

# WESLEY CHAPEL STATION

# FOR LEASE

BRUCE B DOWNS BLVD & ARONWOOD BLVD, WESLEY CHAPEL, FL 33544



## LOCATION DESCRIPTION

New development located at the signalized intersection of Bruce B Downs Blvd & Aronwood Blvd

## PROPERTY HIGHLIGHTS

- Whole Foods Market and Lifetime Fitness anchored shopping center under construction
- 1,194 SF - 5,541 SF space available
- Nestled in the fast-growing trade area of Wesley Chapel
- Highly desirable co-tenancy in one of the strongest submarkets in Tampa Bay
- Anticipated delivery Q3 2026
- Traffic Counts (AADT): Bruce B Downs Blvd - 44,500



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,128	60,893	144,167
Daytime Population	10,640	55,949	125,422
Households	3,366	22,545	51,881
Average HH Income	\$131,775	\$146,301	\$149,975



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SUITE	TENANT NAME	SPACE SIZE
MAJ A	Whole Foods Market	40,100 SF
MAJ B	Lifetime Fitness	84,280 SF
510	Teachers Credit Union	2,504 SF
530	Aria Nail	2,004 SF
550	Petfolk	2,504 SF
560	Sparkle Dog Grooming	1,437 SF
570	Shortwave Coffee	1,894 SF
310	Chipotle	2,803 SF

SUITE	TENANT NAME	SPACE SIZE
330	PopUp Bagels	1,402 SF
340	The Tox	1,402 SF
350	Hair Cuttery	1,260 SF
360	Available	2,257 SF
370	Available	2,090 SF
380	Available	1,194 SF
390	Curry House Pizza	1,609 SF

SUITE	TENANT NAME	SPACE SIZE
210	Naked Farmer	2,805 SF
220	SweatHouz	1,703 SF
250	Pacific Dental	3,501 SF
260	bodenvy	1,905 SF
270	Available	1,776 SF
280	FedEx	1,921 SF
290	CAVA	2,406 SF



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**SJC VENTURES**

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