



Overview

- Four outparcels for Sale/Lease/BTS fronting State Road 54 in Pasco County, FL
- Direct access to Shoppes at Trinity Lakes, a Publix anchored shopping center
- SR 54 is a major east and west corridor connecting Hillsborough to Pasco County via the Suncoast Expressway
- The Trinity residential market has been booming over the last few years and an additional 47,775 residential units (single family/multi-family) are expected to be built out by the end of 2022
- Over 7,000 employees work within 3 miles of the site
- Off-site retention, graded, and utilities at the right of way

Q4 2018 Demographics

	3 miles	5 miles	7 miles
Population	20,880	60,435	144,643
Households	8,472	24,279	57,924
Avg HH Income	\$96,438	\$91,461	\$86,747

Traffic Counts

State Road 54: 53,500 AADT

Trinity Blvd: 17,300 AADT



Availabilities

Unit	Tenant	Size
OP-1	Available	2.601 AC
OP-2	Available	1.625 AC
OP-3	Available	1.693 AC
OP-4	Available	2.002 AC

