

FOR LEASE

GROUND LEASE OR BTS

WESLEY CHAPEL, FL 33543

**1.93 AC
AVAILABLE**

HCA 
Healthcare

Shared Access to New River Road

**Direct Access
To/From SR-54**

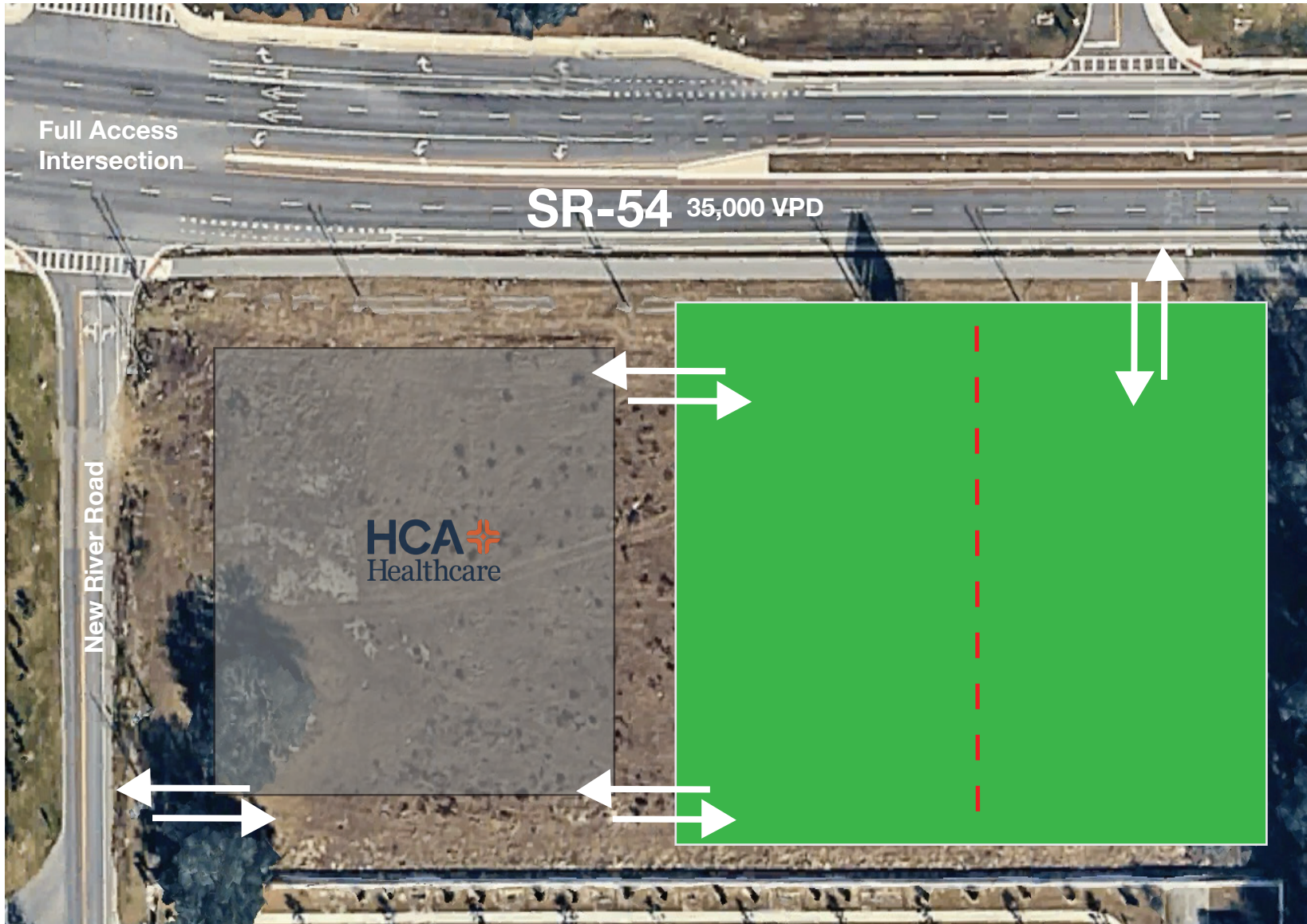
SR 54 | 35,000+ VPD

New River Road

**Full Access
Intersection**



PROPERTY OVERVIEW



Property Overview

