

Shoppes at Trinity Lakes Outparcel

12450 State Road 54 with access to Gunn Highway and Trinity Boulevard
Odessa, FL



±0.58 AC

Outparcel for ground lease in Odessa, FL



Space Details

Size	Outparcel	±0.58 AC
	Option 1	±3,000 SF freestanding building
	Option 2	±2,424 SF freestanding building with drivethrough
Possession	Immediate	
Co-Tenants	Publix, Heartland Dental, Orange Theory Fitness, Moe's Southwest Grill, Wendy's, Culver's	
Comments	±0.58 AC for ground lease with the ability to do ±2,424 SF with drive-thru or a freestanding ±3,000 SF building.	
	Serving Trinity and Odessa communities.	
	Located in a rapidly growing residential market.	
	Traffic count 65,000 AADT.	

Area Demographics

2025 ESRI Summary Report

	1 mile	3 miles	5 miles
Total Population	6,903	30,002	74,600
Total Households	2,559	11,414	29,168
Avg. Household Income	\$142,138	\$156,578	\$139,079
Daytime Population	7,372	30,560	67,466
Total Businesses	235	1,206	2,342
Total Employees	3,143	13,376	26,824

Outparcel Options



Site Plan



Suite	Tenant	Size
Outparcel	Available (60'x50')	0.58 AC
12450	Verizon	1,400 SF
12454	Club Pilates	1,400 SF
12456	Dental Care at Trinity Lakes	3,200 SF
O/OP1	Wendy's (N.I.C)	1.37 AC
O/OP2	Culver's (N.I.C)	1.06 AC
12466	Moe's Southwest Grill	2,334 SF
12468	China Chef	1,200 SF
12470	Wild Birds Unlimited	1,194 Sf
12472	H&R Block	1,200 SF
12476	Majik Touch Cleaners	1,200 SF
12478	Hair Cuttery	1,200 SF
12480	Publix Liquor	1,400 SF
12500	Publix	45,600 SF
12536	Mathnasium	1,200 SF
12540	Nail Dior	2,100 SF
12546	Orange Theory Fitness	2,800 SF

Market Retail

