



Mitchell Business Park

State Road 54 at Starkey Boulevard
Trinity, FL 34655



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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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



TO STARKEY BLVD

PINELLAS TRAIL



FUTURE
COMMERCIAL
GROWTH AREA

FUTURE PINELLAS TRAIL &
VEHICULAR CONNECTION

Drive-thru end cap

FUTURE
SIGNALIZED
INTERSECTION



Drive-thru end cap

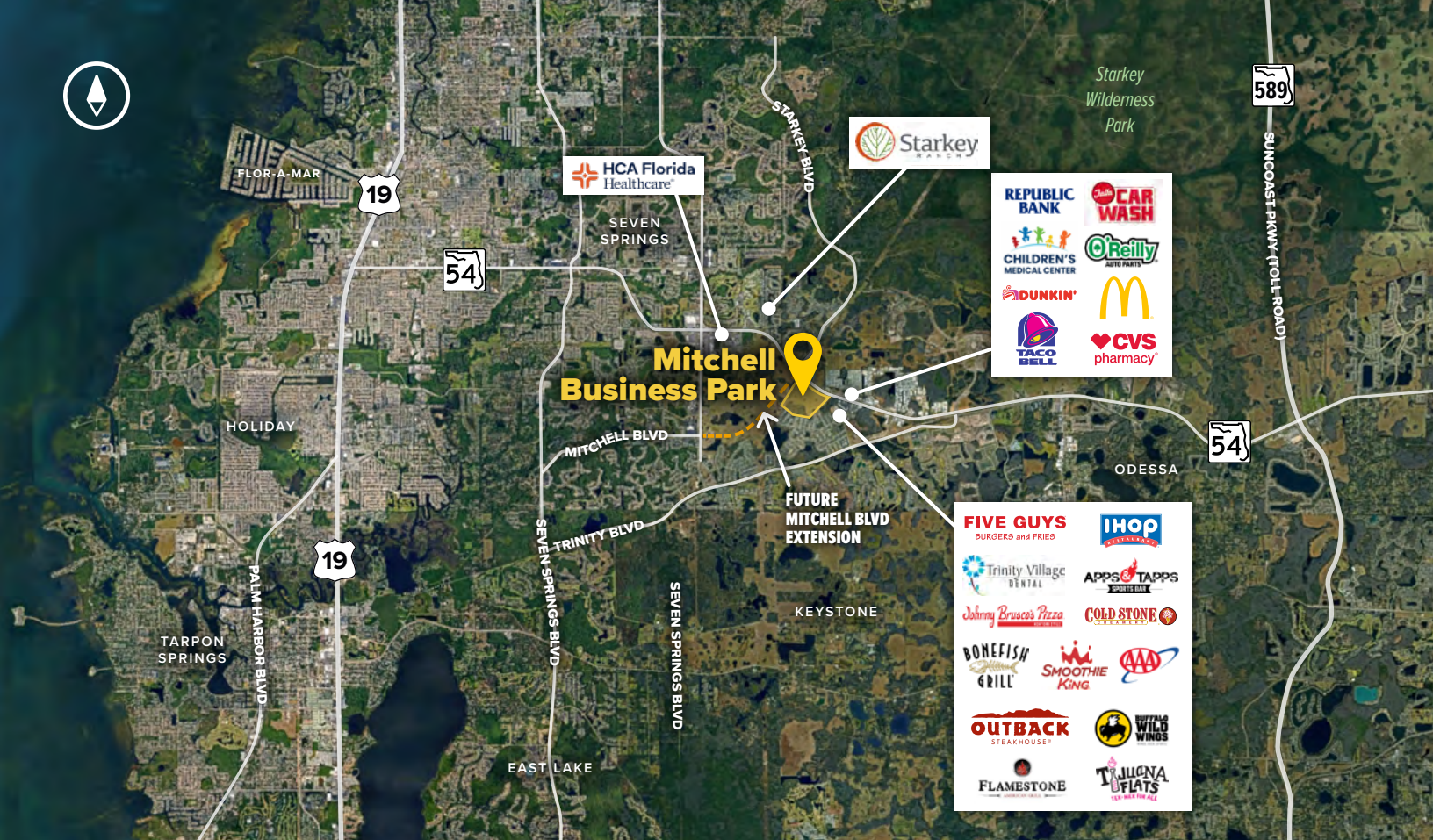
COUNTRY
PLACE
Residential
Community



56,600 AADT

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

Contact Us

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