+/-1.93 AC available for Ground Lease or Build-to Suit

Frontage: 312 FT on SR 54

Traffic Count: SR-54- 35,000 VPD

Rent: Available Upon Request

Zoning: Commercial

Parcel ID: 13-26-20-0000-00800-0000

Prime Location

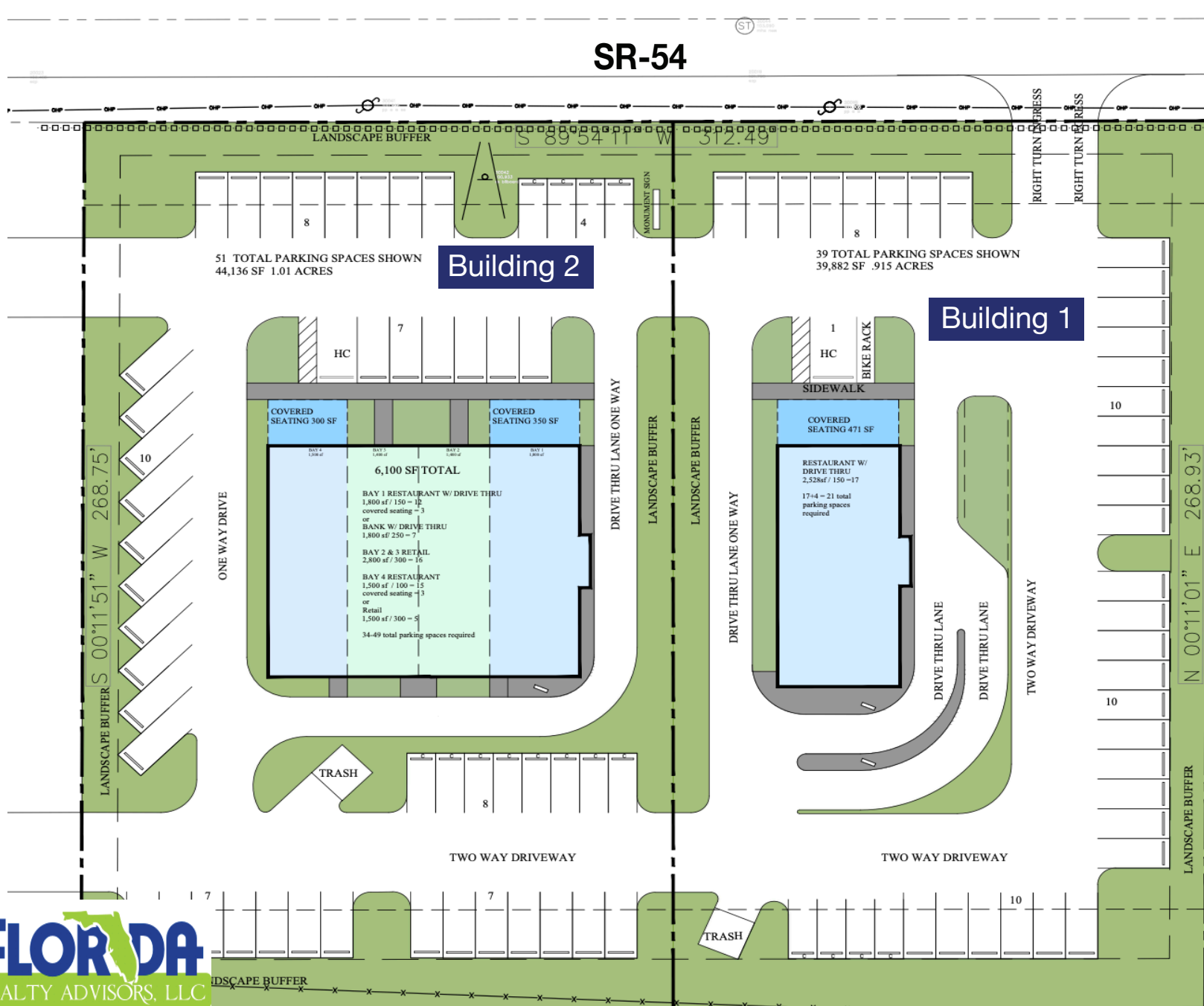
Directly across the street from Avalon Park, Wesley Chapel's newest 1,600+ AC master planned community.

