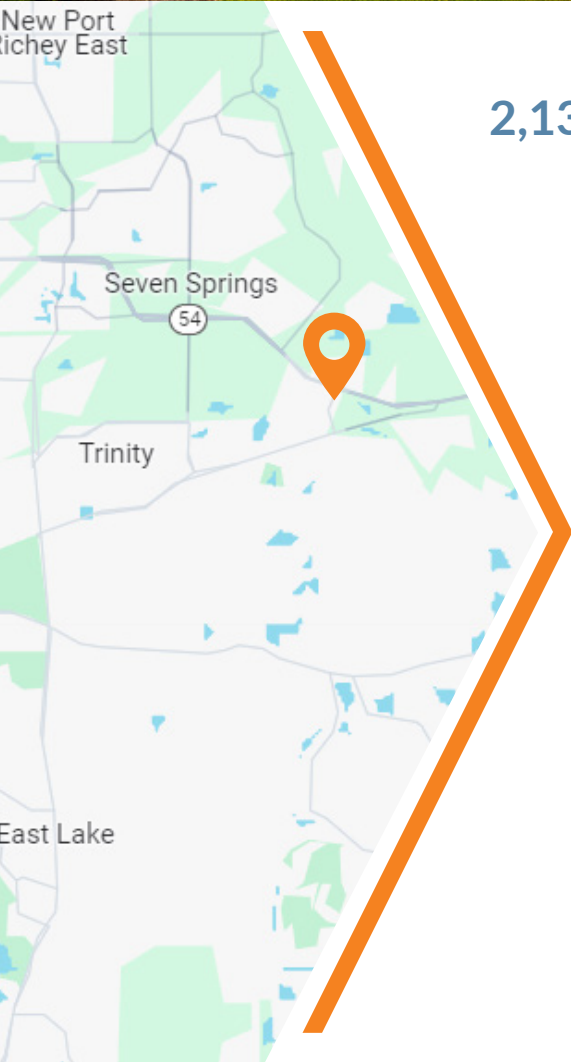


TRINITY VILLAGE

10700-10820 SR 54, Trinity, FL 34655



2,978 SF 2nd-Gen Fitness & 2,139 SF 2nd-Gen Restaurant End-Cap Available!

- » Located directly on State Road 54 with strong daily traffic (56,000 AADT)
- » Growing trade area with continued residential development
- » Located in front of Trinity Elementary School with 600+ students
- » Surrounded by dense, affluent residential communities
- » Positioned in the heart of Trinity's main retail corridor

Demographics	1-mile	3-mile	5-mile
2025 Population	6,649	38,397	87,715
Daytime Employment	3,949	14,541	23,746
Average HH Income	\$151,339	\$134,504	\$122,276
Median Age	44.2	44.4	44.6

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TRINITY VILLAGE

10700-10820 SR 54, Trinity, FL 34655



UNIT	TENANT	SF
10730 Building A		
104	Partners Animal Hospital	4,020
101	Johnny Brusco's NY Style Pizza	4,047
10720 Building B		
110	KnowledgePoints Tutoring	1,992
109	2ND-GEN FITNESS AVAILABLE	2,978
108	Dani's Pet Spa	1,200
107	Smoothie King	1,170
106	T-Mobile	1,453
105	Edward Jones	1,467
104	Mike's Jewelry	1,497
103	Code Ninjas	1,864
102	Fyzical Therapy	1,697
101	Trinity Village Dental	2,032
100	Cabelo Salon	2,903

UNIT	TENANT	SF
10710 Building C		
109	Quest Diagnostics	2,242
107-108	Pediatric Associates	6,486
106	Green Market Cafe	1,497
104	Ichiban Sushi Asian Bistro	2,920
103	Cold Stone Creamery	1,170
102	Brightway Insurance	1,200
101	RE/MAX Advantage Realty	5,000
10700 Building D		
101	Five Guys	2,503
102	AAA Auto Club South	6,533
104	2ND-GEN RESTAURANT AVAILABLE	2,139

UNIT	TENANT	SF
10820 Outparcel 1		
101	Synovus Bank	5,846
201	Tampa General	3,443
202	Williams, Ristoff & Proper, PLC	1,957
10750 Outparcel 2		
OP2	Bonefish Grill	5,581
10740 Outparcel 3		
OP3	IHOP	4,441

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