



Stephanie Addis

Vice President
Retail Services
+1 813 222 0484
stephanie.addis@colliers.com

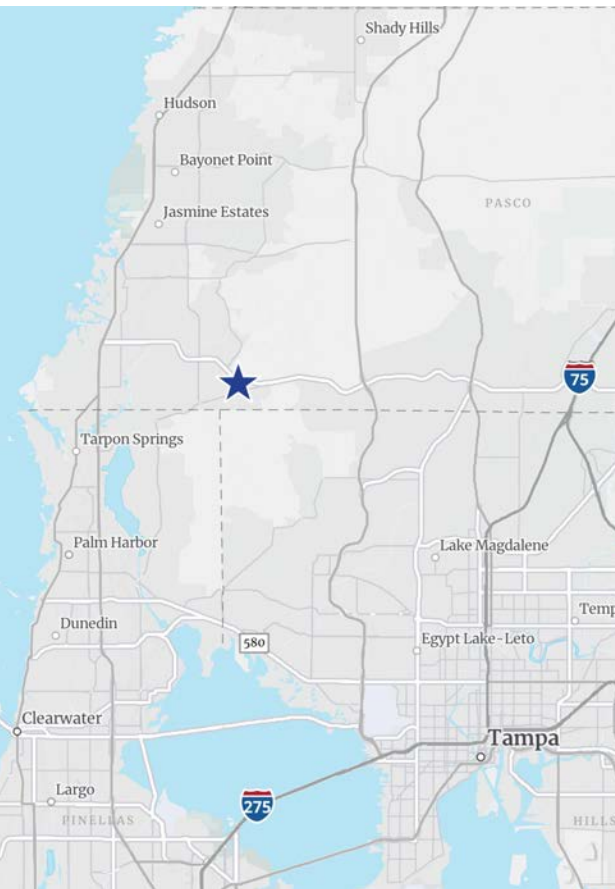
Trinity Village Center

10700-10820 SR 54, Trinity, FL 34655



Trinity Village Center

- 2,139 SF 2nd Gen restaurant space available on a prime end cap
- 2,978 SF 2nd Gen fitness available
- Established retail center in the highly desirable Trinity trade area
- Average household income of \$151,755 within 1 mile
- Join national tenants Bonefish Grill, IHop, Five Guys, Edward Jones, REMAX, Synovus, T-Mobile, AAA Auto Club, Quest Diagnostics, Cold Stone Creamery and Smoothie King
- Located at a signalized intersection on SR 54 (57,000 VPD) with full access via Duck Slough Blvd (24,000 VPD) providing additional connectivity to the affluent residential base



