



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

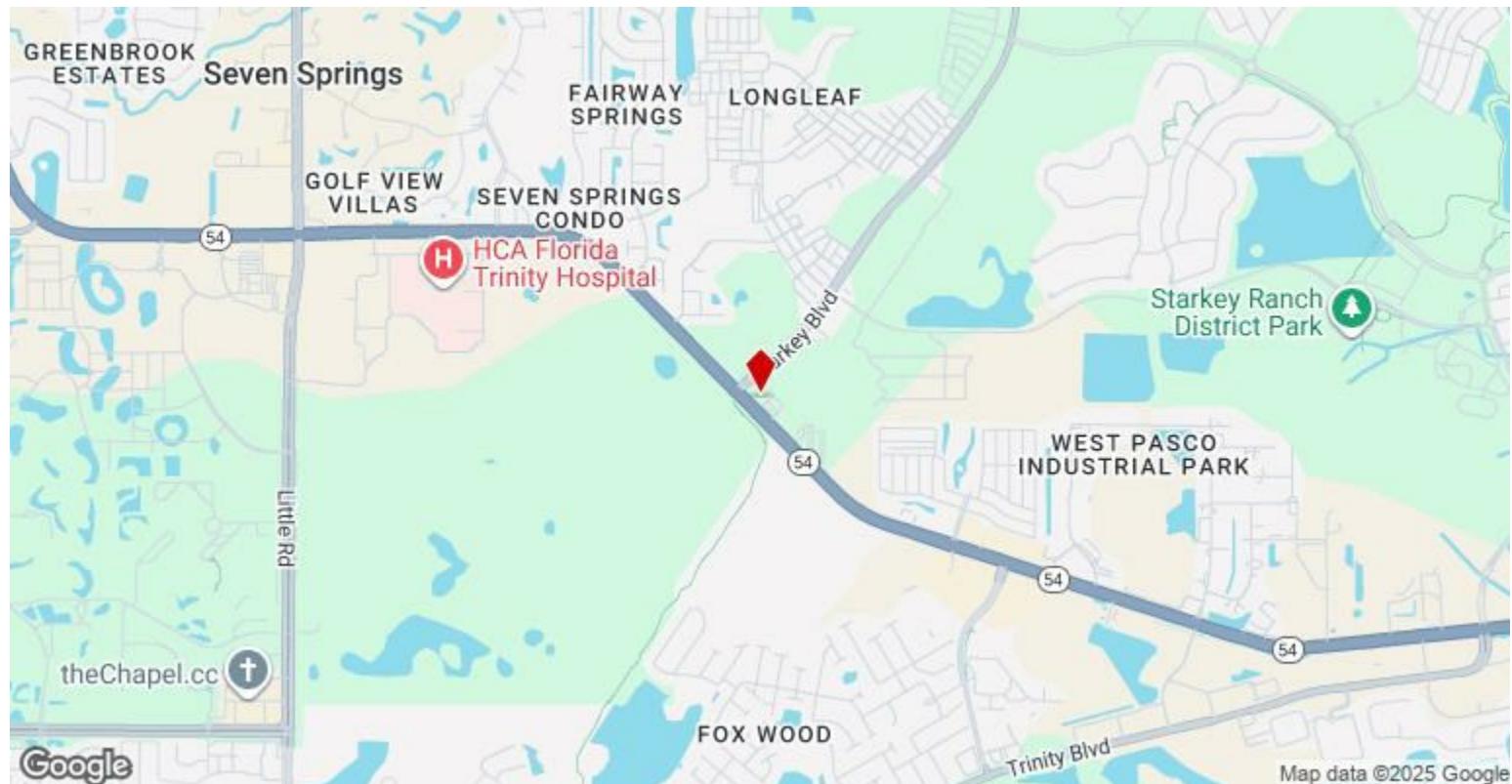
Walk Score ®: 24 (Car-Dependent)

Rental Rate Mo: Upon Request

1st Floor Ste 10193

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



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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