FOR LEASE



OUTPARCEL & ENDCAP SPACES AVAILABLE HEART PINE AVENUE & SR 54 | TRINITY, FL



DAVID EGGNATZ

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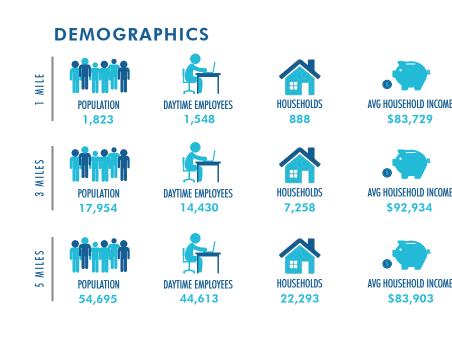
Principal DanielSolomon@dkatz.com (561) 869-4351

HIGHLIGHTS

- Located at the signalized intersection of Heart Pine Avenue and State Road 54
- Join these surrounding nationals close by: Publix, Bonuts



- Approximately 1 acre available with drive-thru capability on hard corner
- Development flexibility; drive-thru, pad site or endcap spaces available
- Ideal for restaurant, fast food, medical, retail, etc.
- Dense residential with strong growth
- At the entrance of a new master planned community in Starkey Ranch with approximately 4,000 residential homes
- 58,000+ cars per day on State Road 54
- 250,000 SF of office space
- 3 hotels within a 2 mile radius



SITE | HIGHLIGHTS

HEART PINE AVENUE & SR 54 TRINITY, FL

katzassociates.com 2



AERIAL | TRADE

HEART PINE AVENUE & SR 54 TRINITY, FL

katzassociates.com 3



PLAN | SITE - PROPOSED

heart pine avenue & sr 54 TRINITY, FL

katzassociates.com 4

| | | | | SUNCOAST-PKWY | | 20 0 | TATE ROAD 54 |
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| | | Current Units | H Development Name Andrie Pointe Apartmente | Build-out Units | | AN OF | |
| 1 South Branch Ranch | 1,200 | 0 | 20 Mystic Pointe Apartments | 252 | 0 | Jan Barris | |
| South Branch Ranch Asturia | 1,200 1,267 | 0 214 | 20 Mystic Pointe Apartments21 Oakstead | 252 1,211 | 0 | 44 44 44 44 | |
| 1 South Branch Ranch 2 Asturia 3 Ashley lakes | 1,200 1,267 310 | 0 214 310 | 20 Mystic Pointe Apartments21 Oakstead22 Parker Pointe | 252 1,211 195 | 0 1,211 195 | 11 14 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 | |
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| 1 South Branch Ranch 2 Asturia 3 Ashley lakes 4 Ballantrae 5 Bexley Ranch 6 Birchwood Preserve 7 Cheval 8 Concorde Station 9 Devonwood 10 Dupree Lakes 11 Fountains at Northpointe 12 Grey Hawk 13 Hertiage Golf & Country Club 14 Ivy Lakes Estates 15 Lakeside Walk Epoch | 1,200 1,267 310 970 13,476 337 1,122 1,598 180 679 252 226 5670 706 300 | 0 214 310 970 275 41 958 490 180 679 0 226 670 706 0 | 20 Mystic Pointe Apartments 21 Oakstead 22 Parker Pointe 23 Plantation Palms 24 Promenade at Lake Park 25 Riverchase 26 Smith 54 27 Starkey Ranch 28 Stonbrier 29 Stonegate 30 Suncoast Crossing 31 Suncoast Meadows 32 Suncoast Pointe 33 Swan Lake Townhomes 34 Terra Bella | 252 1,211 195 829 164 245 1,598 3,500 507 310 118 487 330 160 261 | 0 1,211 195 829 78 220 0 535 507 310 118 487 330 160 261 | | |
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| 1 South Branch Ranch 2 Asturia 3 Ashley lakes 4 Ballantrae 5 Bexley Ranch 6 Birchwood Preserve 7 Cheval 8 Concorde Station 9 Devonwood 10 Dupree Lakes 11 Fountains at Northpointe 12 Grey Hawk 13 Hertiage Golf & Country Club 14 Ivy Lakes Estates 15 Lakeside Walk Epoch | 1,200 1,267 310 970 13,476 337 1,122 1,598 180 679 252 226 5670 706 300 | 0 214 310 970 275 41 958 490 180 679 0 226 670 706 0 | 20 Mystic Pointe Apartments 21 Oakstead 22 Parker Pointe 23 Plantation Palms 24 Promenade at Lake Park 25 Riverchase 26 Smith 54 27 Starkey Ranch 28 Stonbrier 29 Stonegate 30 Suncoast Crossing 31 Suncoast Meadows 32 Suncoast Pointe 33 Swan Lake Townhomes 34 Terra Bella | 252 1,211 195 829 164 245 1,598 3,500 507 310 118 487 330 160 261 | 0 1,211 195 829 78 220 0 535 507 310 118 487 330 160 261 | | |

NEARBY COMMUNITIES - After Build-out

47,770 Total Units

AERIAL | COMMUNITY RESIDENCES

heart pine avenue & sr 54 TRINITY, FL

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 05.07.19