Site Plan

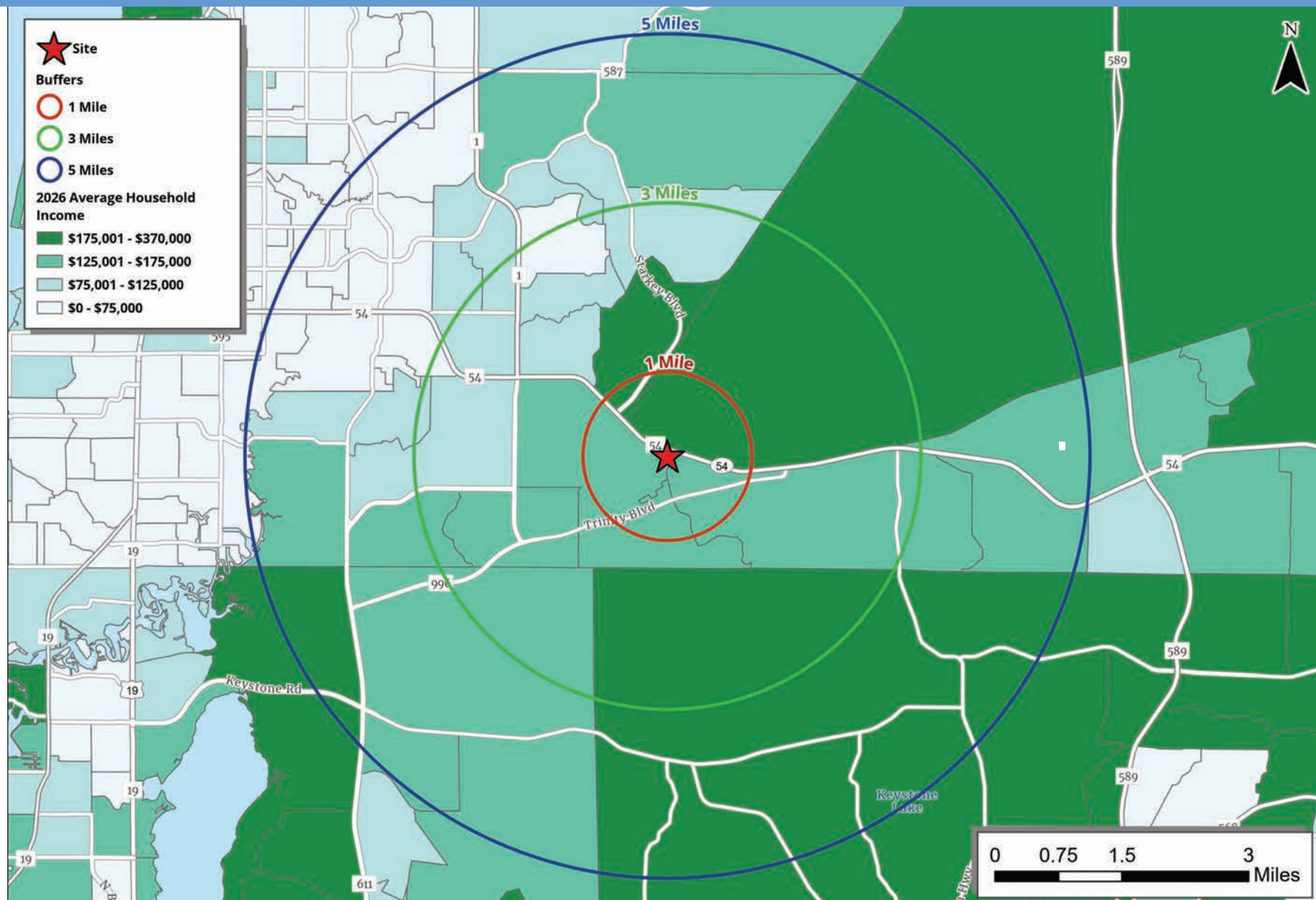


Suite	Tenant	SF
A-101	Johnny Brusco's NY Pizza	4,047
A-104	Partners Animal Hospital	4,020
B-100	Cabelo Salon	2,903
B-101	Trinity Village Dental	2,032
B-102	Fyzical Therapy & Balance Centers	1,697
B-103	Code Ninja	1,864
B-104	Mike's Jewelry	1,497
B-105	Edward Jones	1,467
B-106	T-Mobile	1,453

Suite	Tenant	SF
B-107	Smoothie King	1,170
B-108	Dani's Pet Spa	1,200
B-109	Available - 2nd Gen Fitness	2,978
B-110	Knowledge Points	1,992
C-101	REMAX	5,000
C-102	Brightway Insurance	1,200
C-103	Cold Stone Creamery	1,170
C-104	Ichiban Asian Bistro	2,920
C-106	Green Market Café of Trinity	1,497

Suite	Tenant	SF
C-107	Pediatric Associates	6,486
C-109	Quest Diagnostics	2,242
D-101	Five Guys Burgers & Fries	2,503
D-102	AAA Auto Club South	6,533
D-104	Available - 2nd Gen Restaurant	2,139
OP-1-1	Synovus Bank	5,843
OP-1-2	Williams, Ristoff & Proper	1,957
OP-1-3	Tampa General	3,443
OP-2	Bonefish Grill	5,581

Average Household Income



Total Population

1-Mile: 5,793
3-Mile: 39,529
5-Mile: 91,823



Daytime Population

1-Mile: 8,228
3-Mile: 41,104
5-Mile: 82,855



Average HH Income

1-Mile: **\$151,755**
3-Mile: **\$133,762**
5-Mile: **\$130,166**



Median Age

1-Mile: 46.2
3-Mile: 45.1
5-Mile: 45.3

