



LOCATION:

- Wesley Chapel/East Pasco submarket
- 33680 Wesley Chapel Blvd, Wesley Chapel, FL 33543
- Intersection of SR 54 and New River Rd

TRAFFIC COUNTS:

- SR-54: 25,000 Cars per Day
- Interstate 75: 144,500 Cars per Day

Demographics	1-Mile	3-Miles	5-Miles
Total Population	22,800	64,600	165,000
Median Age	37.9	37.3	37.3
Average Income	\$98,354	\$99,444	\$101,394

CONTACT:

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PROPERTY INFORMATION:

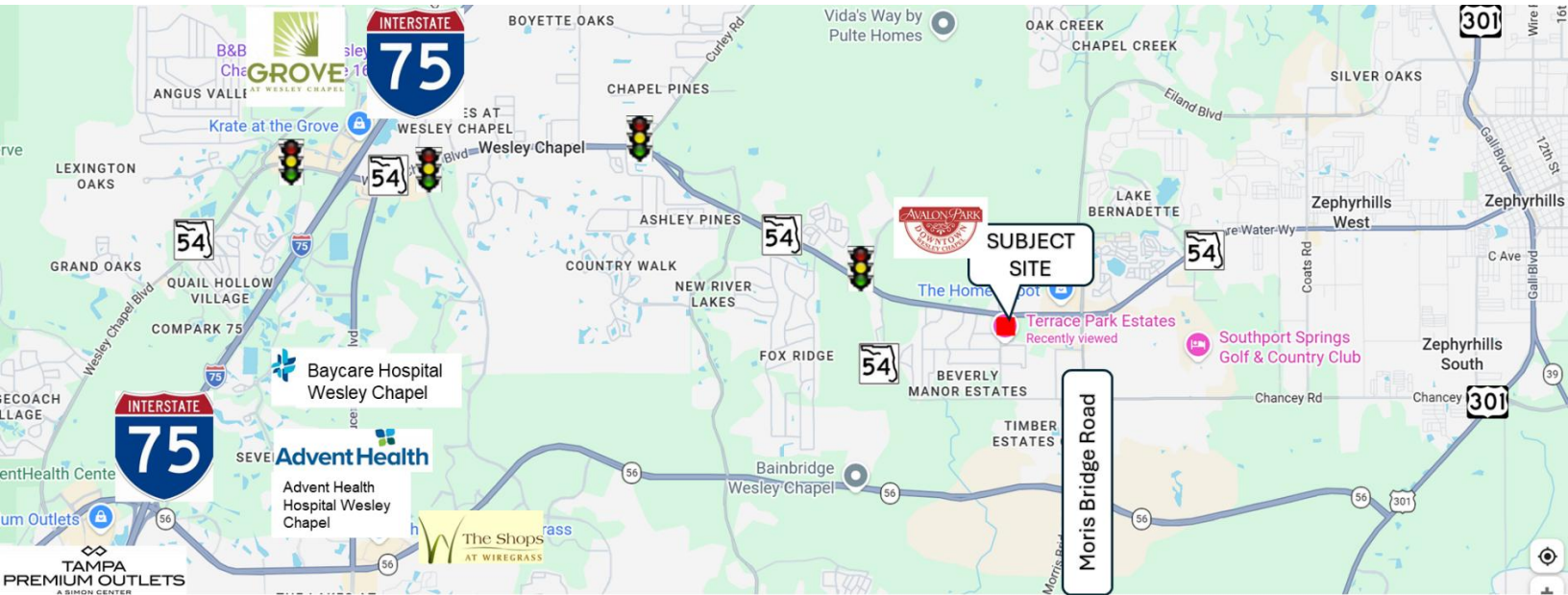
- 15,075 SF $\pm$ Retail Center ~ **SPACE AVAILABLE**
- Class "A" Retail/Medical Center **nearing construction** well suited for most commercial uses
- Unobstructed visibility from SR 54 near signalized access
- Interstate convenience only about 6 miles East I-75 and less than 1 mile from Morriss Bridge Rd
- Near highly desirable growth area Wesley Chapel Downtown Avalon Park Development

