



TRINITY, FL

# 3290 WORD WAY

**+/-2,779 SF AVAILABLE FOR LEASE**



# PROJECT DETAILS

3290 WORD WAY • +/-2,779 SF • AVAILABLE FOR LEASE

## AVAILABLE SPACE

+/-2,779 SF

## PROPERTY HIGHLIGHTS

- Freestanding QSR building w/ drive thru constructed in 2022
- Excellent visibility and access to SR-54 (48,500 ADT at Site)
- High grow market




## COUNTY

Pasco County

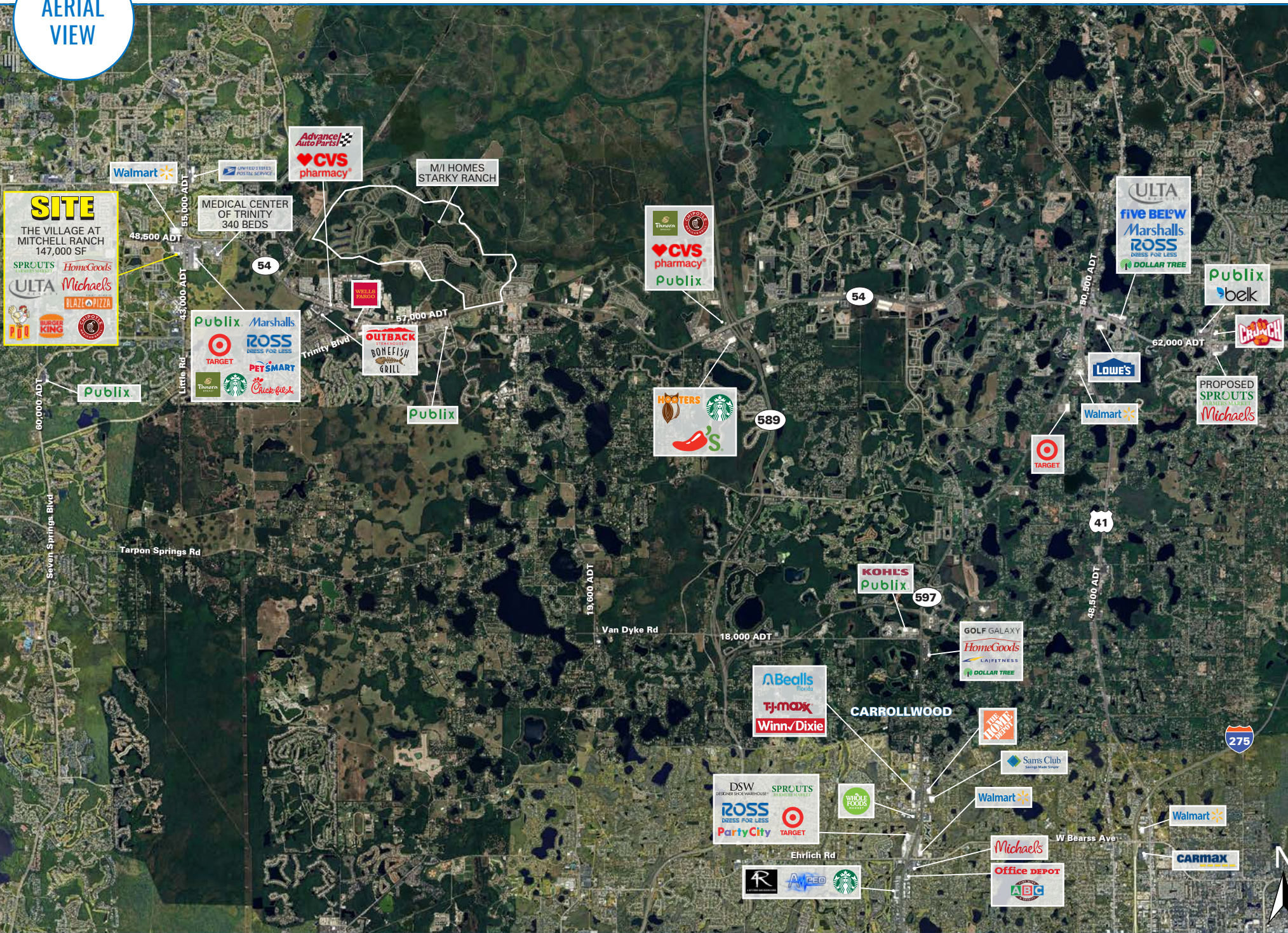
## MARKET

Trinity



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 POPULATION	4,914	58,388	139,509
 TOTAL HOUSEHOLDS	2,279	24,251	59,397
 AVERAGE HH INCOME	\$87,242	\$104,097	\$92,135

