

PREMIER MEDICAL CENTER

2035 - 2055 Little Road, Trinity, FL 34655



PROPERTY OVERVIEW

Ian Black Real Estate is proud to present the opportunity to lease medical office space in the desirable Premier Medical Center. Located in growing Trinity Florida, Premier Medical Center is situated just 1.4 miles from HCA Florida Trinity Hospital, a 278-bed, state-of-the-art, all-private-room hospital providing 24/7 emergency care, surgical oncology, behavioral health services, orthopedic and spine care, obstetrics and the only Level II neonatal intensive care unit (NICU) in Pasco County. Join fellow long term tenants including Interventional Cardiac Consultants, Retina Specialists, Upperline Health New Port Richey. Professionally maintained by Lillibridge Healthcare Services, the building has recently undergone exterior upgrades creating a welcoming environment for patients and employees.

PROPERTY SUMMARY

Lease Rate:

Contact Agent for Details

Available SF:

1,780 - 6,272 SF

Building Size:

21,996 SF

2026 Operating Expense:

\$11.56 PSF/YR



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Information deemed reliable but not guaranteed. Prices subject to change without notice.

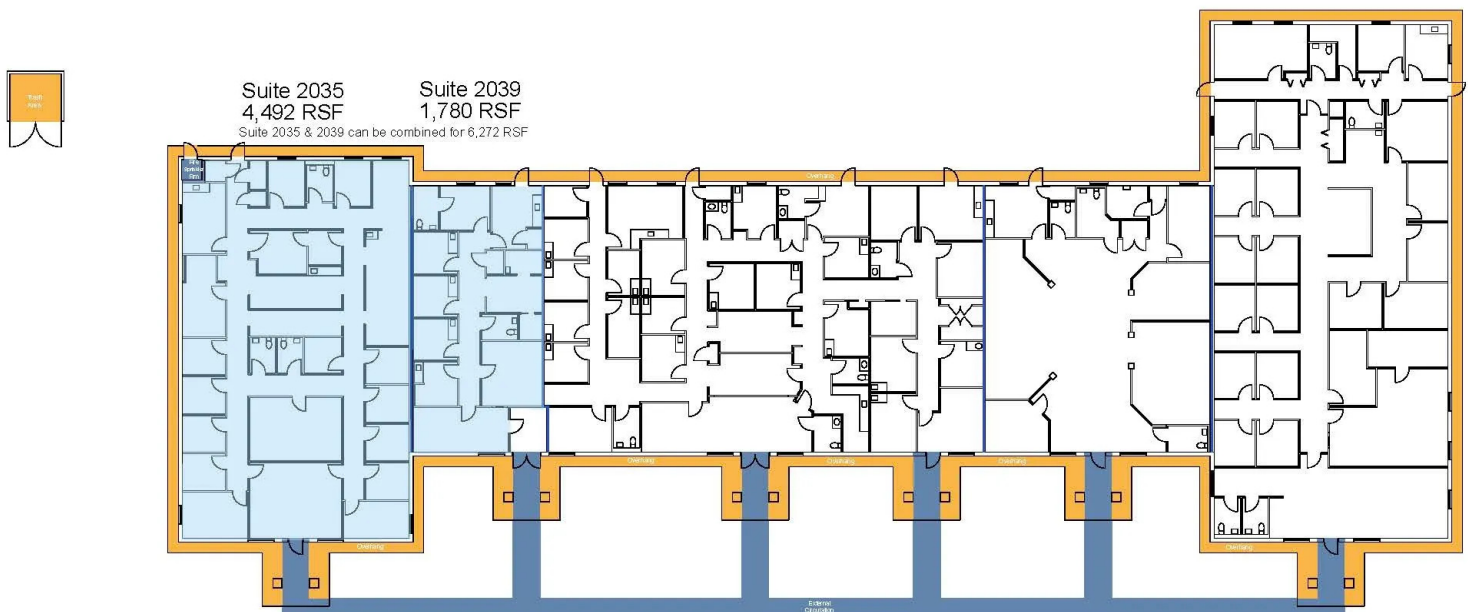
Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com

