

TRINITY RETAIL - END CAP

13240 FL-54, Odessa, FL 33556



Listing ID: 30356169
Status: Active
Property Type: Shopping Center For Lease
Retail Type: Community Center
Contiguous Space: 1,300 SF
Total Available: 1,300 SF
Lease Rate: \$35 PSF (Annual)
Base Monthly Rent: \$3,791
Lease Type: NNN
Ceiling: 16 ft.



Overview/Comments

HIGH Visibility retail space in Trinity market with great access on SR 54 (Left-In and easy-out to both East-bound and West-bound SR 54). Available lease space is a 1,300 sf. End-Cap, Retail

- Over 55,000 VPD on SR 54
- Brand New Luxury Apartments under Construction directly across the street.
- Demographics estimated (Within a 3 mile Radius):
- Average Household Income \$82,500
- Population 25,316

General Information

Taxing Authority: Pasco County
Tax ID/APN: 172627002000A000010
Retail Type: Community Center
Zoning: C2
Building Name: Mission Retail

Gross Building Area: 5,500 SF
Building/Unit Size (RSF): 1,300 SF
Usable Size (USF): 1,300 SF
Land Area: 1 Acre

Available Space

Suite/Unit Number: 13240
Suite Floor/Level: 1st Floor
Space Available: 1,300 SF
Minimum Divisible: 1,300 SF
Maximum Contiguous: 1,300 SF
Space Subcategory 1: Neighborhood Center
Space Description: Space will be delivered with HVAC, Bathrooms, Electrical, Paint & Drop Ceiling.

Space Type: New
Date Available: 02/28/2019
Lease Term (Months): 36 Months
Lease Rate: \$35 PSF (Annual)
Lease Type: NNN
Parking Spaces: 5
CAM Expenses: \$6 PSF (Annual)

Area & Location

Retail Clientele: General, Family, Business
Property Located Between: Gunn Hwy and Trinity
Property Visibility: Good
Largest Nearby Street: State Road 54
Feet of Frontage: 300
Airports: Tampa International Airport

Site Description: Directly across from Starkey Ranch. 1 Mile East of Trinity and just West of Gunn Hwy. in Odessa, Pasco County, FL
Area Description: Booming Growth all around. Trinity is one of the Hottest sub-markets in Tampa Bay Area.

Highway Access Left In, Left Out (Not Full median Cut, but Access to Left Turn Lane in Median.) Property is located on SR 54 a large 6 lane divided highway.

More Information Online

<http://www.commercialexchangeoflora.com/listing/30356169>

QR Code

Scan this image with your mobile device:



Building Related

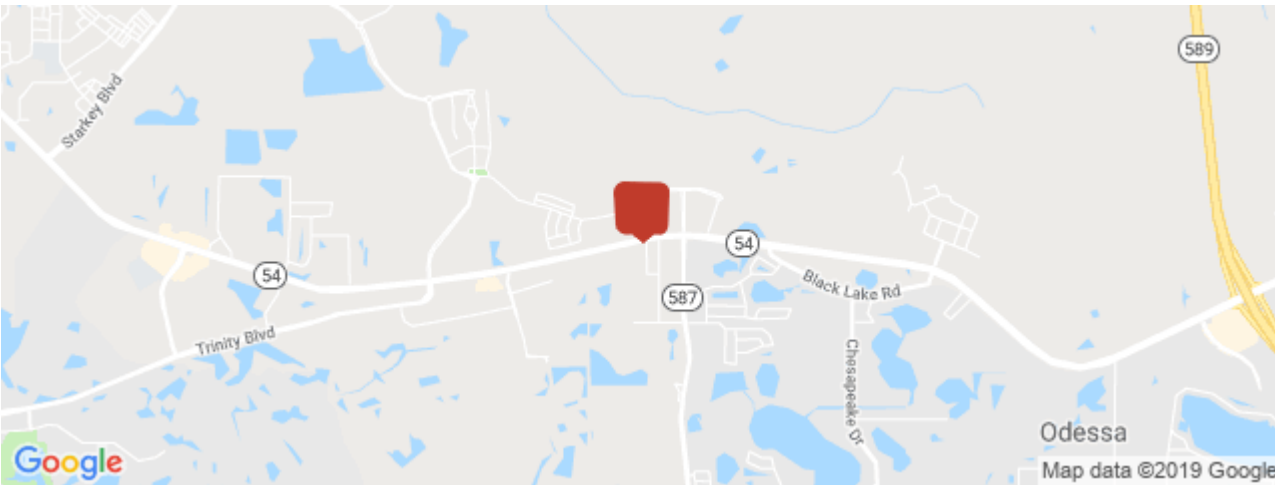
Total Number of Buildings:	1	Parking Description:	Parking is directly in front of space
Number of Stories:	1	Total Parking Spaces:	70
Property Condition:	Excellent	Ceiling Height:	16
Year Built:	2018	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Block	Sprinklers:	None
Exterior Description:	Block, Stone	Heat Type:	Electricity
Parking Ratio:	5.5 (per 1000 SF)	Air Conditioning:	Package Unit
Parking Type:	Surface	Internet Access:	Cable

Land Related

Zoning Description:	C2	Water Service:	Municipal
Part of Planned Development?:	Yes	Sewer Type:	Municipal
Lot Frontage:	130	Easements:	Electric Lines, Utilities
Lot Depth:	200		

Location

Address: 13240 FL-54, Odessa, FL 33556
County: Hillsborough
MSA: Tampa-St. Petersburg-Clearwater



Property Images



20190108_084944



View of SR 54 From Rooftop of Building



13240 SR 54 - Construction 12 13 18



Building During Construction Dec 4 2018



MDI Bldg 2 Under Construction



Building During Construction Sept 6, 2018

Property Contacts



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