

FOR SALE

10925 TRINITY BLVD, NEW PORT RICHEY, FLORIDA





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TABLE OF CONTENTS

Executive Summary

Property Details

Location Highlights

Property Photos



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EXECUTIVE SUMMARY



This 9,076 SF stand-alone building on 1.46 acres presents a unique opportunity within the highly traveled Trinity corridor. Formerly a daycare, the property offers a functional layout suitable for a range of uses, including daycare, medical office, or animal care operations. With prominent exposure along Trinity Blvd and close proximity to S.R. 54 and Little Road, the building benefits from strong visibility and convenient access. Its open-air atrium, notable frontage, and potential for building signage contribute to its presence in the market. Located minutes from the Fox Hollow Golf & Country Club community, the property is positioned to serve the surrounding residential and commercial population.

Offering Highlights

- **Flexible Commercial Use:** 9,076 SF stand-alone building on 1.46 acres, well-suited for daycare, medical office, or animal care operations.
- **High-Visibility Location:** Prominent frontage along Trinity Blvd with convenient access to S.R. 54 and Little Road.
- **Signage & Exposure:** Opportunity for notable building signage supported by steady daily traffic counts
- **Functional Layout:** Former daycare configuration with an open-air atrium and adaptable interior to accommodate a range of commercial users.

