

EPPERSON A2 RETAIL

Curley Rd, Wesley Chapel, FL 33545

Opportunity to LEASE!

1,500 sq. ft. up to 10,700 sq. ft.



Wendy's is NOW Open!

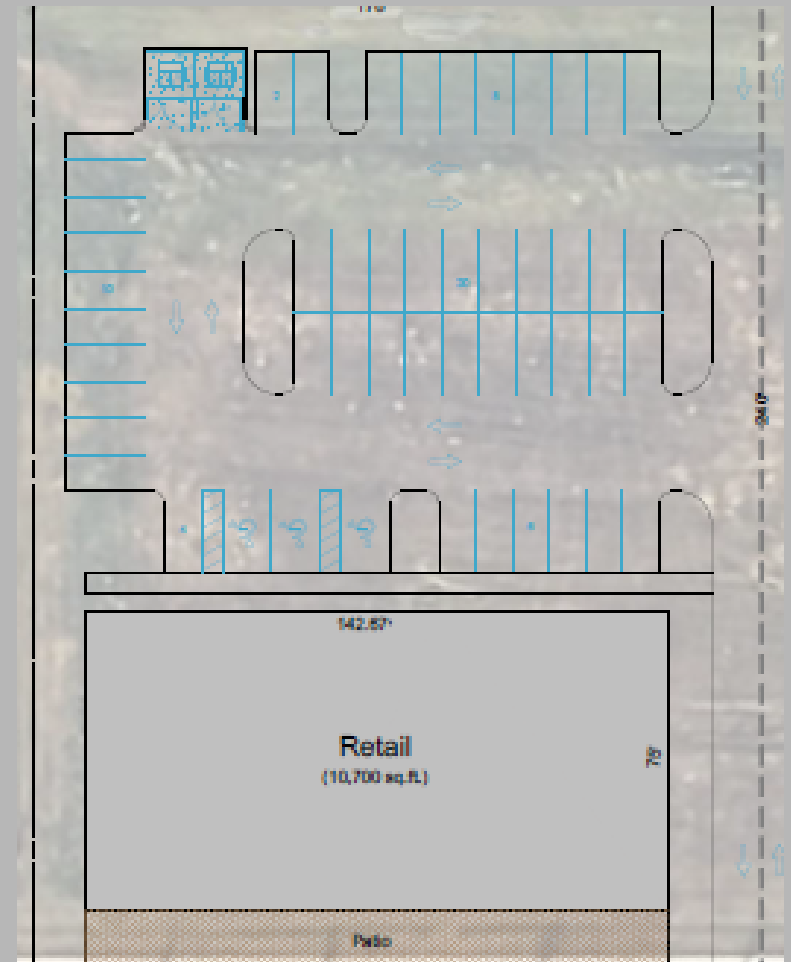
Neighboring shops Open: Circle K, Chick-fil-A, and Starbucks

McDonalds, Fifth Third Bank, GTE Credit Union and Swig drinks
Opening soon!

Easy access to I-75 and surrounding communities

BayCare Urgent Care will break ground in 2026 - featuring a 44,377
sq. ft. facility

John Hopkins Children's Hospital around 0.5 miles radius is under
construction - a 5 story, 239,000 sq. ft. hospital



For inquiries call and email us here:

Phone: 813 750-7581

rave@ravecommercial.com

www.ravecommercial.com

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Located just south of Mirada, a new 2,000-acre master-planned community with 6,700+ residences

Easy access to I-75 (94,500 cars per day), Florida's major north-south highway

In close proximity to several K-12 schools with 9,000+ students

Minutes from the 143-acre Wesley Chapel Regional Sports Park

Surrounded by multiple residential developments with 14,300 new homes planned/approved within 3.5 miles

Pasco County ranked among the fastest-growing counties in the U.S.

