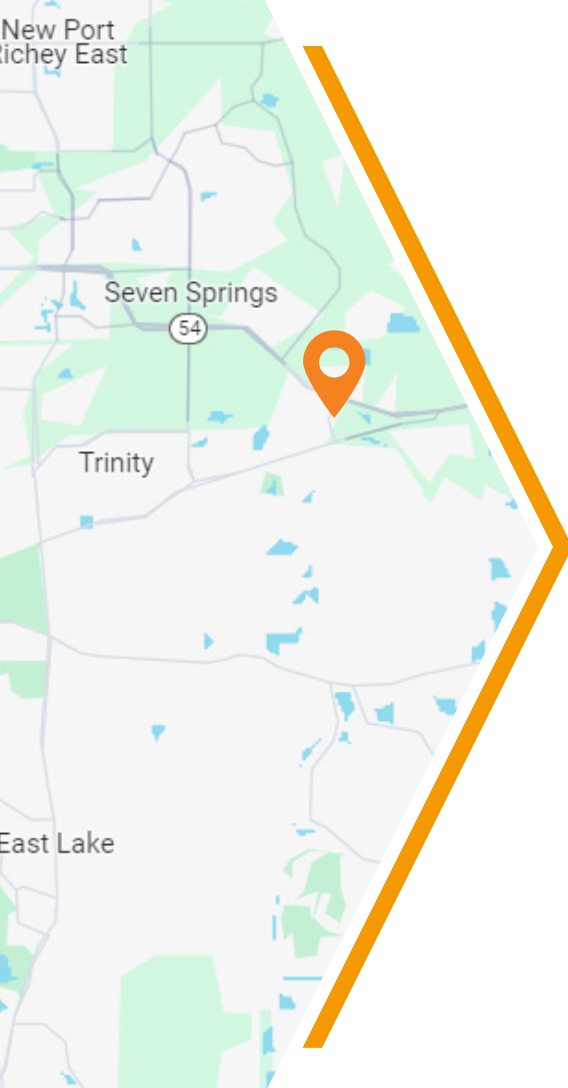




Photo property of CoStar



## 4,020 SF 2ND-GEN MEDICAL END-CAP - FOR LEASE IN TRINITY -

- » Located at the SWC of SR 54 and Duck Slough, west of the Veterans Expressway and east of Little Road
- » Strategically located in Trinity, a master-planned community with over 3,500 families
- » Located in front of Trinity Elementary School with 625 students
- » Caters to sophisticated consumers in an affluent population base
- » 2024 Traffic Counts: 56,000 AADT SR 54