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ADDITIONAL PHOTOS

Premier Medical Center

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LOCATION MAP

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AERIAL MAP

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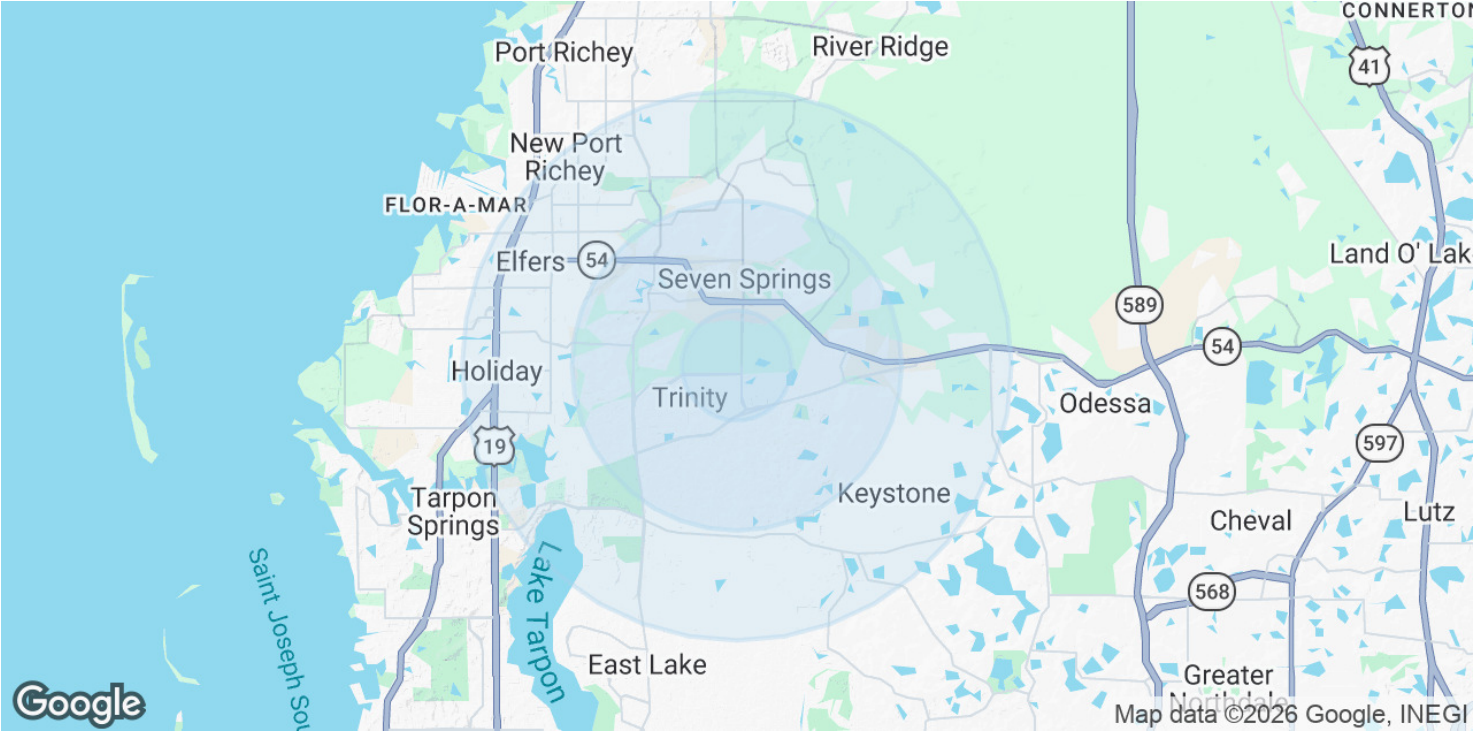
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,278	46,250	121,822
Average Age	42.0	44.3	45.6
Average Age (Male)	43.1	44.4	44.6
Average Age (Female)	39.8	44.0	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,519	17,621	49,260
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$125,018	\$110,640	\$94,239
Average House Value	\$427,627	\$367,463	\$310,859

2023 American Community Survey (ACS)



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