Surrounded by affluent communities with an average household income of \$117,000+ within 3 miles

Prime location at the entrance to 576 new luxury apartments and 111 upscale townhomes

In the heart of Epperson, a \$100M+ master-planned community with 4,500+ residences

Demographic Table

	1 Miles	3 Miles	5 Miles
Population	28,635	57,124	101,524
Households	11,454	22,850	40,609.6
HH Income	\$101,319	\$112,950	\$97,952

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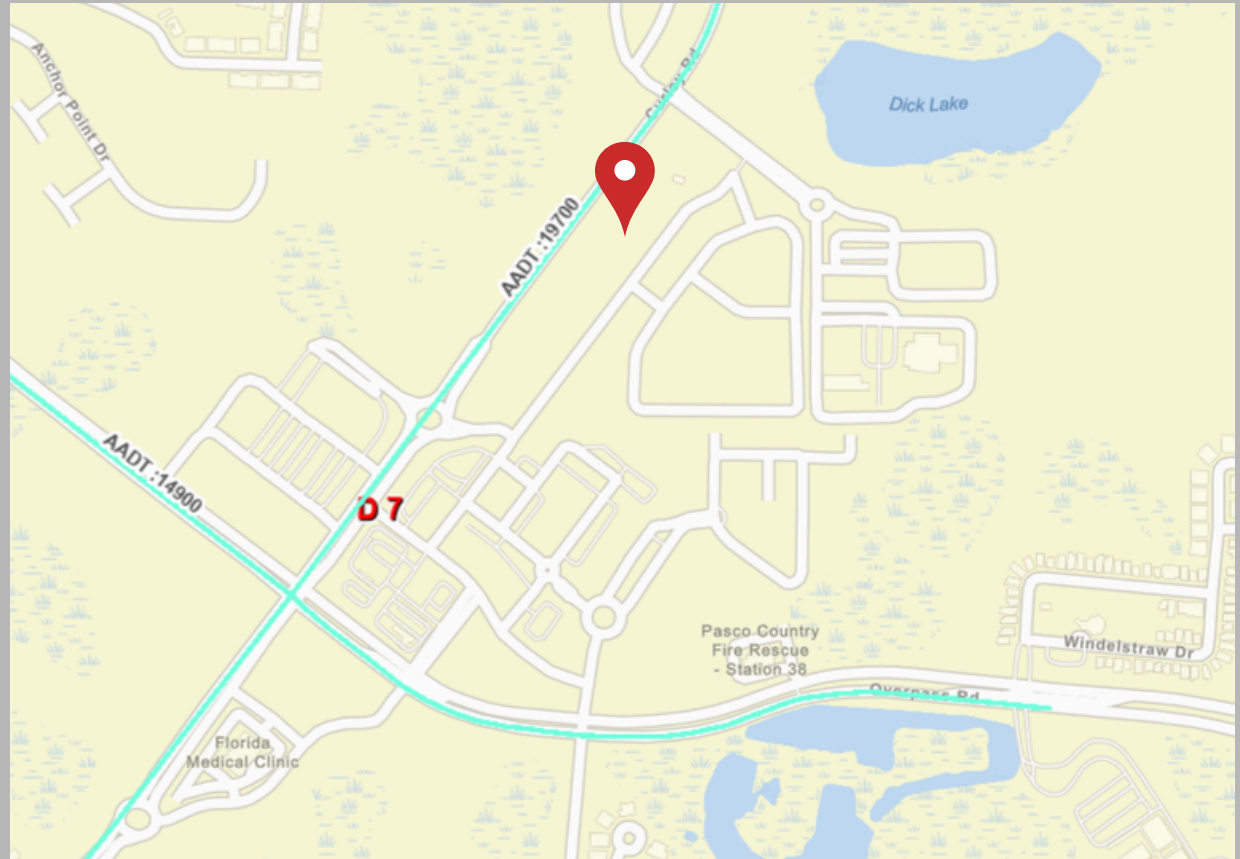
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ANNUAL AVERAGE DAILY TRAFFIC (AADT)



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