



# Mitchell Business Park

State Road 54 at Starkey Boulevard  
Trinity, FL 34655



[SJPI.COM/FLORIDA](http://SJPI.COM/FLORIDA) | 813.921.0200

# About Mitchell Business Park

Mitchell Business Park is located near the intersection of Starkey Boulevard and Florida State Road 54 in Pasco County, Florida.

Upon completion, the business community will contain 567,080 square feet of flex/R&D and retail space. Development plans also include approximately eight acres available for pad sites.

- ▶ Prominent pad site includes allowance for 6,000 SF convenience store with up to 16 gas pumps located at signalized intersection
- ▶ Drive-throughs available on select pad sites and inline retail end-cap suites
- ▶ Flex/R&D buildings feature 18 ft. clear heights with wide rear loading areas
- ▶ The business community is projected to be home to up to 1,800 employees

### Traffic Counts (AADT)

FL State Road 54 : 56,600 vehicles/day

### Local Demographics

|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 5,546     | 45,640    | 95,328    |
| Estimated Median Age  | 42.8      | 43.9      | 44.3      |
| Avg. Household Income | \$156,283 | \$115,549 | \$108,349 |



### Flex/R&D Buildings

|                     |           |               |
|---------------------|-----------|---------------|
| 10357 Synergy Drive | 40,200 SF | LEED DESIGNED |
| 10402 Concord Drive | 46,200 SF | LEED DESIGNED |
| Flex Building B     | 49,200 SF | LEED DESIGNED |
| Flex Building C     | 40,200 SF | LEED DESIGNED |
| Flex Building E1    | 34,200 SF | LEED DESIGNED |
| Flex Building E2    | 27,400 SF | LEED DESIGNED |
| Flex Building J     | 37,200 SF | FUTURE        |
| Flex Building K     | 34,200 SF | FUTURE        |
| Flex Building L     | 38,200 SF | FUTURE        |
| Flex Building M     | 37,200 SF | FUTURE        |
| Flex Building N     | 38,200 SF | FUTURE        |
| Flex Building O     | 38,200 SF | FUTURE        |
| Flex Building P1    | 34,200 SF | FUTURE        |
| Flex Building P2    | 34,400 SF | FUTURE        |

### Flex/R&D Specifications

|                |                           |
|----------------|---------------------------|
| LEED           | Designed                  |
| Suite Sizes    | 2,700 up to 49,200 SF     |
| Ceiling Height | 18 ft. clear minimum      |
| Parking        | 4 spaces per 1,000 SF     |
| Construction   | Tilt-up with brick facade |
| Loading        | Dock and drive-in         |
| Zoning         | MPUD                      |

### Inline Retail Buildings

|                     |           |        |
|---------------------|-----------|--------|
| 10510 State Road 54 | 8,165 SF  |        |
| 10524 State Road 54 | 9,425 SF  |        |
| Retail Building H   | 10,875 SF | FUTURE |
| Retail Building I   | 9,415 SF  | FUTURE |

### Pad Sites

|       |          |                                      |
|-------|----------|--------------------------------------|
| Pad 1 | 1.87± AC | C-store + Gas/Restaurant, drive-thru |
| Pad 2 | 1.30± AC | Restaurant, drive-thru               |
| Pad 3 | 1.39± AC | Restaurant, drive-thru               |
| Pad 4 | 1.54± AC | Restaurant, drive-thru FUTURE        |
| Pad 5 | 1.86± AC | Restaurant, drive-thru FUTURE        |



# Mitchell Business Park | Site Plan

← TO STARKEY BLVD

PINELLAS TRAIL



FUTURE COMMERCIAL GROWTH AREA

FUTURE PINELLAS TRAIL & VEHICULAR CONNECTION

Drive-thru end cap

**COUNTRY PLACE**  
Residential Community

REPUBLIC BANK



CHILDREN'S MEDICAL CENTER



FUTURE SIGNALIZED INTERSECTION



Drive-thru end cap



56,600 AADT

NEXUS LOOP

CONCORD DRIVE

NEXUS LOOP

CONCORD DRIVE

ELEVATE DRIVE

SYNERGY DRIVE

SYNERGY DRIVE

FLEX BUILDING P1  
34,200 SF

FLEX BUILDING P2  
34,400 SF

FLEX BUILDING N  
38,200 SF

FLEX BUILDING O  
38,200 SF

FLEX BUILDING M  
37,200 SF

FLEX BUILDING L  
38,200 SF

FLEX BUILDING E1  
34,200 SF

FLEX BUILDING E2  
27,400 SF

10402 CONCORD DRIVE  
46,200 SF

10357 SYNERGY DRIVE  
40,200 SF

FLEX BUILDING C  
40,200 SF

FLEX BUILDING B  
49,200 SF

FUTURE DEVELOPMENT

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WETLANDS PRESERVATION

**FOX WOOD**  
Residential Community





**Distances to:**

- Interstate 589 ..... 6 miles
- Interstate 75 ..... 16 miles
- Interstate 275 ..... 20 miles
- Clearwater, FL (Downtown) ..... 23 miles
- Tampa International Airport ..... 25 miles
- Tampa, FL (Downtown) ..... 30 miles
- St. Petersburg, FL (Downtown) ..... 35 miles
- Orlando, FL (Downtown) ..... 101 miles

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