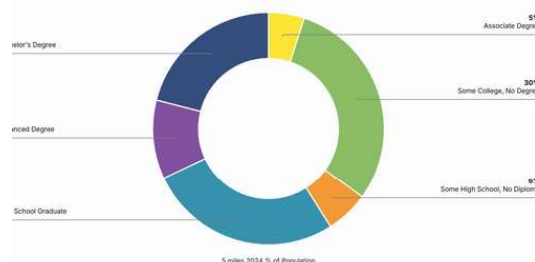


Leading Industry -
Service Producing

Consumer Spending



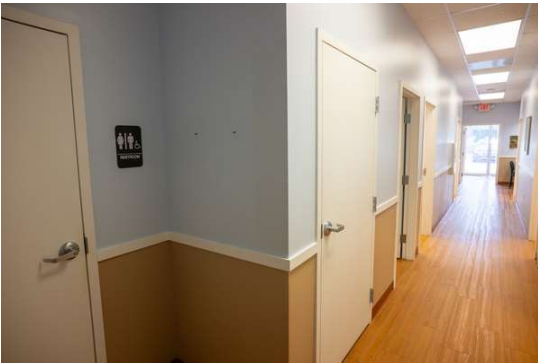
Educational Attainment



*Graphs + Demographics are gathered from CoStar

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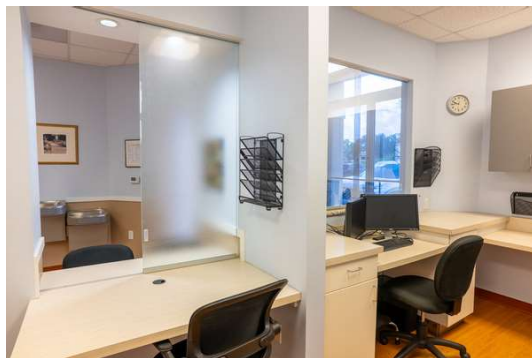


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