\$43M SR-54 expansion just completed.

Turn lane to be constructed on SR-54 as well as access to New River Road.

Site accommodates drive-thru users.

PROPOSED SITE PLAN



Building 1

Free Standing Building

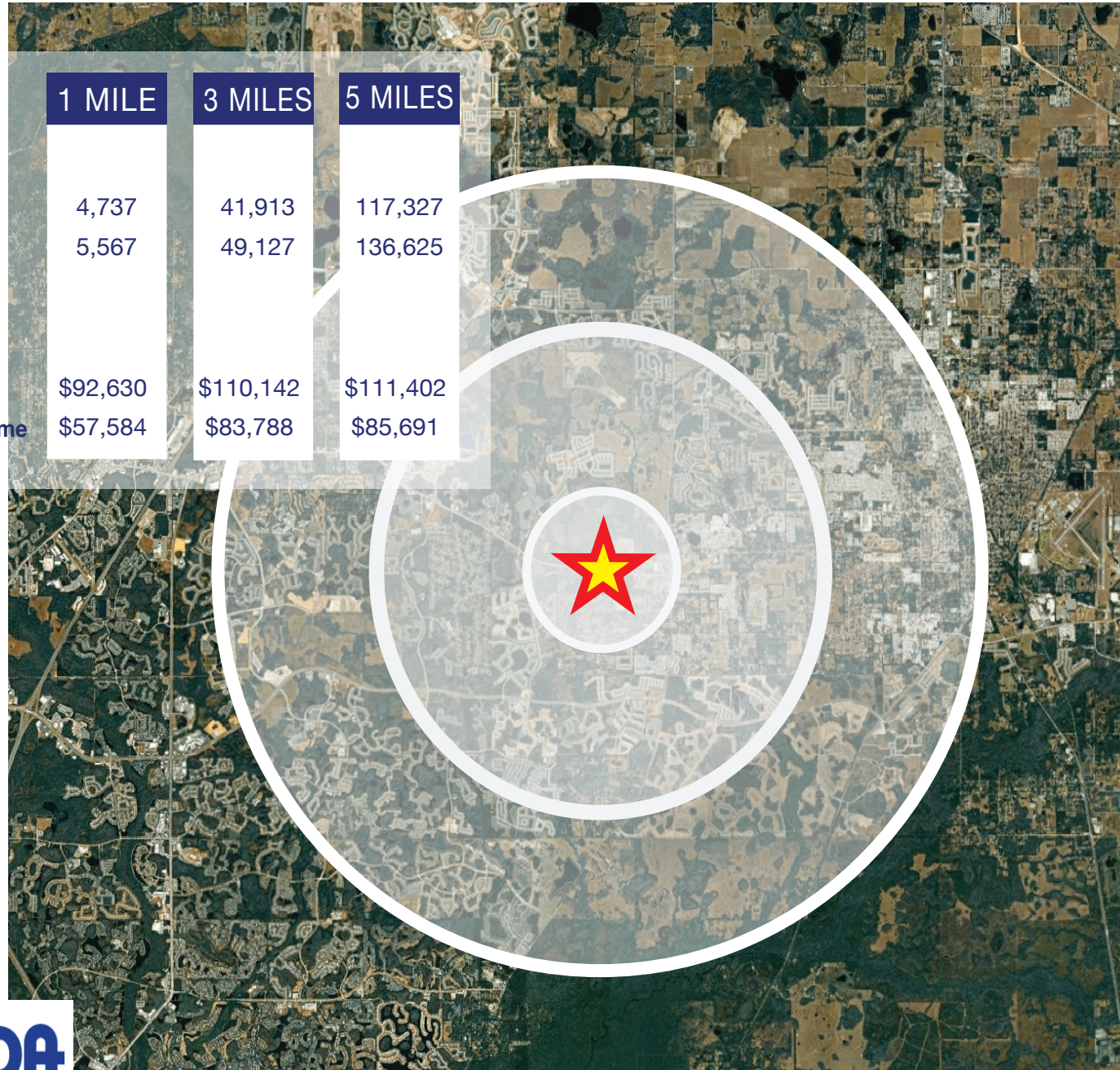
- 2,528 RSF + 471 SF outdoor patio
- Two drive-thru lanes
- 39 Parking Spaces
- .91 AC