PROPERTY DETAILS

Address 10925 Trinity Blvd
New Port Richey, FL 34655

GLA 9,076 square feet

Property Type Office / Daycare / Medical

Occupancy 0%

Floors 1

Lot Size 1.46 acres

Class B

Year Built 2020

Zoning MPUD

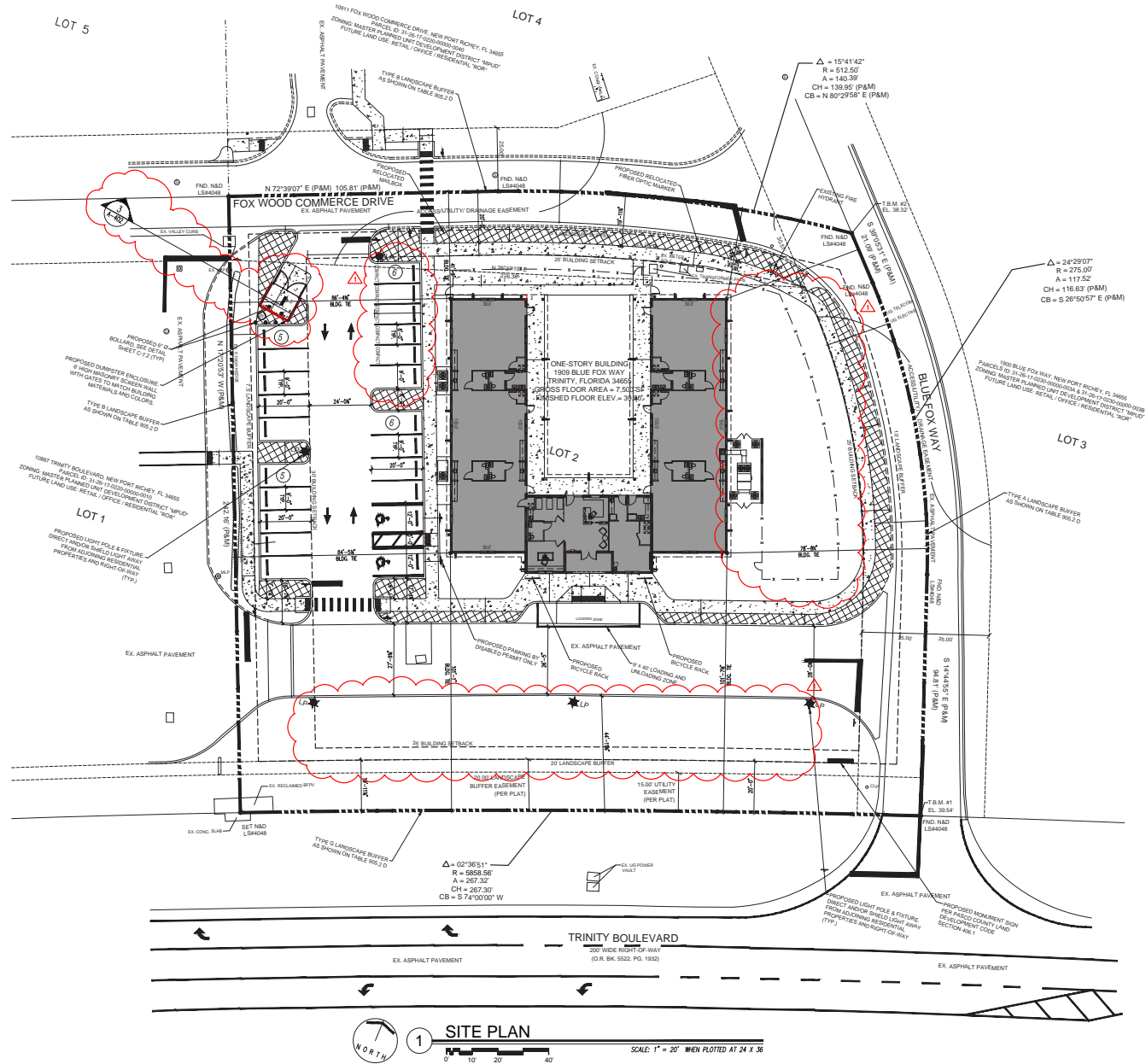
Submarket Pasco County

Parking Ratio 2.75/1,000 (25 spaces)
Additional parking can be created

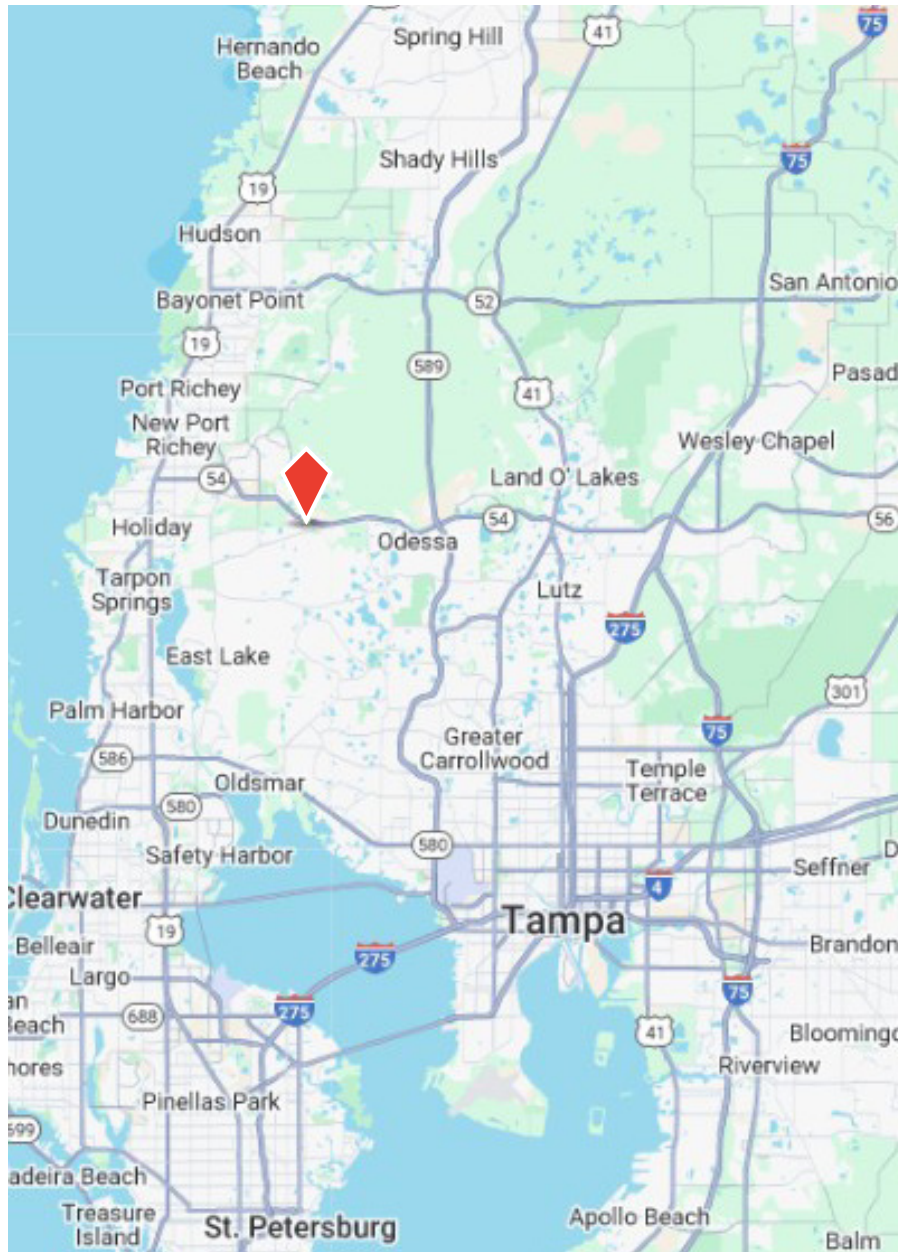
Parcel ID 31-26-17-0220-00000-0020



SITE PLAN

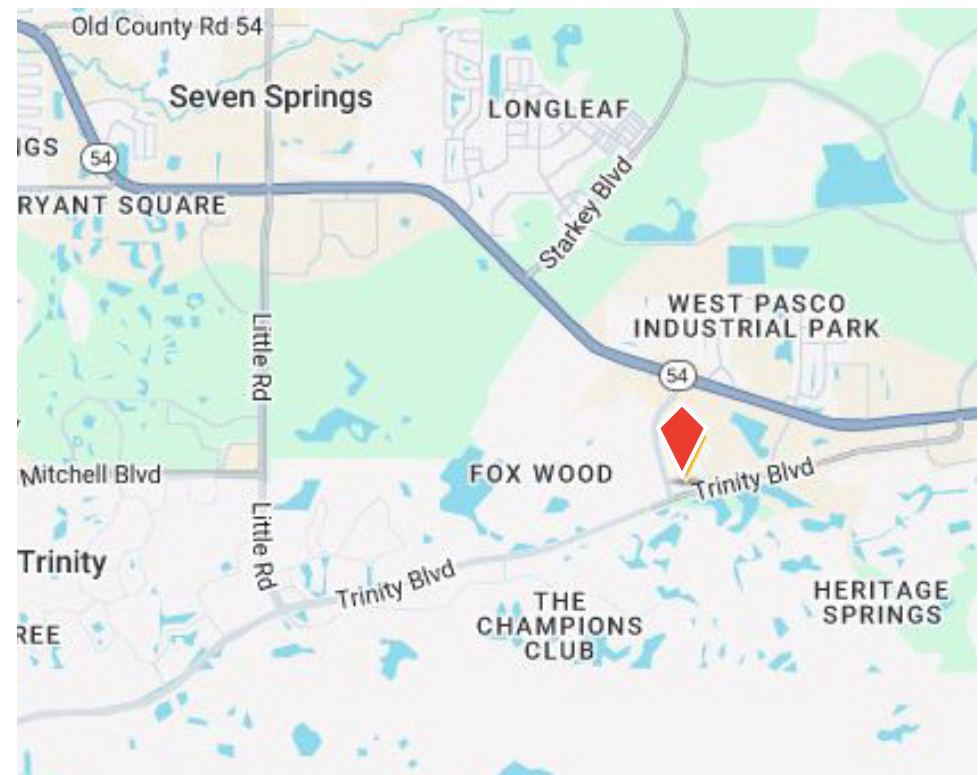


LOCATION HIGHLIGHTS



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10925 Trinity Blvd is centrally located within the established Trinity market, offering direct access to key area thoroughfares. The property sits just off S.R. 54 and Little Road, placing it within close reach of residential communities, retail amenities, and professional service users that support steady activity in the area. Its frontage along Trinity Blvd enhances exposure to daily traffic, while the surrounding neighborhood—including Fox Hollow Golf & Country Club—continues to attract growth within Pasco County. This location balances accessibility, visibility, and proximity to one of the region's most stable and active submarkets.



LOCATION HIGHLIGHTS



2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	8,005	35,538	86,015
Total Households	3,103	13,713	33,909
Median Age	46.5	43.3	44.2
Median HH Income	\$97,558	\$90,926	\$82,712

Source: CoStar Group

PROPERTY PHOTOS





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