



10193 STATE ROAD 54

10193 STATE ROAD 54, Trinity, FL 34655



Sonya Fields

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10193 STATE ROAD 54

Upon Request

LOCATION, LOCATION, LOCATION Prime Brand New Class A Construction Retail/Office/ Medical Space for Lease!

Join this Premiere Dental practice owner/user of this property and design your new ideal location for your retail, medical or professional services
Take advantage of this exceptional opportunity to establish your business in a high-visibility, high-traffic location on the thriving State Road 54 corridor. This 2,400 SF space is divisible to two 1200 SqFT units and...

- 2,400sf Prime New Construction Retail/Medical Office Space for Lease Excellent Visibility
- High Traffic Count with 55,000+ VPD on SR54 & 15,000+ VPD on Starkey Rd
- Easy Access to Suncoast Parkway and Veterans Expressway
- Space will be delivered in Vanilla shell with two restrooms, two HVAC systems, plumbing availability, lighting
- Completely customizable for a wide variety of uses
- Plenty of parking and signage



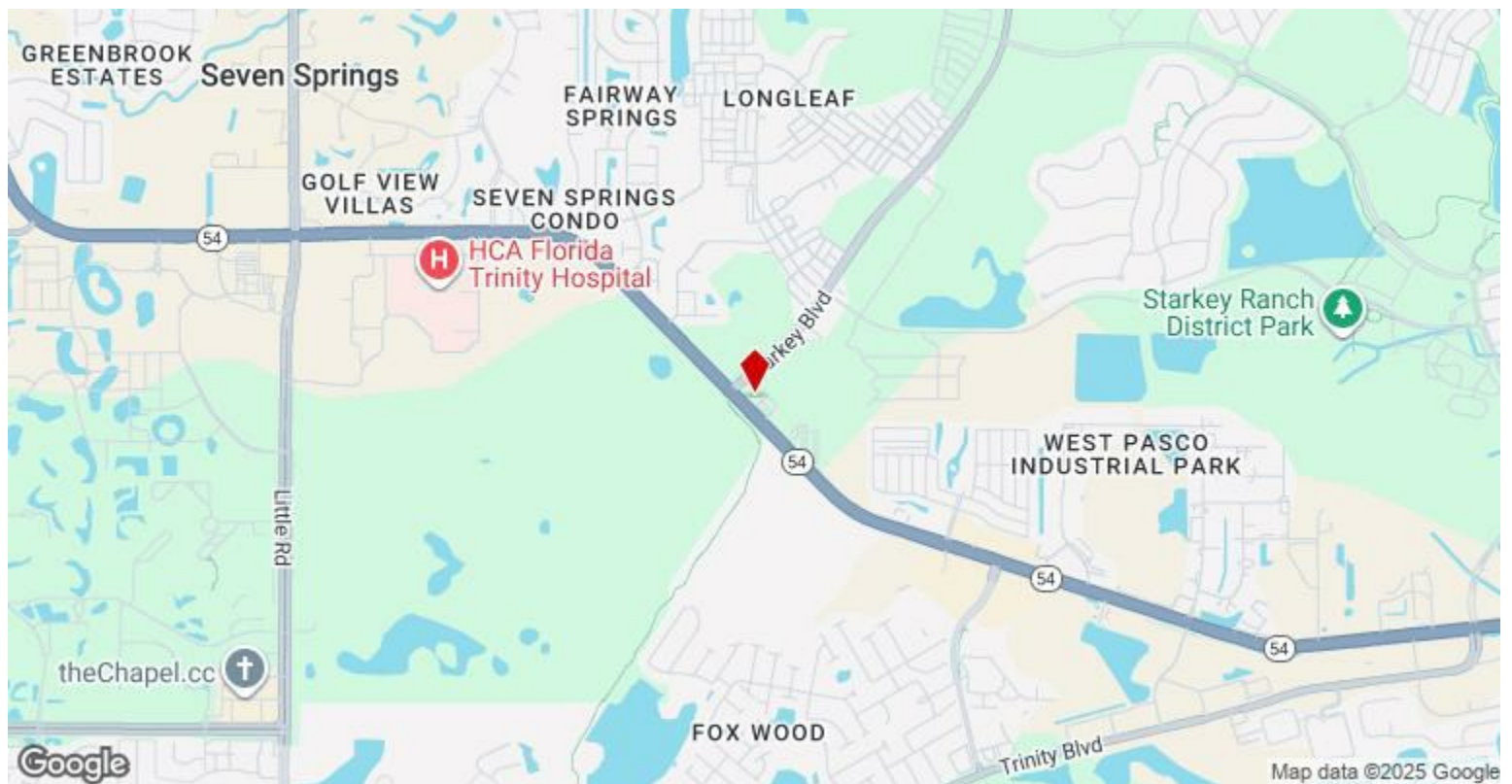
Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	2,400 SF
Year Built:	2025
Construction Status:	Under Construction
Walk Score ®:	24 (Car-Dependent)
Rental Rate Mo:	Upon Request

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1st Floor Ste 10193

Space Available	2,400 SF
Rental Rate	Upon Request
Date Available	October 01, 2025
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office
Lease Term	Negotiable

Triple Net lease.



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Take advantage of this exceptional opportunity to establish your business in a high-visibility, high-traffic location on the thriving State Road 54 corridor. This 2,400 SF space is divisible to two 1200 SqFT units and fully customizable, allowing you to design the perfect layout to fit your needs. This space will be delivered in vanilla shell equipped with two restrooms, two HVAC systems, plumbing available for medical users, ceiling and lighting. Call for Details for your amazing new location for your business or medical practice Sonya Fields 813-317-8730

Property Highlights:

- Premier Location - Positioned just outside Longleaf and within a mile of Starkey Ranch, this site benefits from strong residential and commercial demand.
- Superior Accessibility - Located at a signalized intersection for easy access and high exposure. Minutes from Suncoast Parkway and Veterans Expressway and just 1 mile from HCA Florida Trinity Hospital and other medical facilities.
- New Construction - TI Allowance - Delivered in vanilla shell, this space offers a Tenant Improvement budget to bring your vision to life.
- Premium Build & Safety Features - Built to never flood, with sealed extra insulation, double firewall construction, and upgraded tinted hurricane-rated windows.
- Ample Signage & Parking - Multiple exterior signage opportunities, including building signage, pylon signage, and enhanced lighting for maximum exposure.
- Flexible C-2 Zoning - Ideal for retail, office, medical, or service-based businesses.
- Plenty of Signage both Pylon and on the building itself

Position your business for success in one of Trinity's most sought-after locations. Contact Sonya today for more details or to schedule a tour! C (813) 317-8730

Property Photos



Property Photos



Building Photo



Building Photo