Building 2

Retail Strip Center

- 6,100 RSF
- Bay 1: 1,800 RSF, 350 SF of outdoor patio space + drive-thru
 - Bay 2: 1,400 RSF
 - Bay 3: 1,400 RSF
 - Bay 4: 1,500 RSF, 300 SF of outdoor patio.

DEMOGRAPHICS



Location Highlight

±7 miles from I-75, providing seamless regional connectivity to Tampa and surrounding high-growth corridors.

Surrounded by strong retail momentum, with several national brands under construction in 2026 including Chipotle, Sherwin-Williams, Wawa, and Dunkin Donuts.

COMMERCIAL COORIDOR

AVALON PARK
DOWNTOWN
WESLEY CHAPEL

1,600 AC New Master
Planned Community
+680K SF of Commercial & Office



Under Construction



2026



Under Construction
SHERWIN-WILLIAMS



35,000+ VPD



.2 Miles

Under Construction



Newly Approved



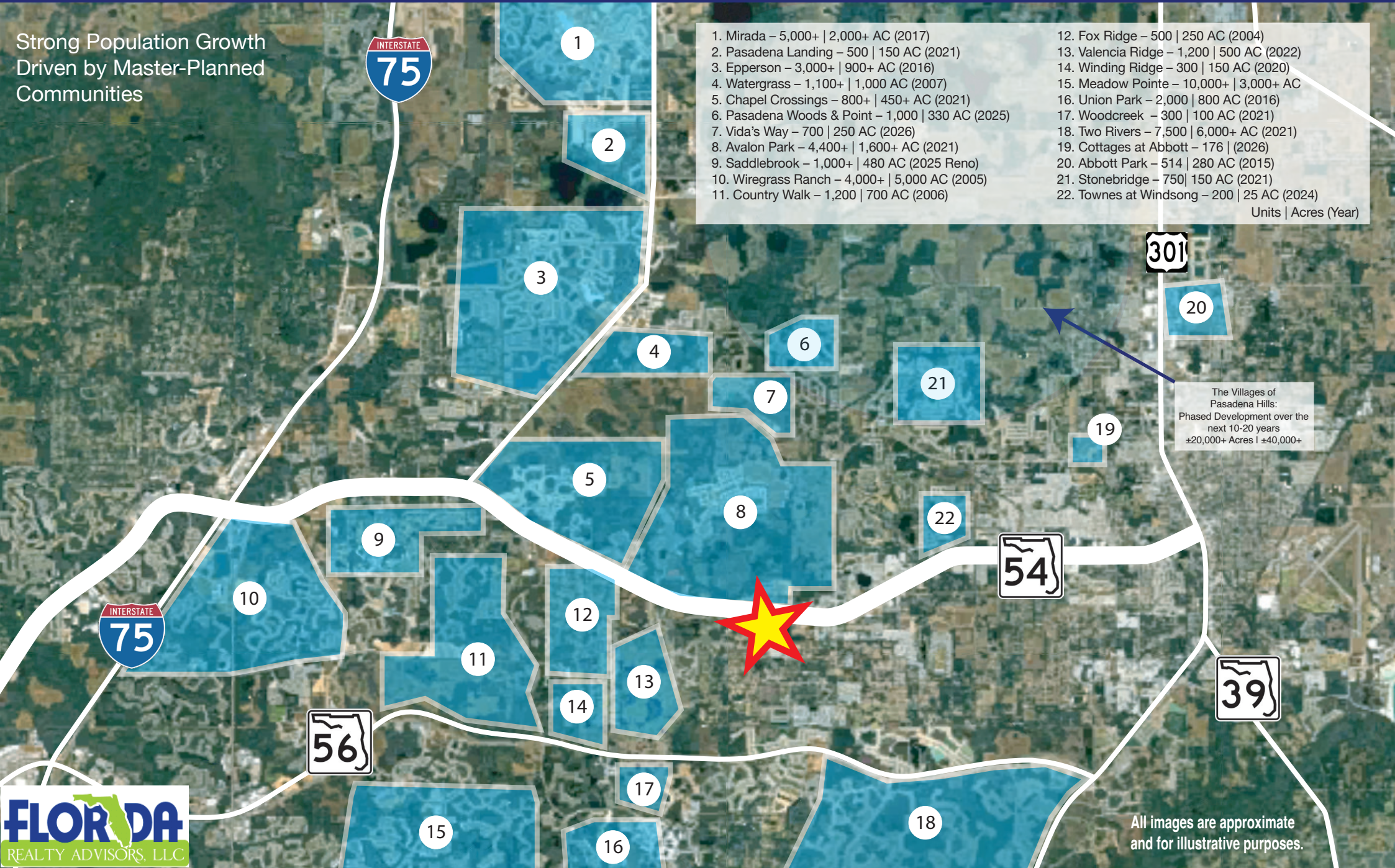
2026



RESIDENTIAL GROWTH

Strong Population Growth
Driven by Master-Planned
Communities

- | | |
|---|---|
| 1. Mirada – 5,000+ 2,000+ AC (2017) | 12. Fox Ridge – 500 250 AC (2004) |
| 2. Pasadena Landing – 500 150 AC (2021) | 13. Valencia Ridge – 1,200 500 AC (2022) |
