

# For Lease

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



1,563 SF Medical/Professional Office Space **\$22 SF | NNN**



**BAST  
COMMERCIAL GROUP**

The BAST Experience in Tampa Bay Real Estate



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Trinity, FL 34655**

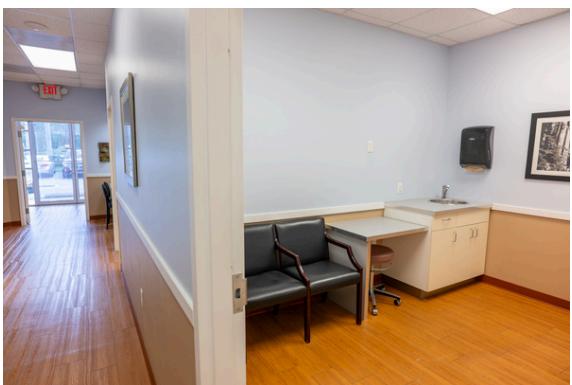
### **For Lease: Medical/Professional Office Suite in Trinity**

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

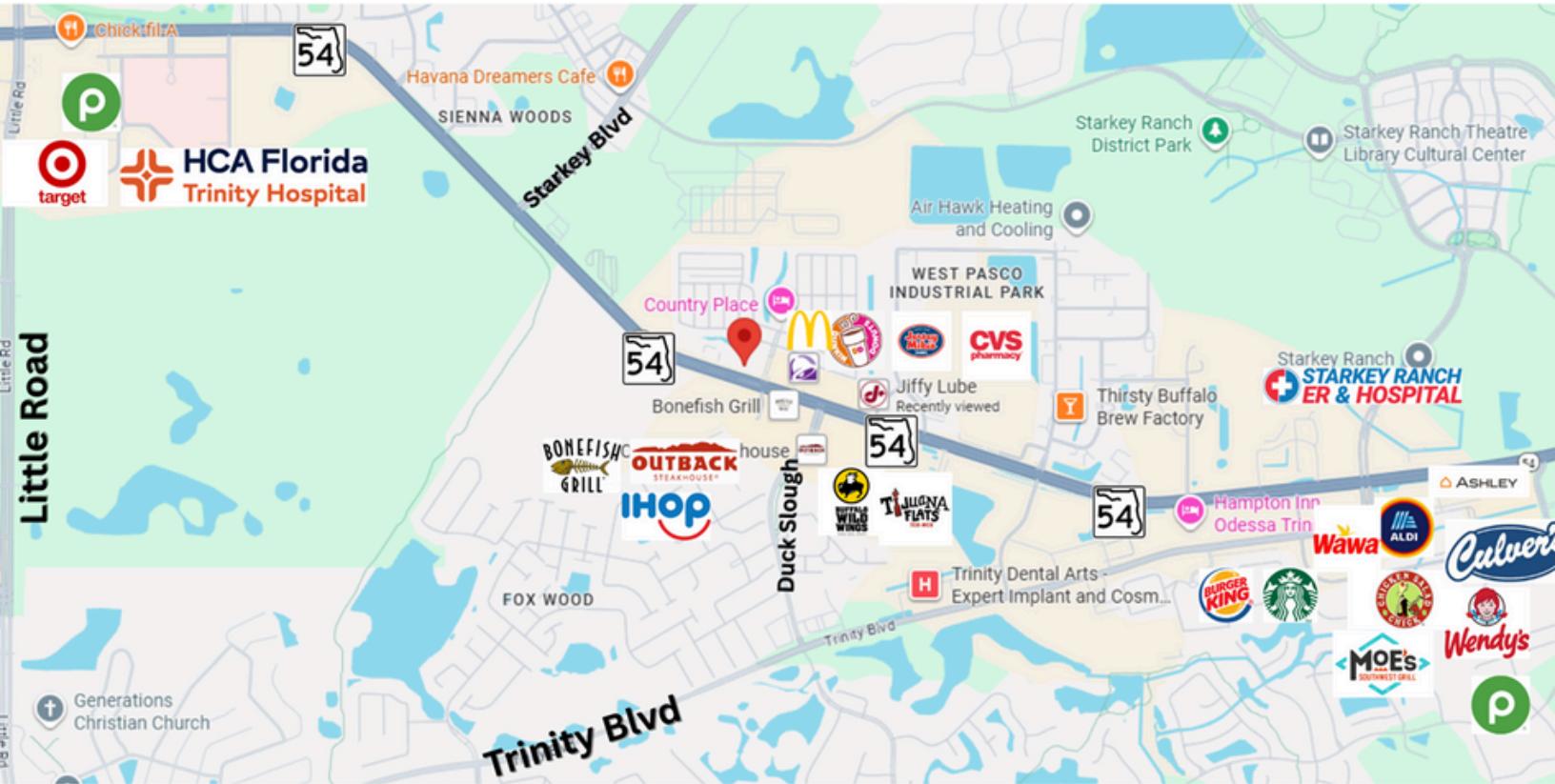
This ±1,563 SF office is designed with comfort and efficiency in mind – from the welcoming **waiting room** with ceiling fan to the **reception office** with **intake & outtake windows** that streamline patient flow.

