



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Teamwork. Integrity. Passion. Excellence.

Trinity Commerce Park



Heart of Trinity: Commercial Development Sites

For Sale

- Located in the Trinity Commerce Park; North of Mitchell Blvd. on Welbilt Blvd.
- .5± Miles from Baycare Outpatient & Surgery Centers; 48,000± SF Medical
- 2.3± Miles from HCA Medical Center of Trinity, a 236 Bed Hospital
- MPUD Zoning: Allows for Professional Office and Light Industrial Uses
- All Sites With The Exception of the 7.81± Acre Lot Are Net of Retention in Flood Zone A
- All Utilities Available: Duke Energy & FGUA (Water and Sewer)
- Offering Prices:

2.48± Gross/Upland Acres	\$ 595,000
6.18± Gross Acres (5.99± Upland Acres)	\$1,150,000
7.81± Gross Acres (4.6± Upland Acres)	\$ 575,000
11.07± Gross Acres (10.33± Upland Acres)	\$1,850,000

4950 West Kennedy Blvd., Suite 300, Tampa, FL 33609 • 7916 Evolutions Way, Suite 210, Trinity, FL 34655
Phone: 800.816.5441 • Fax: 813.739.5703 • www.bhhsflcommercial.com

Tampa Bay Land Team



D. Dewey Mitchell, CCIM
Broker / Owner
dmitchell@bhhsflpg.com
813-739-5700



Renee' D. Dyer, CCIM, ALC
Executive Associate
rdyer@bhhsflpg.com
727-569-2333



Jill Carbonelli, CCIM
Sr. Broker Associate
jcarbonelli@bhhsflpg.com
727-639-5713

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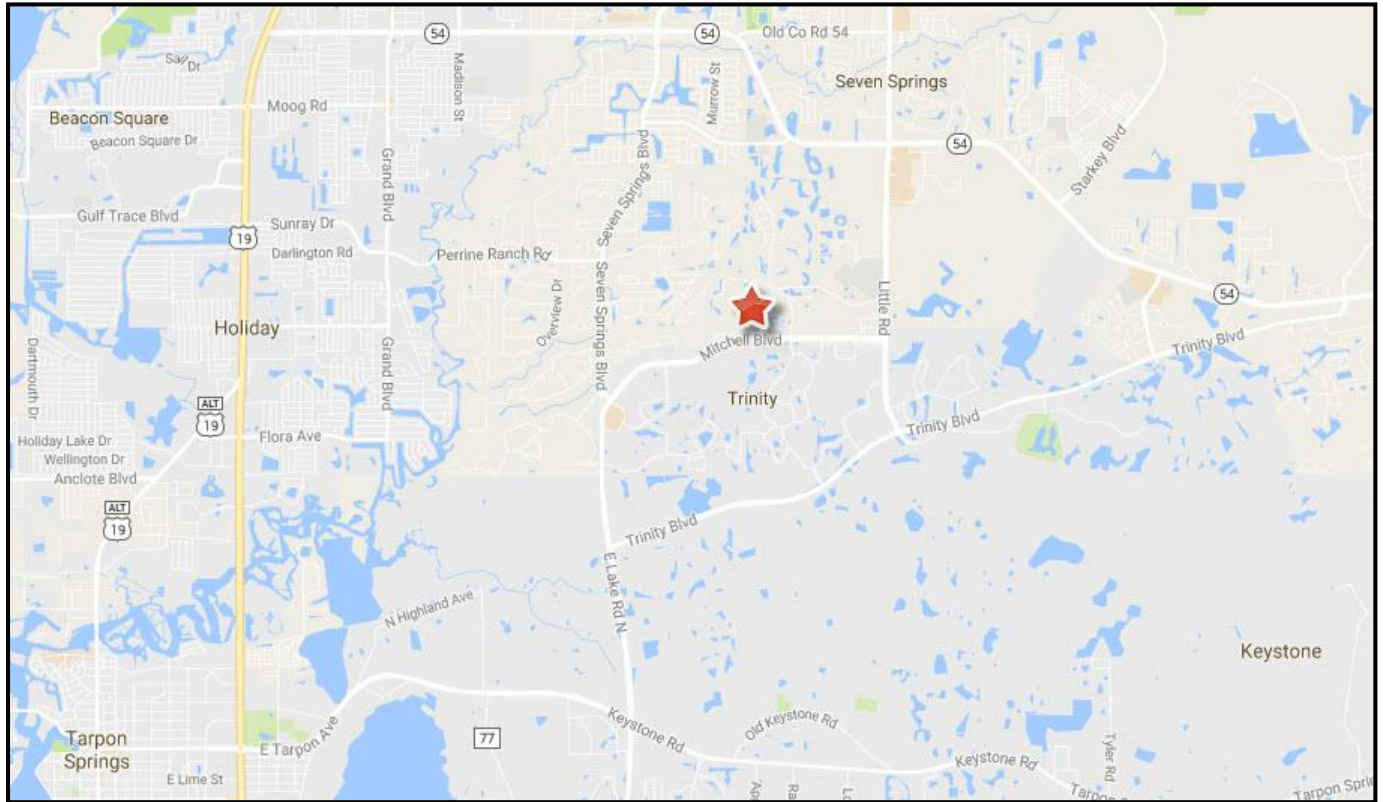
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Demographics

	1 mile	3 miles	5 miles
Population			
2000 Population	4,778	33,671	107,316
2010 Population	7,397	46,685	124,052
2016 Population	7,468	48,576	128,263
2021 Population	7,703	50,864	133,835
Average Household Income			
2016 Average Household Income	\$78,613	\$70,349	\$60,475
2021 Average Household Income	\$86,853	\$76,785	\$65,593
2016-2021 Annual Rate	2.01%	1.77%	1.64%



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727-569-2332

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727-569-2333
rdyer@bhhsflpg.com

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Sr. Broker Associate
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