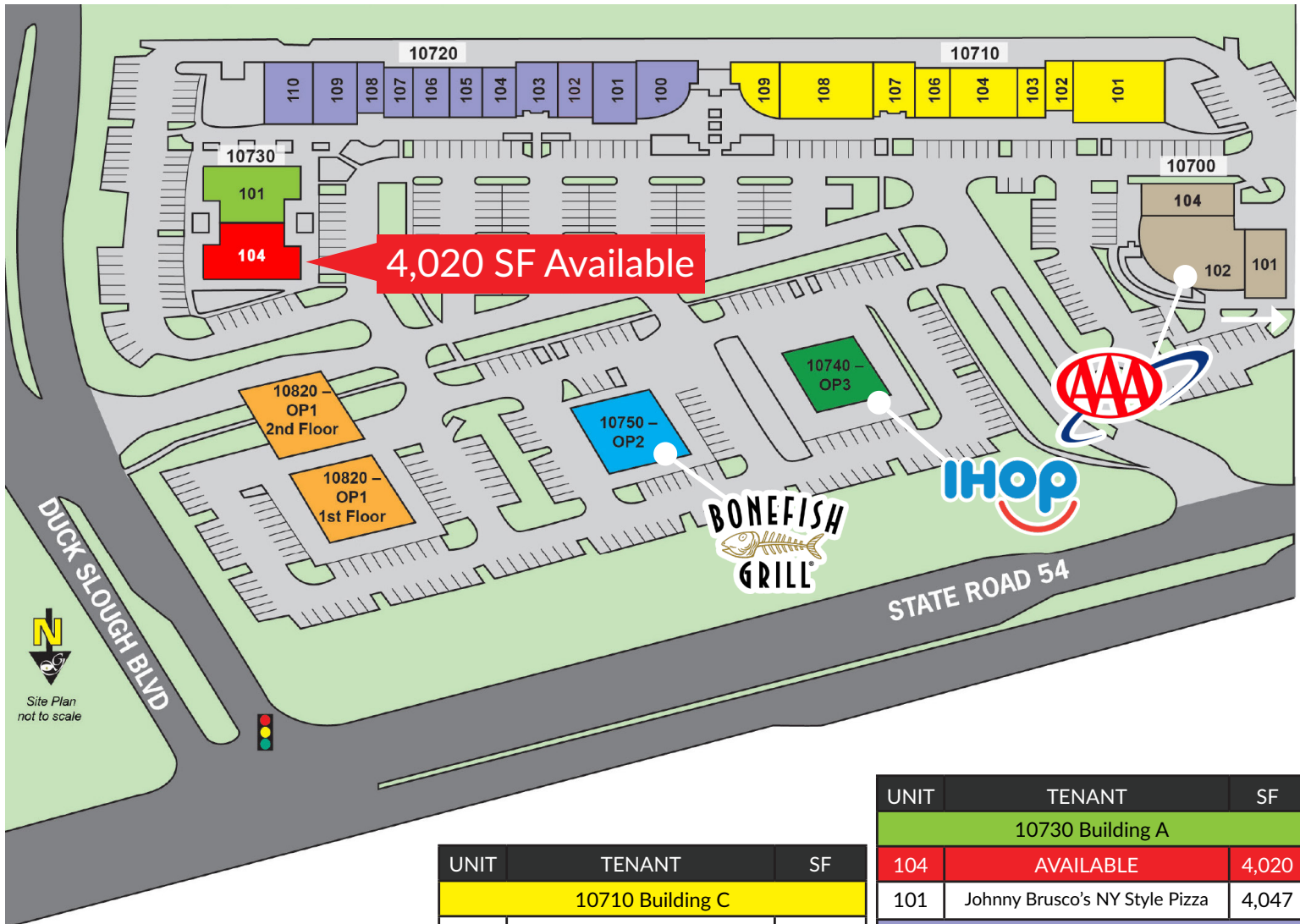
Demographics	1-mile	3-mile	5-mile
2024 Population	6,660	37,810	86,647
Daytime Employment	9,366	64,503	113,464
Average HH Income	\$122,305	\$108,109	\$102,386
Median Age	44	44.3	44.5

**Leasing Contact:** Wanda De Boer | Managing Director - Retail Services  
(Cell) 813-690-3020 | (Office) 813-269-0702 | [wdeboer@rpm-realty.com](mailto:wdeboer@rpm-realty.com)



# TRINITY VILLAGE

10700 SR 54, Trinity, FL 34655



UNIT	TENANT	SF
<b>10820 Outparcel 1</b>		
101	Synovus Bank	5,846
201	West Florida Medical Specialists	3,443
202	Williams, Ristoff & Proper, PLC	1,957
<b>10750 Outparcel 2</b>		
OP2	Bonefish Grill	5,581
<b>10740 Outparcel 3</b>		
OP3	IHOP	4,441

UNIT	TENANT	SF
<b>10710 Building C</b>		
109	Quest Diagnostics	2,242
107-108	Pediatric Associates	6,486
106	Green Market Cafe	1,497
104	Ichiban Sushi Asian Bistro	2,920
103	Cold Stone Creamery	1,170
102	Brightway Insurance	1,200
101	RE/MAX Advantage Realty	5,000
<b>10700 Building D</b>		
101	Five Guys	2,503
102	AAA Auto Club South	6,533
104	Farm to Taco	2,139

