

Oakley Junction - Pasco County, FL

New Retail Development for Lease

NEC Oakley Blvd & Old Pasco Wesley Chapel, FL 33544



Commercial Real Estate Solutions®



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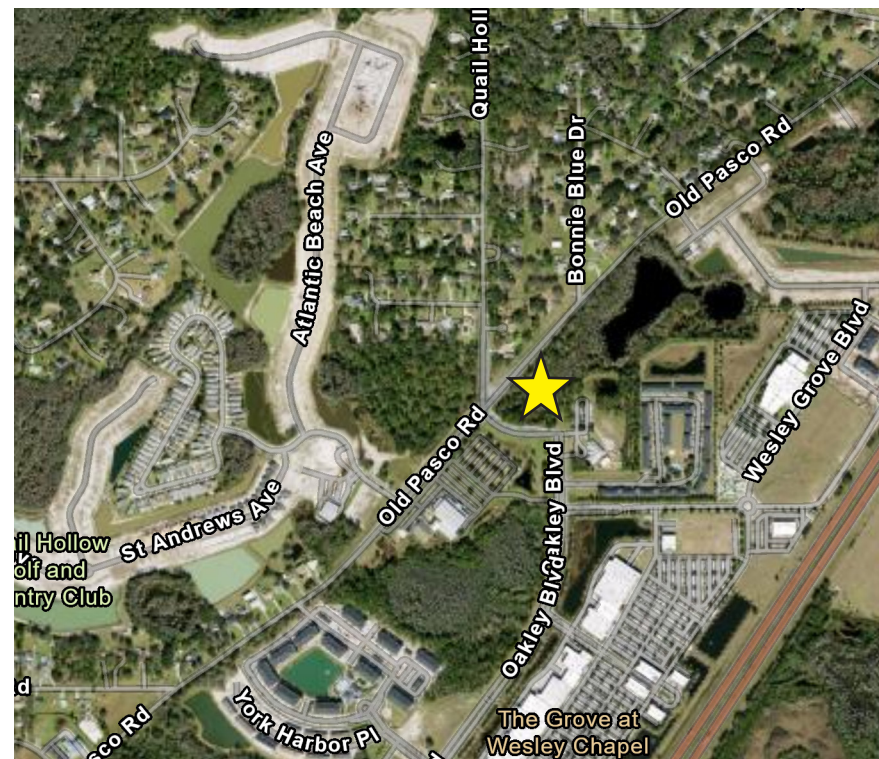
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Property Highlights

- Suites available from 1,400 SF to 3,500 SF
- 2,100 SF Endcap drive-thru
- Fully lighted intersection adjacent to the Grove at Wesley Chapel
- Average Household Income: \$140,176 within 3 miles.
- Trade area serviced by I-75, SR 54, Overpass Road, Old Pasco Road & Oakley Blvd
- Perfect for medical, coffee, ice-cream, restaurant, pets, nail salon, hair salon, personal services, children's activities, fitness, wireless and financial services
- Join area retailers: New Target, new Belk Market, Starbucks, World Market, Dick's Sporting Goods, Best Buy, PetSmart, TJ Maxx, Old Navy, & Winn Dixie



Oakley Blvd & Old Pasco Road - Hard Corner, Full Movement

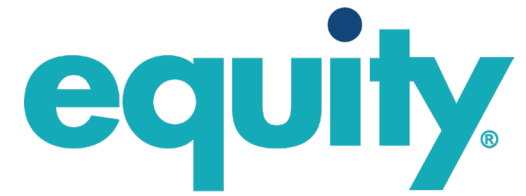
- Controlled signalized access
- Full movement ingress & egress
- Safe left turns from all directions
- Dual street frontage and visibility
- Direct connectivity to I-75 & SR 54
- Captures pass-by traffic to/from The Grove

Oakley Junction benefits from a rare signalized hard-corner location at Oakley Boulevard and Old Pasco Road. For coffee, quick-service, medical, fitness, and personal-service tenants, the signalized access may be as valuable as the demographics — removing friction from the customer visit and capturing traffic moving between I-75, The Grove, Overpass Road, and surrounding residential communities.

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Growth Drivers

Merchant Aerial

John Hopkins All Children's Hospital Opening 2027

56-bed pediatric hospital under construction on a 112-acre site at I-75 & Overpass Road. Delivers major daytime healthcare employment and family-oriented traffic to the Wesley Chapel corridor

*Gateway Plaza
Restaurant & Service Retail*

New retail plaza under construction near I-75 adding **full-service dining and service-oriented trips** that increase corridor traffic frequency and benefit nearby retail centers throughout the trade area

*148,500 SF Target
Now Open at the Grove*

One of **Florida's largest Target stores** anchors The Grove directly on Oakley Blvd - a significant daily traffic generator immediately adjacent to Oakley Junction, increasing corridor visit frequency



*Residential Growth
100,000 + Residents by 2030*

Wesley Chapel projected to surpass **100,000 residents by 2030**. Vida's Way (700+ homes), Two Rivers, and master-planned communities along Overpass Road and the Connected City corridor adding hundreds of rooftops annually

Oakley Junction sits in the heart of Wesley Chapel's newest residential growth corridor. The project serves nearly 93,000 residents within five miles, with average household incomes approaching \$140,000 and nearly half of residents holding a bachelor's degree or higher. This is a highly educated, affluent, family-oriented trade area where service retail, medical users, restaurants, and convenience concepts can capture both daily-needs traffic and destination spending.

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Demographics

3-Mile Radius		5-Mile Radius	
Population	39,235	Population	92,926
Households	13,646	Households	32,902
Median Age	41	Median Age	41
Average Household Income	\$137,808	Average Household Income	\$139,194
Median Household Income	\$112,368	Median Household Income	\$115,606
Per Capita Income	\$49,045	Per Capita Income	\$50,015
White Collar Employment	70.8%	White Collar Employment	73.4%
Bachelor's Degree or Higher	43.9%	Bachelor's Degree or Higher	45.5%

Best-Fit Concepts for the Market

- Coffee & Beverage
- Fast Casual & Restaurant
- Medical & Wellness
- Family & Children's Services
- Personal Services

Target Customer Profile

- Household income \$100,000+
- Young families with children
- I-75 corridor professionals
- Master-planned community residents

Unmet Service Demand

Rapidly expanding rooftop count with significant gaps in coffee, fast-casual, medical, wellness, and family-services categories relative to the trade area's income and education profile



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