



For Lease

**RIPCO**  
RETAIL LEASING

# Trinity Professional Center

1815 Health Care Drive, STE B,  
Trinity, FL

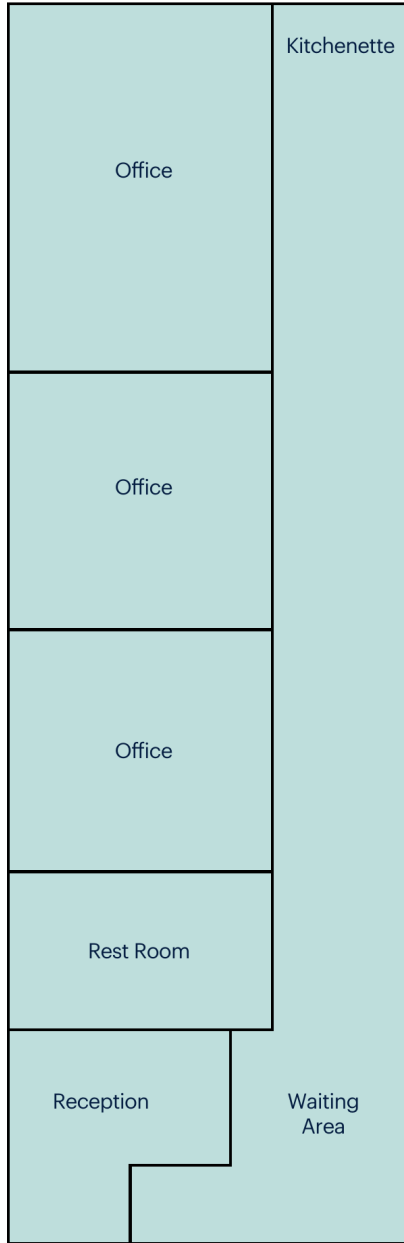
| 800 SF

Professional office space available in the well-maintained Trinity Professional Center

Contact  
Exclusive Agent

Gene Ruiz  
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# Space Details



**Size** Suite 1815B: 800 SF

**Possession** Immediate

**Term** Minimum three (3) years

**Rent** Upon request

**Co-Tenants** Champion Wellness Centers, Wolfenden Dentistry, Family Dentistry Inc, Landon Plastic Surgery, Valet Orthopedics, Seven Springs Orthodontics, No Sugar Bugs Club Children's Dentistry, Coastal Jaw Surgery at Trinity.

**Neighbors** Walgreens, HCA Florida Trinity Hospital, Mitchell Crossings Mall, Subway, Publix, Target.

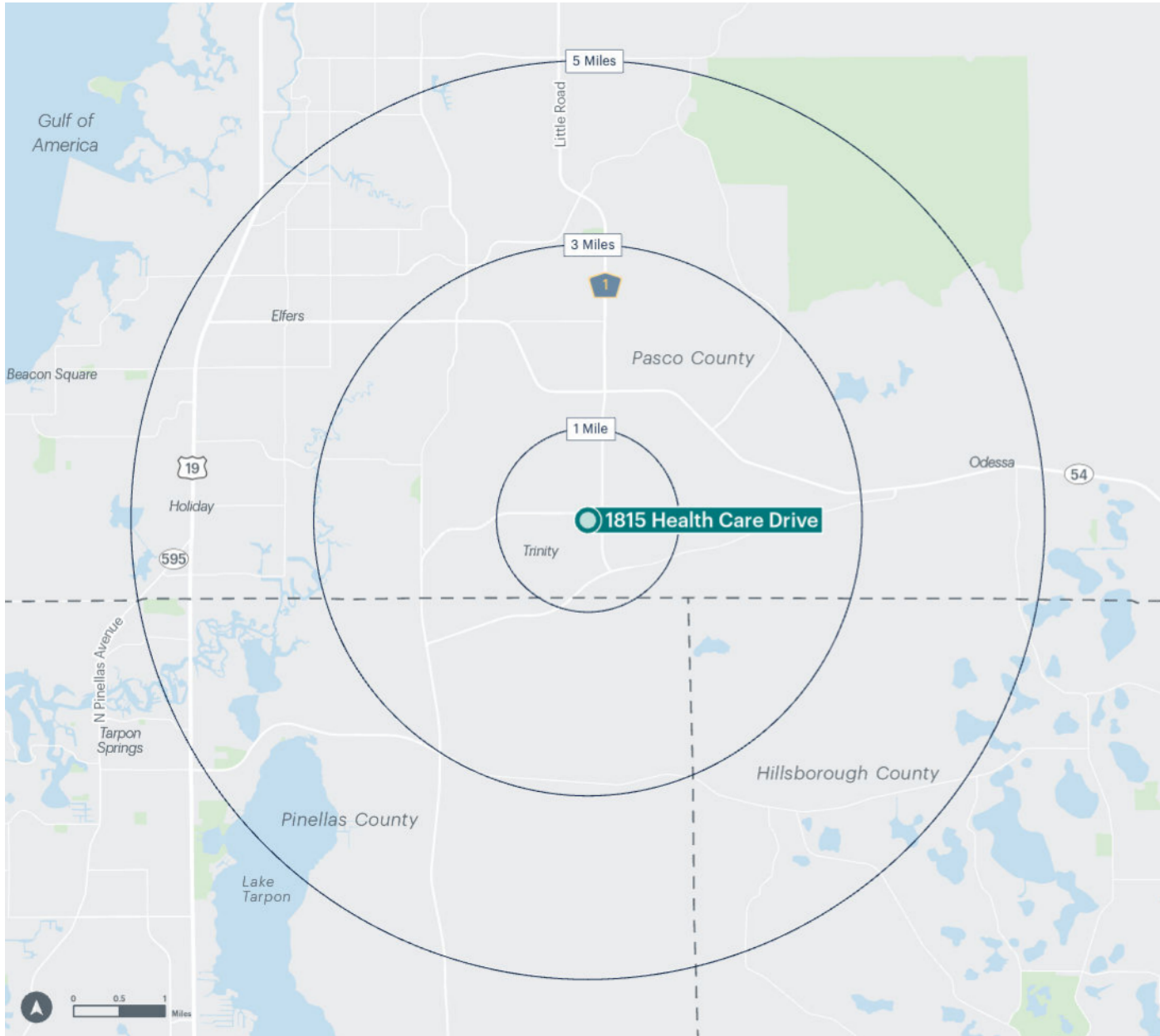
**Comments** Efficient layout featuring a reception/check-in area, three (3) private offices, one (1) restroom, and kitchenette  
 Building and park directory signage available  
 Strategically located at the intersection of Little Road and Mitchell Boulevard  
 Suitable for professional users, including healthcare providers seeking a private consult office or secondary practice location

*\*Drawing not to scale. Floor plan lines are approximate for representation only.*

# Area Retail



# Area Demographics



<b>Population</b>	1 mile	6,766
	3 miles	45,709
	5 miles	126,092
<b>Total Households</b>	1 mile	2,363
	3 miles	18,740
	5 miles	53,506
<b>Average Household Income</b>	1 mile	\$133,079
	3 miles	\$118,976
	5 miles	\$104,466
<b>Daytime Population</b>	1 mile	6,639
	3 miles	42,520
	5 miles	115,059
<b>Total Employees</b>	1 mile	3,471
	3 miles	17,794
	5 miles	42,120
<b>Total Businesses</b>	1 mile	246
	3 miles	1,726
	5 miles	4,120