



Mitchell Business Park

State Road 54 at Starkey Boulevard
Trinity, FL 34655



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

Flex Building A	46,200 SF	LEED DESIGNED
Flex Building B	49,200 SF	LEED DESIGNED
Flex Building C	40,200 SF	LEED DESIGNED
Flex Building D	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

Retail Building F	8,165 SF	
Retail Building G	9,425 SF	
Retail Building H	10,875 SF	FUTURE
Retail Building I	9,415 SF	FUTURE

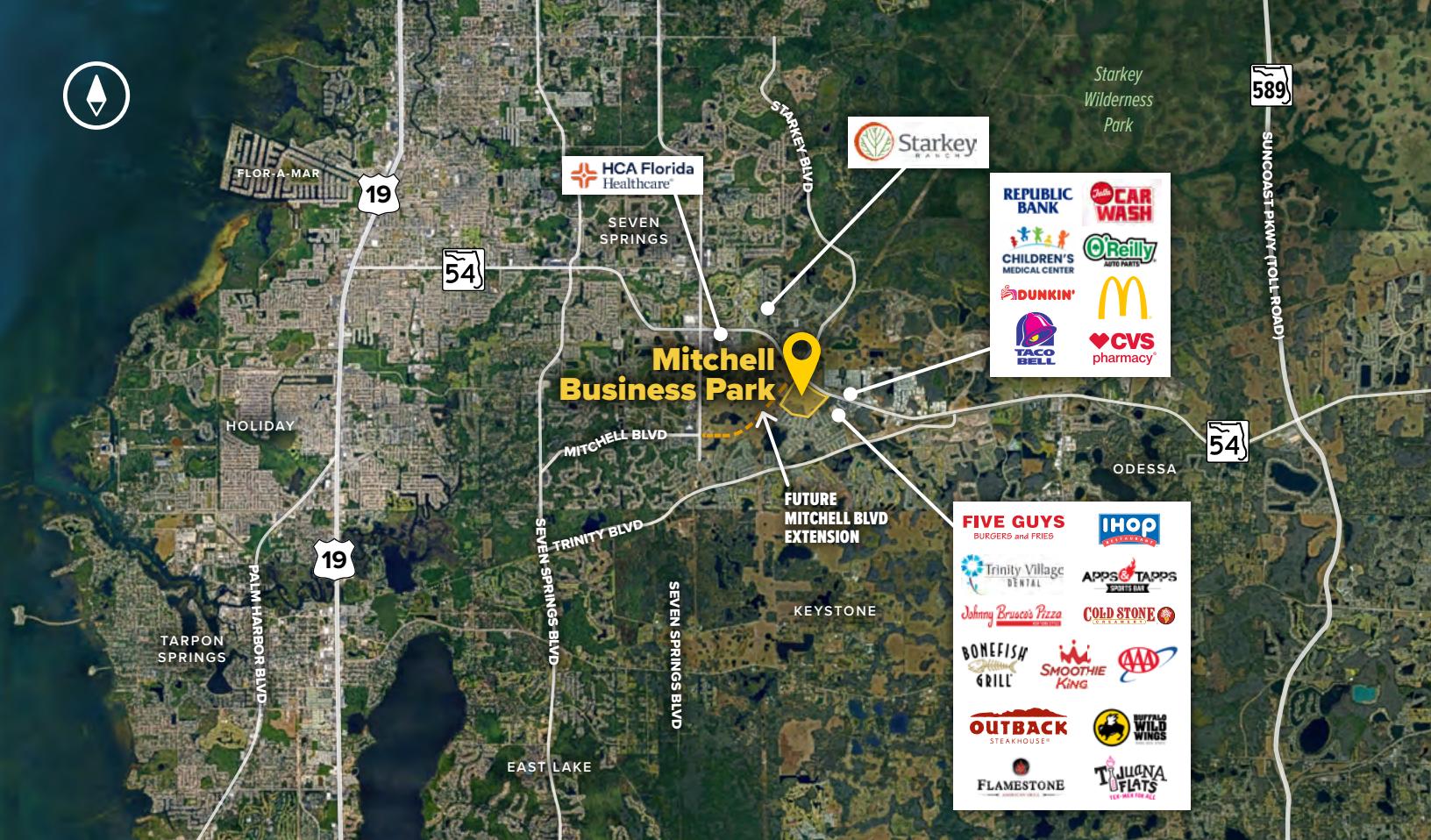
Pad Sites

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





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 mile
St. Petersburg, FL (Downtown)	35 miles
Orlando, FL (Downtown)	101 miles

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

Connect with us [@stjohnprop](https://www.instagram.com/stjohnprop)



Contact Us

Michael Sacks

Regional Partner

MSacks@sjpi.com | 813.921.0200

Florida Regional Office:

401 E Jackson Street | Suite 3300
Tampa, FL 33602

813.921.0200 | SJPI.COM/FLORIDA



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 01/26