AERIAL VIEW



SITE AERIAL

48,500 ADT

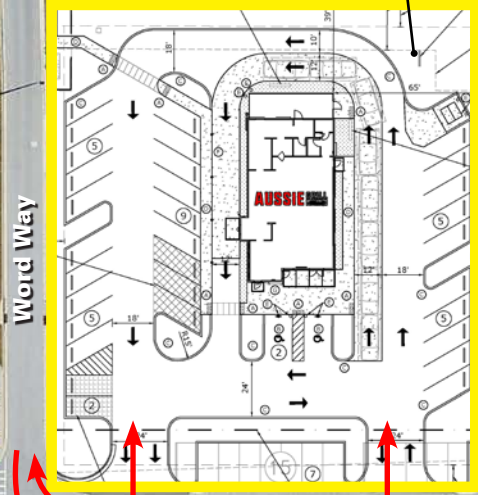
54

SITE

FIRST WATCH  
THE DAYTIME CAFE

AspenDental  
THE JOINT  
...the chiropractic place  
verizon

MONUMENT



Word Way

CHIPOTLE  
MEXICAN GRILL  
menchie's  
frozen yogurt  
EYEGLASS  
WORLD

43,000 ADT

Little Rd

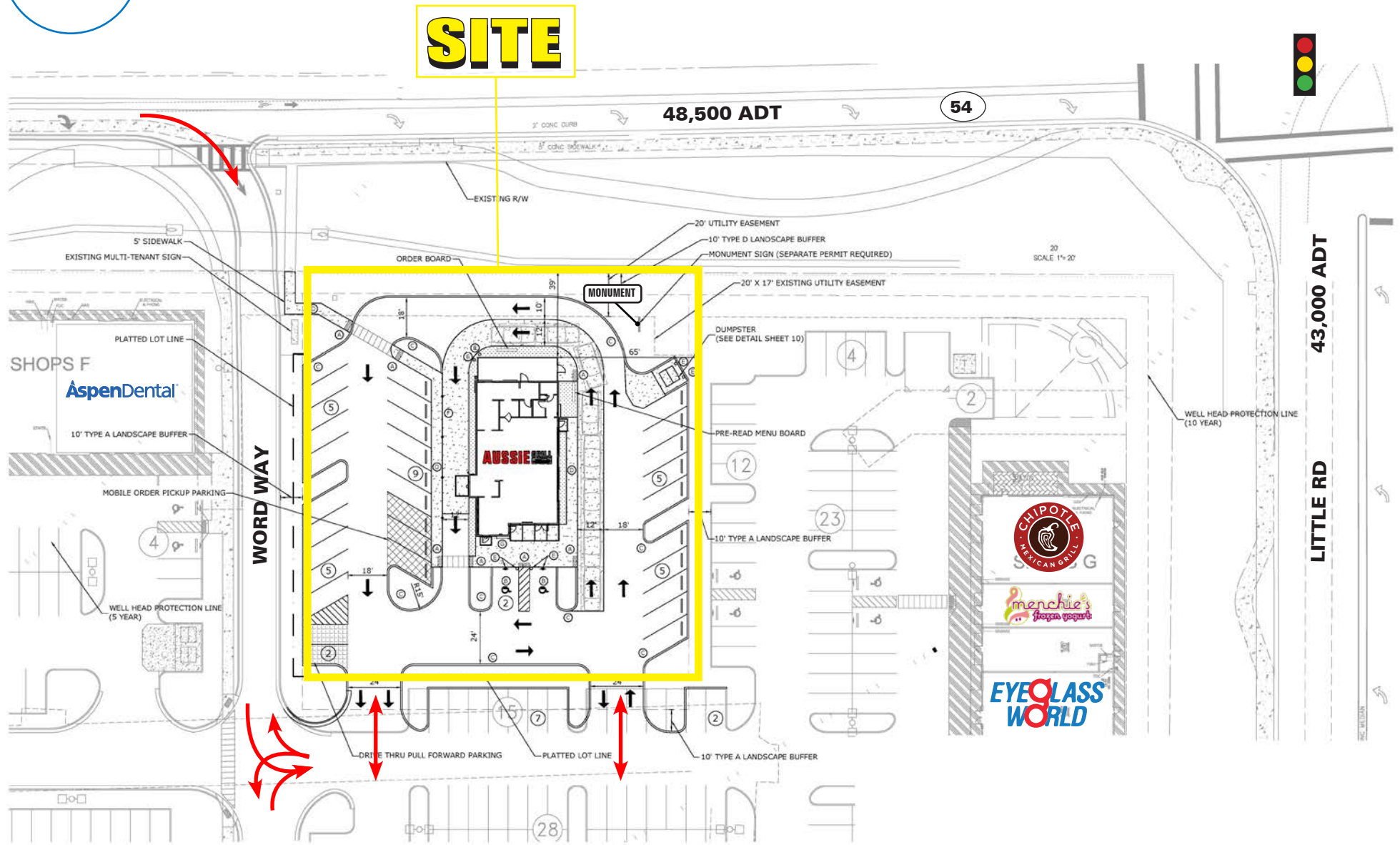
PANDA EXPRESS  
CHINESE KITCHEN  
BLAZE PIZZA



# SITE PLAN

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# SITE



TENANT SIGNAGE

TRINITY, FL

# 3290 WORD WAY

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**WEST PALM BEACH**

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