

# Trinity Corporate Center

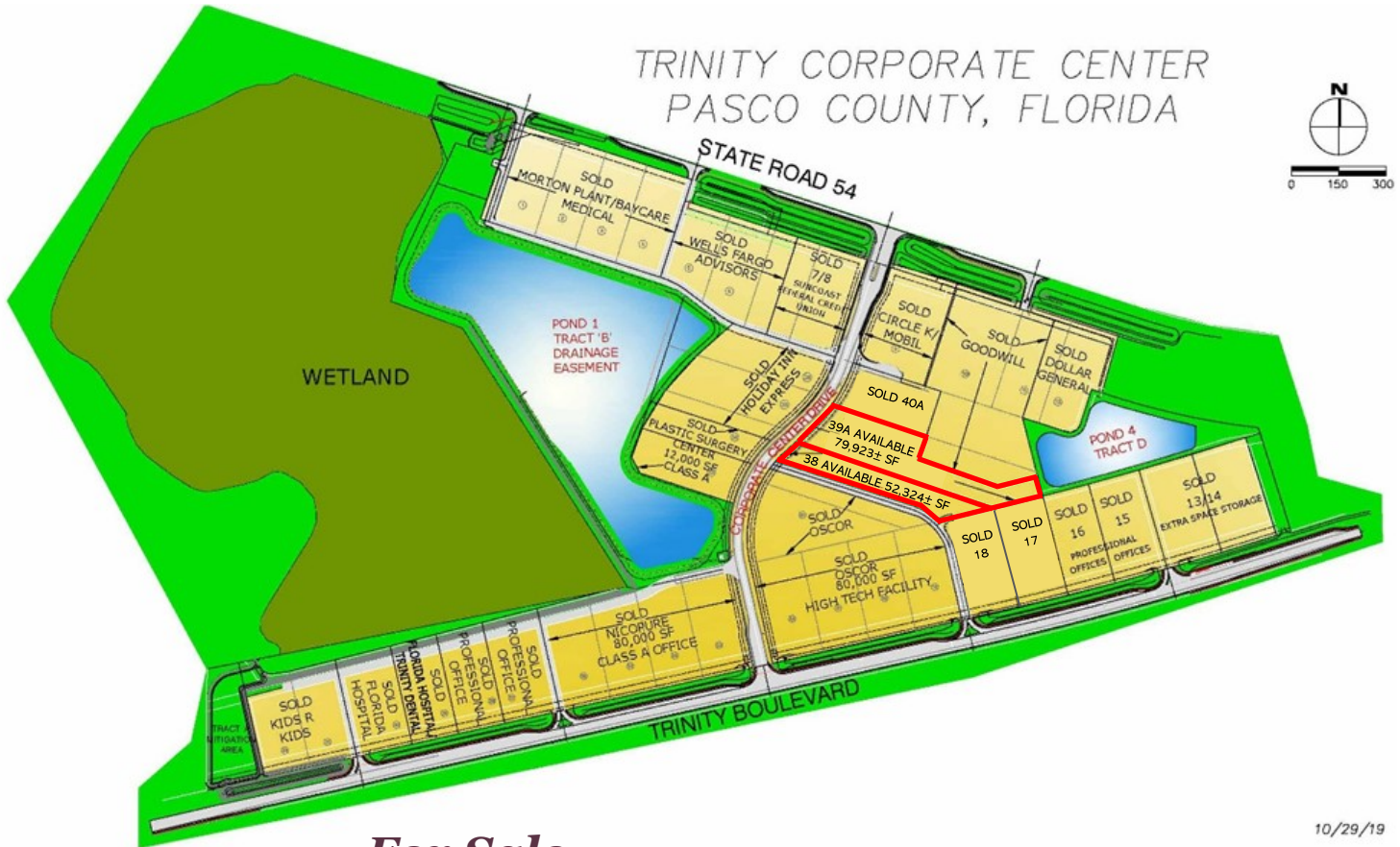
Development Sites in Area of Growth  
State Road 54 & Trinity Boulevard, Trinity, FL 34655



**BERKSHIRE  
HATHAWAY**  
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



10/29/19

## For Sale



**DEWEY MITCHELL**  
Broker | Owner  
dmitchell@bhhsflpg.com  
727-569-2332

- ⊕ One of the most in-demand areas of Pasco County
- ⊕ 34,000± new residential units planned in the corridor
- ⊕ Near Medical Center of Trinity Hospital
- ⊕ Convenient to Suncoast Pkwy, I-75, US 19 & Tampa Airport
- ⊕ \$5,000 Duke Energy Assessment per lot due at closing
- ⊕ Build-to-Suit options; Owner financing available
- ⊕ Lot 38\* - 1.03± acres; Lot 39A - 1.83± acres
- ⊕ Contact Agent for Pricing

\*A portion of lot 38

Awarded #2 Producing Berkshire Hathaway HomeServices Commercial Real Estate Company 2019

**Teamwork | Integrity | Passion | Excellence**

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

Ph. 813.739.5700 | bhhsflpgcommercial.com

# Trinity Corporate Center

Development Sites in Area of Growth  
State Road 54 & Trinity Boulevard, Trinity, FL 34655



**BERKSHIRE HATHAWAY**  
HomeServices  
Florida Properties Group  
Drexel  
COMMERCIAL DIVISION



Trinity Corporate Center (TCC) is located at the east quadrant of SR54 and Trinity Boulevard in the heart of the Trinity Corridor. TCC is growing to be one of Greater Tampa Bay's premiere mixed-use destinations. Comprised of 40 individual lots, TCC features retail, office and light industrial uses. Retail along SR54; office and light industrial in the interior and along the Trinity Boulevard sections of the development. Deed restricted. Build-to-suit and owner-financing options are available.

## AREA DEMOGRAPHICS (5 mile radius)

### KEY FACTS

70,980

Population



Average Household Size

51.0

Median Age

65,908

2020 Total Daytime Population

### ANNUAL HOUSEHOLD SPENDING



\$2,109  
Apparel & Services



\$165  
Computers



\$3,754  
Eating Out



\$5,363  
Groceries



\$6,158  
Health Care

### INCOME



\$69,641

Median Household Income



\$37,185

Per Capita Income



\$202,670

Median Net Worth

### EMPLOYMENT



75%  
White Collar



13%  
Blue Collar



12%  
Services

6.9%

Unemployment Rate

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO

