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HomeServices

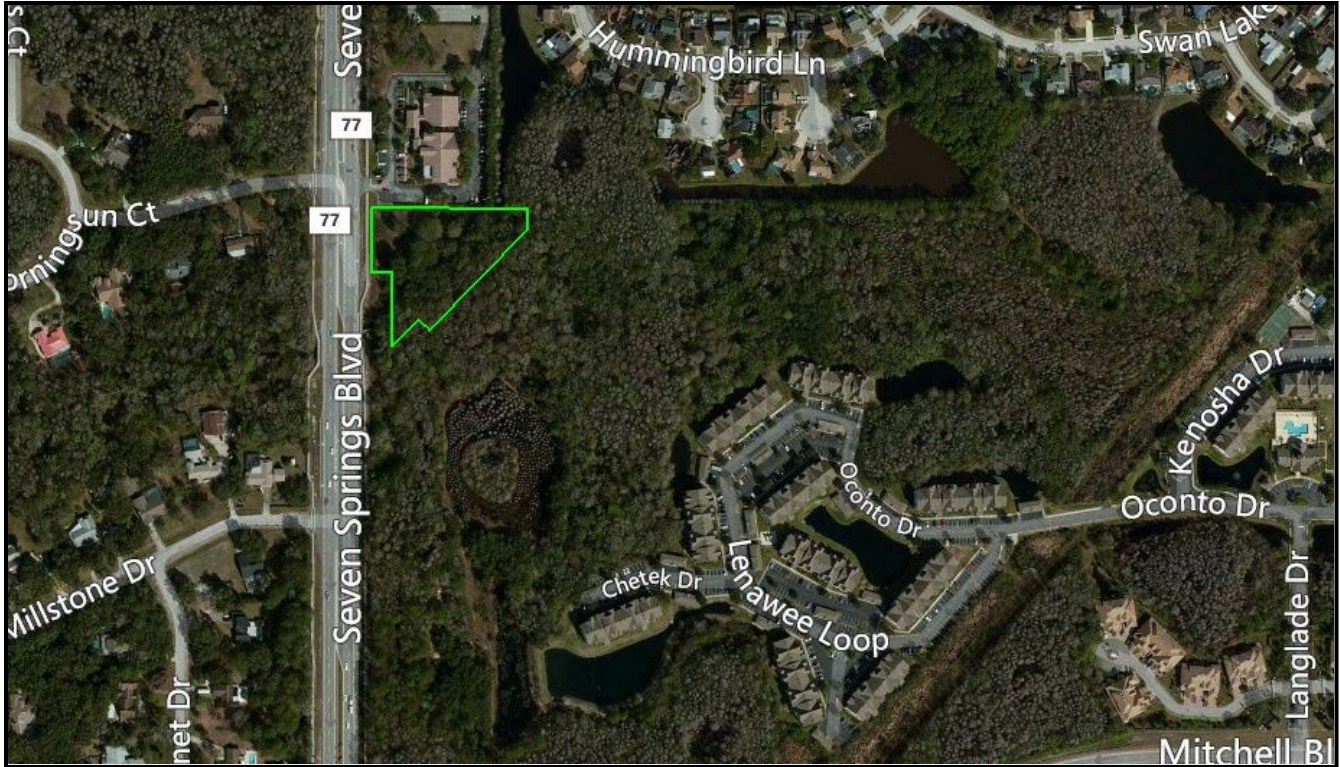
Florida Properties Group

COMMERCIAL DIVISION

1.69± Acres Trinity Area Office Development



For Sale

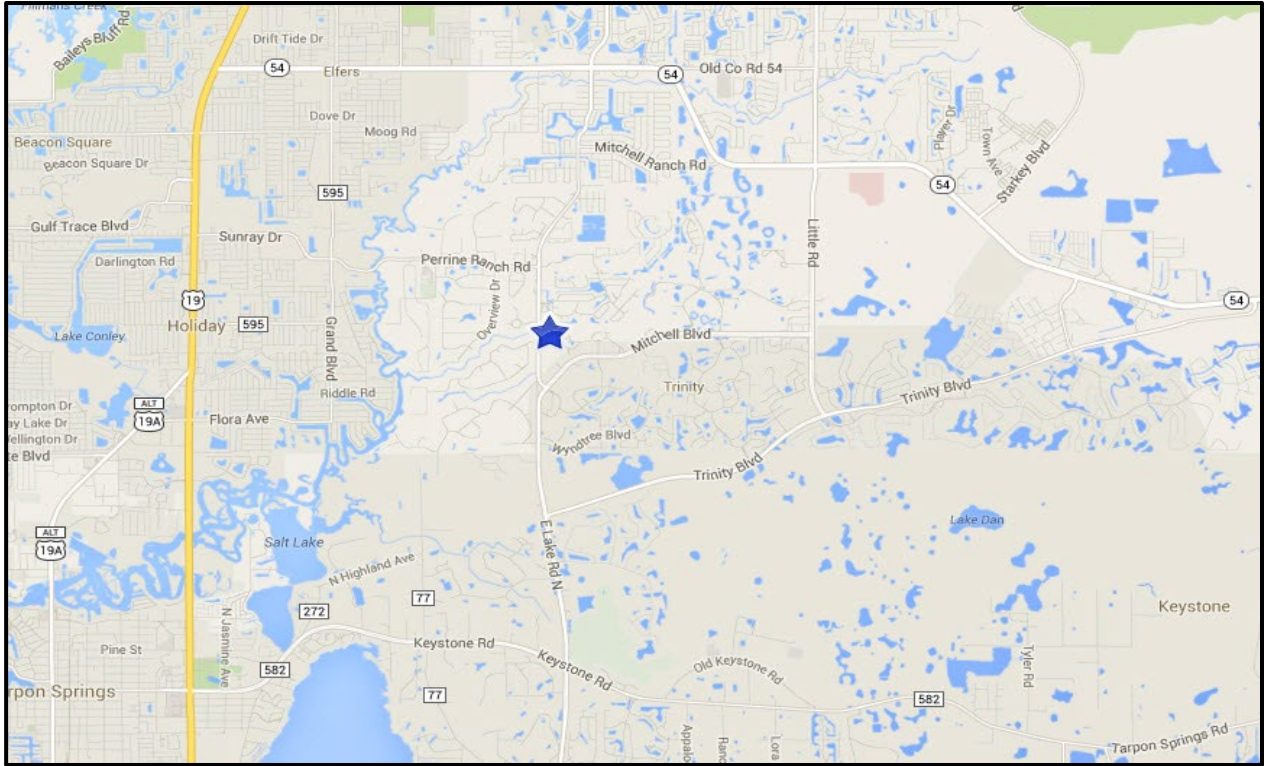


1.69± Acres Seven Springs Blvd., Trinity, FL 34655

Property Information

- **Located within the Trinity Corridor, Just North of the Pinellas/Pasco County Line**
- **1.69± Acres Zoned for Professional Office**
- **Nice In-fill Location in a Densely Populated Area**
- **Servicing Both North Pinellas & South Pasco Markets**
- **Traffic Counts on Seven Springs are 16,432± to 24,940± AADT**
- **Offering Price: \$349,000**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2022 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	6,631	59,906	148,661
Avg. HH Income	\$89,036	\$61,665	\$64,956
Median Age	45	45.3	48.9
Total Households	2,592	24,828	63,401

DEMOGRAPHICS BY DRIVE TIME

	5 MINS	10 MINS	15 MINS
Total Population	11,050	87,939	193,651
Avg. HH Income	\$78,414	\$65,969	\$66,480
Median Age	43.2	46.3	48.8
Total Households	4,385	36,171	83,366



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