

FOR LEASE

TRINITY MEDICAL OFFICE

4111 Little Rd | Trinity, FL 34668

PROPERTY	Medical Office
BUILDING SIZE	2,492 SF
LEASING RATE	\$25.00/SF, NNN



PROPERTY HIGHLIGHTS

- > Located approx. 1.31 miles from HCA Trinity Hospital
- > Interior includes: Reception Office, Large Waiting Area, Seven Exam Rooms with sinks, Two Offices Areas, Large Breakroom
- > Professional Office Location
- > Ample parking
- > Ingress/Egress with north/south access off Little Road
- > Leasing Rate: \$25.00/SF, NNN

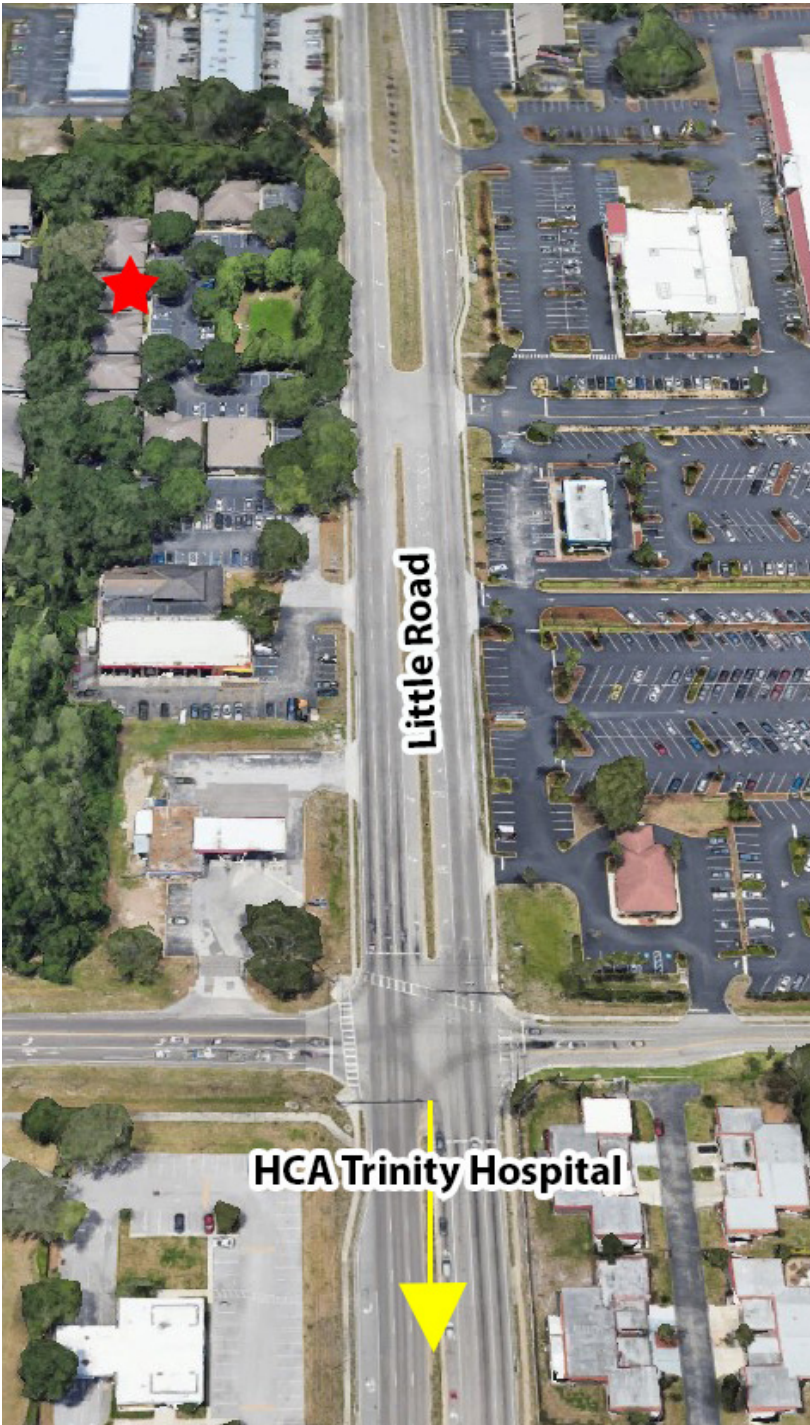


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MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	9,926	59,459	156,993
2023 Estimate	9,391	56,074	147,370
Growth 2010-2023	0.8%	1.1%	1.5%
Growth 2023-2028	1.1%	1.2%	1.3%
Median Age	47.8	46.4	46.7



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	4,447	25,495	68,946
2023 Estimate	4,212	24,054	64,680
Growth 2010-2023	0.4%	0.6%	0.9%
Growth 2023-2028	1.1%	1.2%	1.3%



INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$70,873	\$76,776	\$71,748
2024 Median Household Income	\$58,955	\$58,957	\$50,729



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