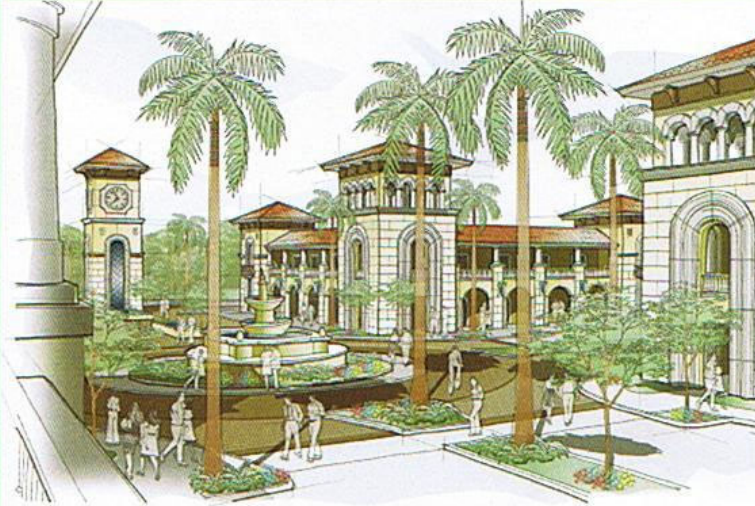


TRINITY TOWN CENTER

Trinity Blvd & Little Road | Trinity, FL

RETAIL & OFFICE SPACE FOR LEASE

Pre-construction
(Available 2007)



Trinity Town Center, the newest retail and office destination in the Trinity Community of Pasco County, will combine a wide range of distinctive retail shops, professional office space, restaurants, recreational opportunities, and more in a design and format that will become "Main Street" for the Trinity Community.

This exceptional combination of retail shops and office space, located at the intersection of Trinity Boulevard and Little Road, will be enhanced by its unique outdoor setting, set to mirror the design and character of the Trinity area.

- Retail suites ranging from 1,123 SF to 16,060 SF
- Office suites ranging from 1,292 SF to 12,204 SF
- Trinity Town Center will have one parking garage plus ground-level parking for a total of 845 spaces

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
2006 Est. Population:	25,226	86,296	388,764
2010 Projected Population:	29,283	97,128	431,641
2006 Est. Average HH Income:	\$73,049	\$60,300	\$65,795
2006 Est. Median Age:	46	45	43

TRINITY TOWN CENTER



RETAIL	SUITE	SIZE (SF)
Building A 13,025 SF (Single story)	A101	3,091
	A102	Leased
	A103	3,153
	A104	2,973
Building B 8,122 SF (Single story)	B101	3,230
	B102	1,123
	B103	1,123
	B104	Leased
Building C 8,122 SF (Single story)	C101	3,230
	C102	1,123
	C103	1,123
	C104	2,646
Building D 7,573 SF (Single story)	D101	7,573
Building E 7,573 SF (Single story)	E101	7,573
Building F 12,133 SF (1st floor)	F101A	7,470
	F101B	4,663
Building G 12,216 SF (1st floor)	G101A	5,550
	G101B	3,974
	G101C	2,687

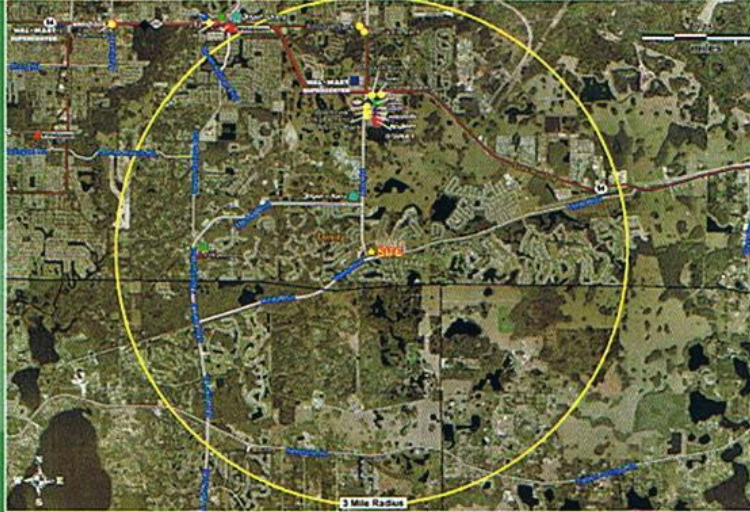
RETAIL	SUITE	SIZE (SF)
Building H 16,060 SF (1st floor)	H101A	5,550
	H101B	3,979
	H101C	2,687
	H102	3,844
Building J 3,880 SF (Single story)	J101	3,880
Building K 8,124 SF (1st floor)	K101	3,863
	K102	4,261
Building M 3,912 SF (Single story)	M101	3,912
Building N 12,216 SF (1st floor)	N101	Leased
	N102	Leased
	N103	Leased
	N104	1,292
	N105	2,687
Building P 11,776 SF (1st floor)	P101	Leased
	P102	Leased
	P103	Leased
	P104	2,314
Building Q 6,030 SF (1st floor)	Q101	Leased
	Q102	2,219

TRINITY TOWN CENTER

Trinity Blvd & Little Road | Trinity, FL

RETAIL & OFFICE SPACE FOR LEASE

Pre-construction
(Available 2007)



The Trinity area of Pasco County is ranked as one of the fastest growing housing communities in the Hillsborough-Pinellas-Pasco (tri-county) area. With a 2006 average household income of \$73,049 within a three-mile radius and a 2010 projected population of 431,641 within ten-mile radius, Trinity well exceeds the anticipated growth rate for the tri-county area.