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!*



**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



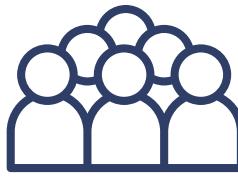
Average HH  
Size



Median Age



Average HH  
Income -  
\$115,800

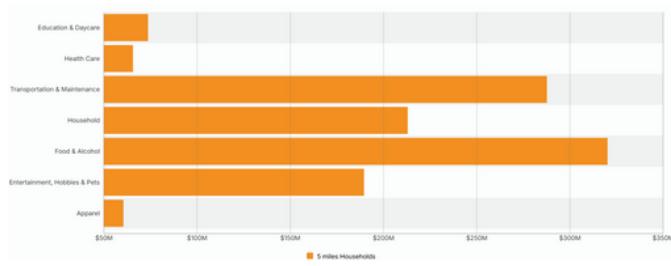


2024  
Population -  
47,942

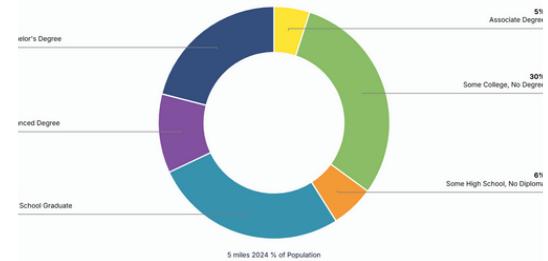


Leading Industry -  
Service Producing

### Consumer Spending



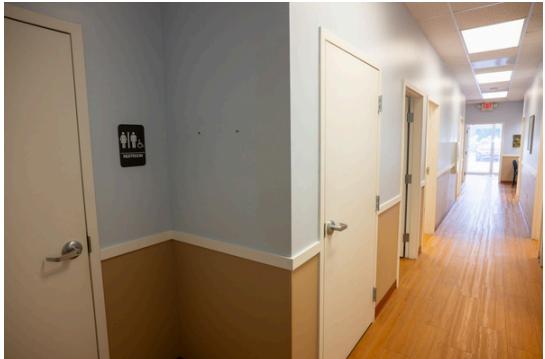
### Educational Attainment



\*Graphs + Demographics are gathered from CoStar

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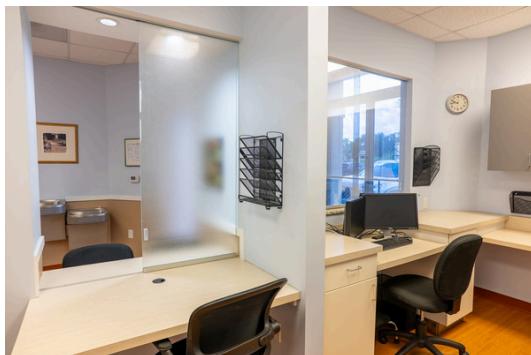


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