

Trinity Corporate Center

Development Site in Area of Growth

State Road 54 & Trinity Boulevard, Trinity, FL 34655



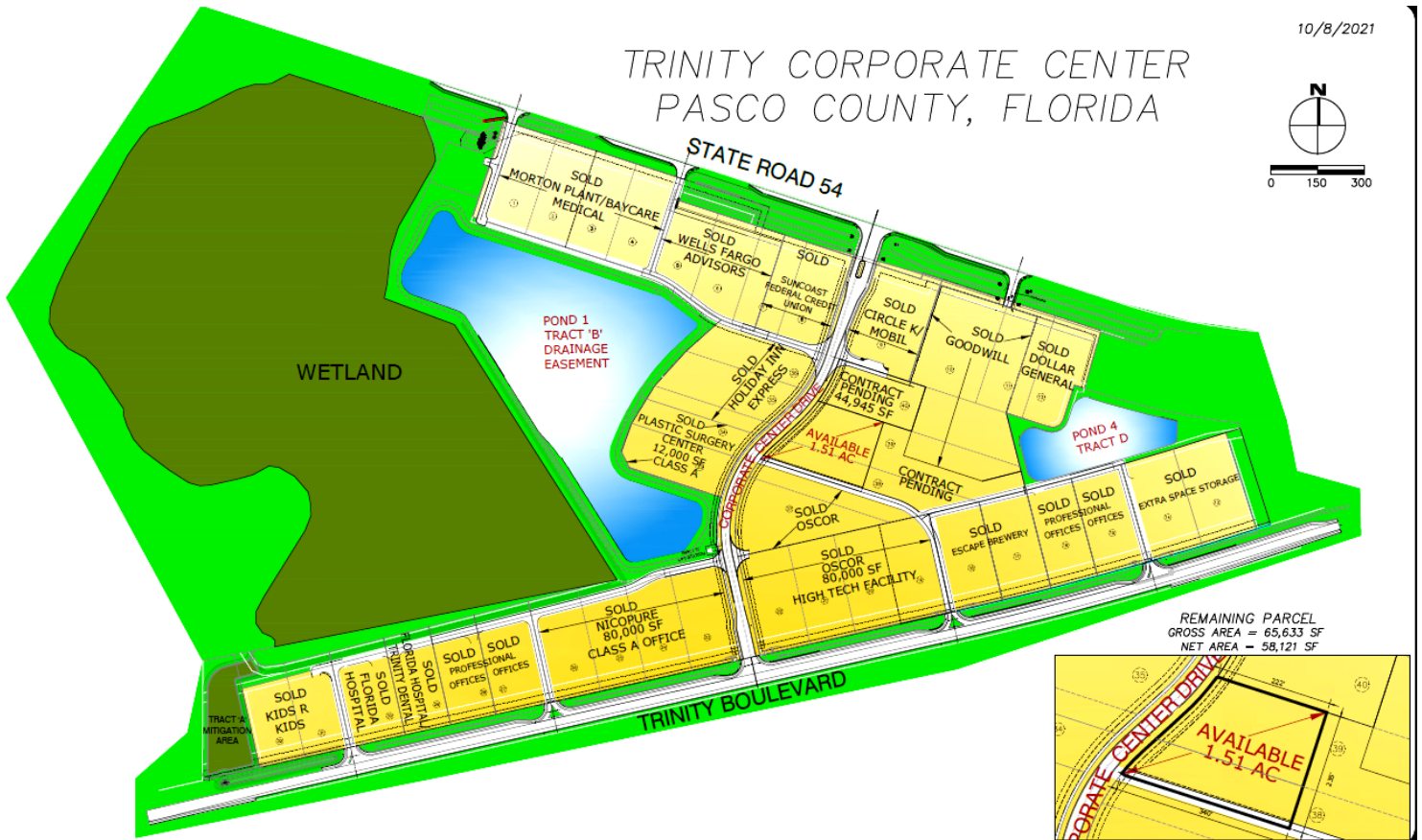
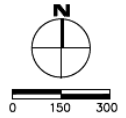
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COMMERCIAL DIVISION

10/8/2021

TRINITY CORPORATE CENTER
PASCO COUNTY, FLORIDA



For Sale

- Last remaining 1.51± acre lot available (65,516 ± SF)
- 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
- Contact Agent for Pricing



DEWEY MITCHELL

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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

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