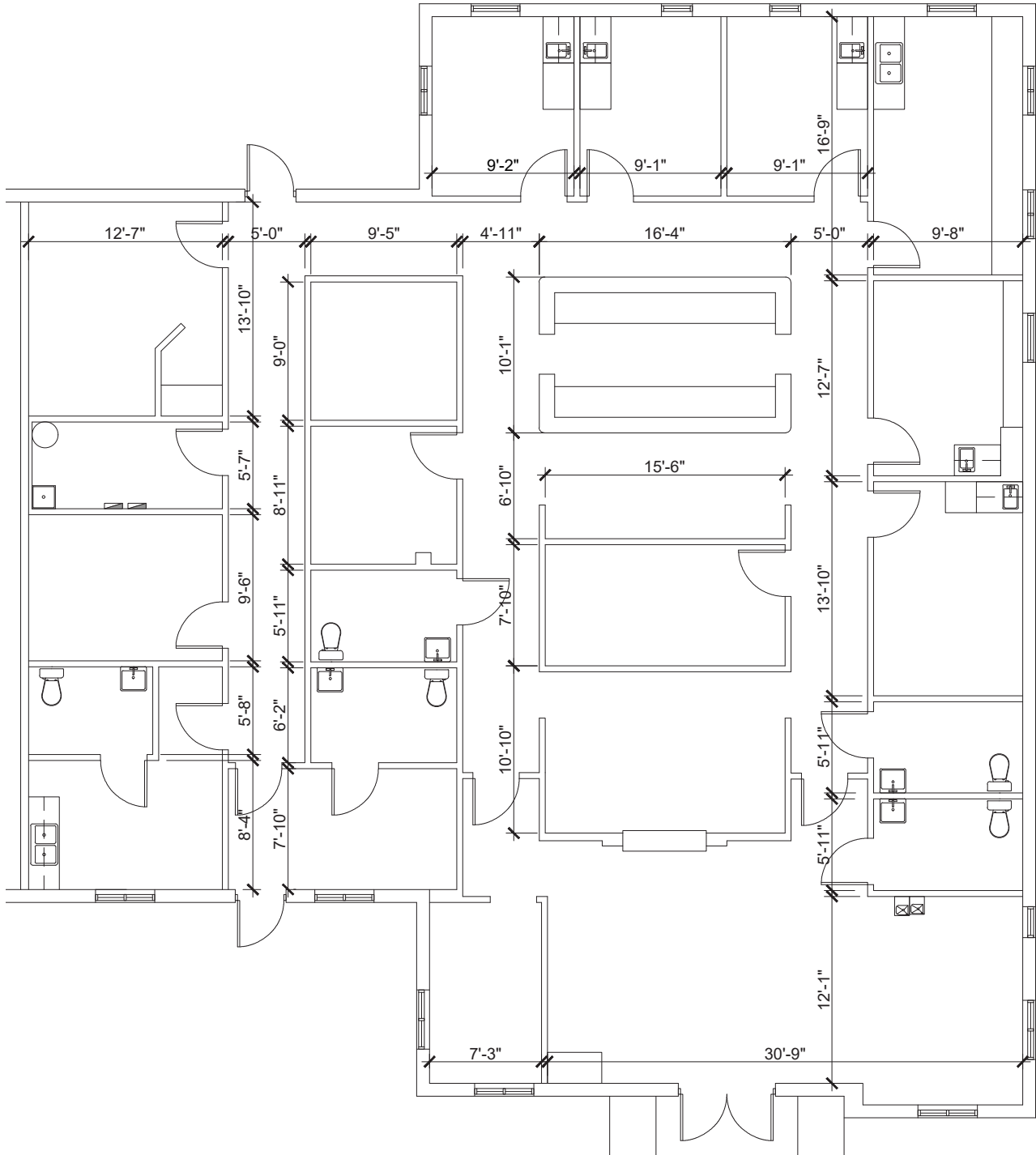
UNIT	TENANT	SF
<b>10730 Building A</b>		
104	AVAILABLE	4,020
101	Johnny Brusco's NY Style Pizza	4,047
<b>10720 Building B</b>		
110	KnowledgePoints Tutoring	1,992
109	I Am Fitness	2,978
108	Dani's Pet Spa	1,200
107	Smoothie King	1,170
106	T-Mobile	1,453
105	Edward Jones	1,467
104	Mike's Jewelry	1,497
103	Code Ninjas	1,864
102	Fyzical Therapy	1,697
101	Trinity Village Dental	2,032
100	Cabelo Salon	2,903

The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.





**Leasable Area = 4,020 SF**



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