| 3. Epperson – 3,000+ 900+ AC (2016) | 14. Winding Ridge – 300 150 AC (2020) |
| 4. Watergrass – 1,100+ 1,000 AC (2007) | 15. Meadow Pointe – 10,000+ 3,000+ AC |
| 5. Chapel Crossings – 800+ 450+ AC (2021) | 16. Union Park – 2,000 800 AC (2016) |
| 6. Pasadena Woods & Point – 1,000 330 AC (2025) | 17. Woodcreek – 300 100 AC (2021) |
| 7. Vida's Way – 700 250 AC (2026) | 18. Two Rivers – 7,500 6,000+ AC (2021) |
| 8. Avalon Park – 4,400+ 1,600+ AC (2021) | 19. Cottages at Abbott – 176 (2026) |
| 9. Saddlebrook – 1,000+ 480 AC (2025 Reno) | 20. Abbott Park – 514 280 AC (2015) |
| 10. Wiregrass Ranch – 4,000+ 5,000 AC (2005) | 21. Stonebridge – 750 150 AC (2021) |
| 11. Country Walk – 1,200 700 AC (2006) | 22. Townes at Windsong – 200 25 AC (2024) |
- Units | Acres (Year)



The Villages of
Pasadena Hills:
Phased Development over the
next 10-20 years
±20,000+ Acres | ±40,000+

AVALON PARK WESLEY CHAPEL



- 1,600+ AC Master Planned Community
- 4,400 Residential Units
- 560,000+ SF of retail commercial space
- 120,000+ SF of office space
- Downtown Phase I opened early 2024



CONTACT

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