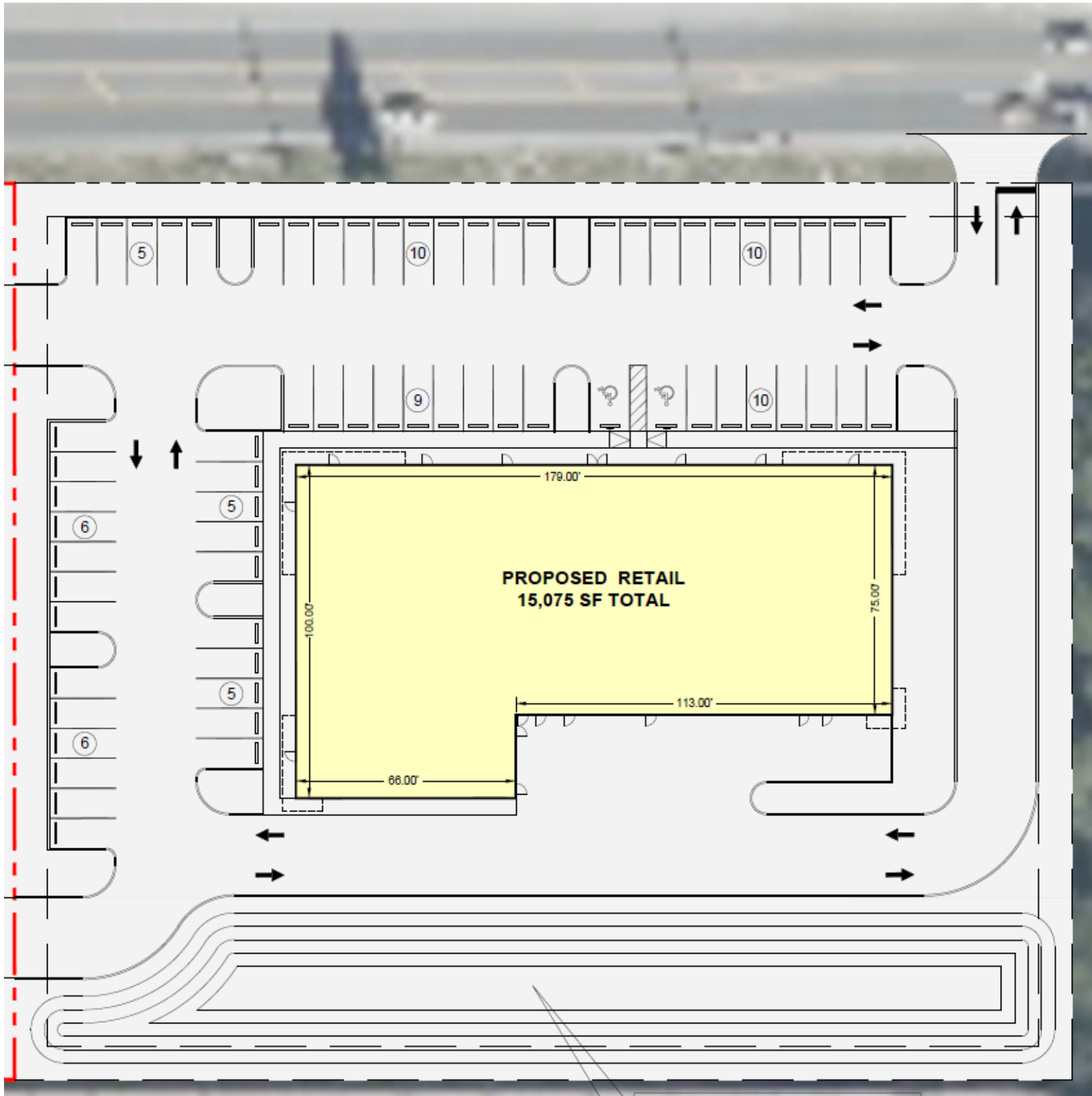
PROPOSED USES:

- Zoned C-2
- Site can be used for Retail, Medical, Office, QSR

NOTES:

- 300+ Luxury Apartments recently built adjacent to site
- 1000+ Upscale Homes been built adjacent to site
- 200+ Multifamily been built adjacent to site
- High growth affluent trade area in between Tampa Premium Outlets, The Grove at Wesley Chapel & The Avalon Park Downtown Wesley Chapel
- Class "A" Retail/Medical Center to be delivered Q4 2025
- Multiple space sizes available ~ 5 per 1000 parking







±2,450 sqft

±1,600 sqft

±1,600 sqft

±1,800 sqft

±1,600 sqft

±1,600 sqft

±2,450 sqft

±1,650 sqft