



Overview

- Outparcels fronting State Road 54 with access from Trinity Blvd in Pasco County
- Direct access to Shoppes at Trinity Lakes, a Publix anchored shopping center developed by Sembler in 2016
- State Road 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 are expected to be built out by the end of 2022
- Avg household incomes are over \$90,000 within 3-miles with an existing population of over 22,000 and approx 7,000 employees

Trinity Lakes Crossings Drone Footage

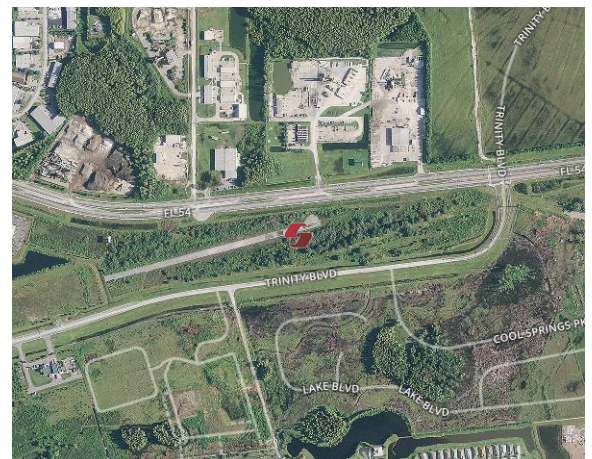
Demos	3 Miles	5 Miles	7 Miles
Population	20,880	60,435	144,643
Households	8,472	24,279	57,924
Avg Household Income	\$96,438	\$91,461	\$86,747

Leasing Contact

Frank Militello
727-384-6000 ext. 3047
frank.militello@sembler.com

Traffic Counts (AADT)

SR 54 53,500
Trinity Blvd 17,000





Lot 1	Under Contract	2.27 ac	Lot 2	Under Contract	0.85 ac	Lot 6	Trinity Car Wash	1.41 ac
Lot 10	ABC Liquors	1.58 ac	Lot 3	Under Contract	0.85 ac	Lot 7	Express Oil	1.02 ac
Lot 11	Available	2.11 ac	Lot 4	Wawa	2.12 ac	Lot 8	Starbucks	1.12 ac
Lot 12	Hampton Inn	2.51 ac	Lot 5	Achieva Credit Union	1.73 ac	Lot 9	Burger King	1.31 ac