



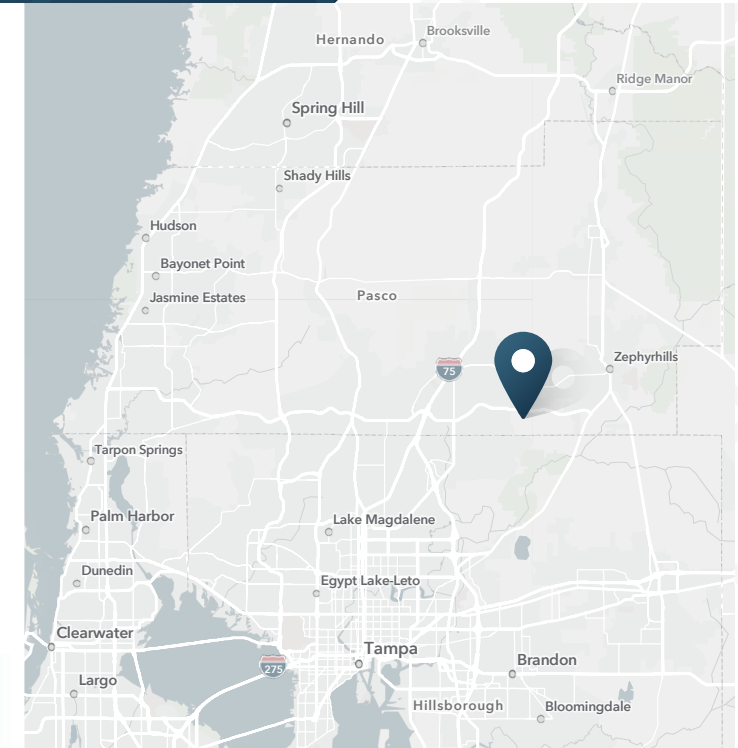
FOR LEASE - ANCHOR, JR ANCHOR AND OUTPARCEL AVAILABILITY

Two Rivers - Commercial & Retail Properties

Two Rivers | Wesley Chapel, FL

Two Rivers - Commercial & Retail Properties

NWC SR 56 & 301 | Wesley Chapel, FL 33543



ABOUT THE PROPERTY

- Strategically located within the Wesley Chapel submarket of the Tampa MSA
- Two Rivers Town Center is located at the NWC of SR 56 & 301 anchoring the Two Rivers Master Planned Community (+/- 8,000 residential units).
- Fully entitled for up to 660,000 sq. ft. of retail
- Wesley Chapel is recognized as one of the fastest growing residential markets in the country

JOIN THESE RETAILERS



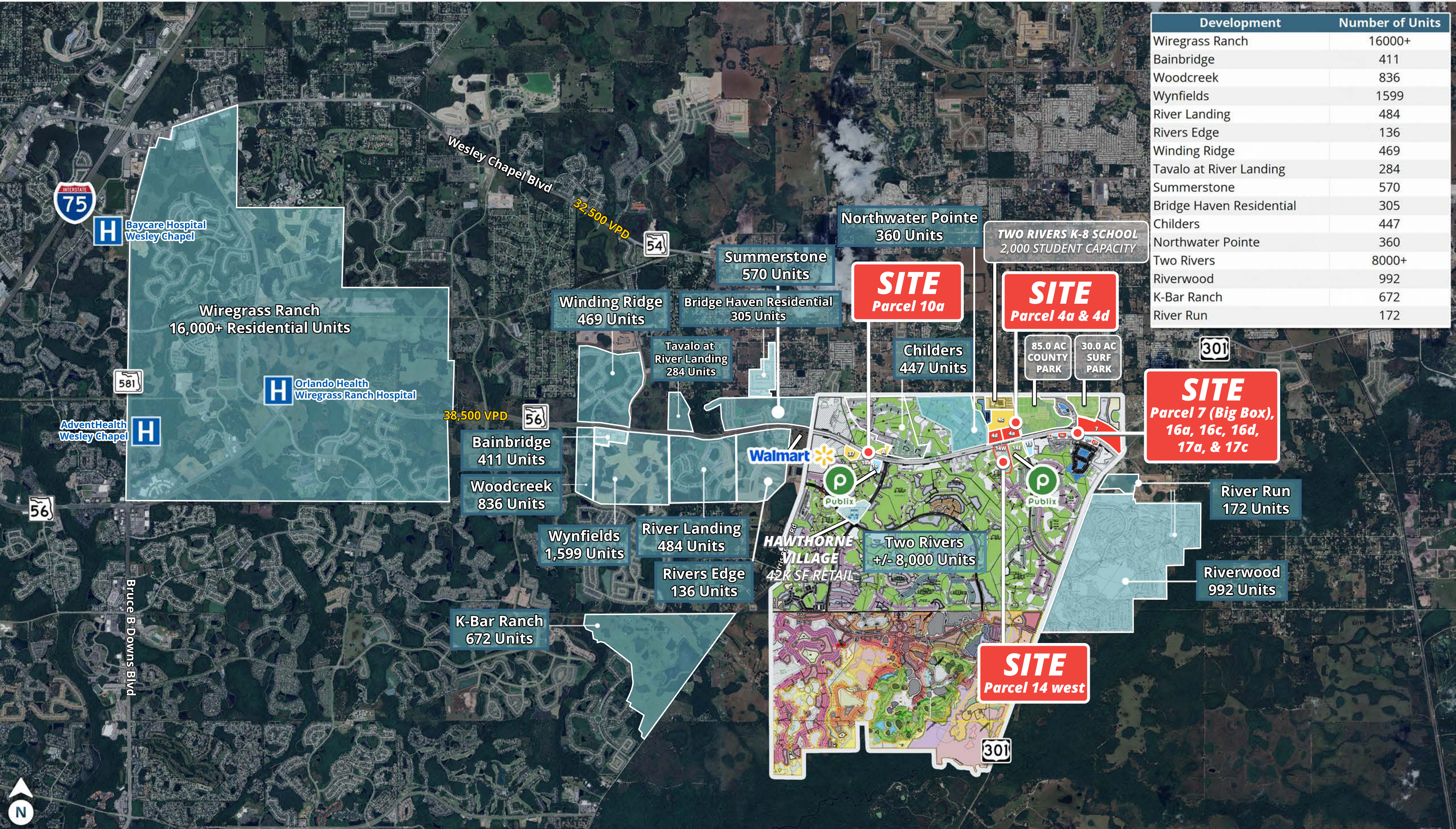
TRAFFIC COUNTS

SR-56	38,500 VPD
Hwy. 301	20,000 VPD
Source: FDOT	

Contact
Broker
Rate

SWC of SR 56 & Morris Bridge Rd

Wesley Chapel, FL



Development	Number of Units
Wiregrass Ranch	16000+
Bainbridge	411
Woodcreek	836
Wynfields	1599
River Landing	484
Rivers Edge	136
Winding Ridge	469
Tavalo at River Landing	284
Summerstone	570
Bridge Haven Residential	305
Childers	447
Northwater Pointe	360
Two Rivers	8000+
Riverwood	992
K-Bar Ranch	672
River Run	172

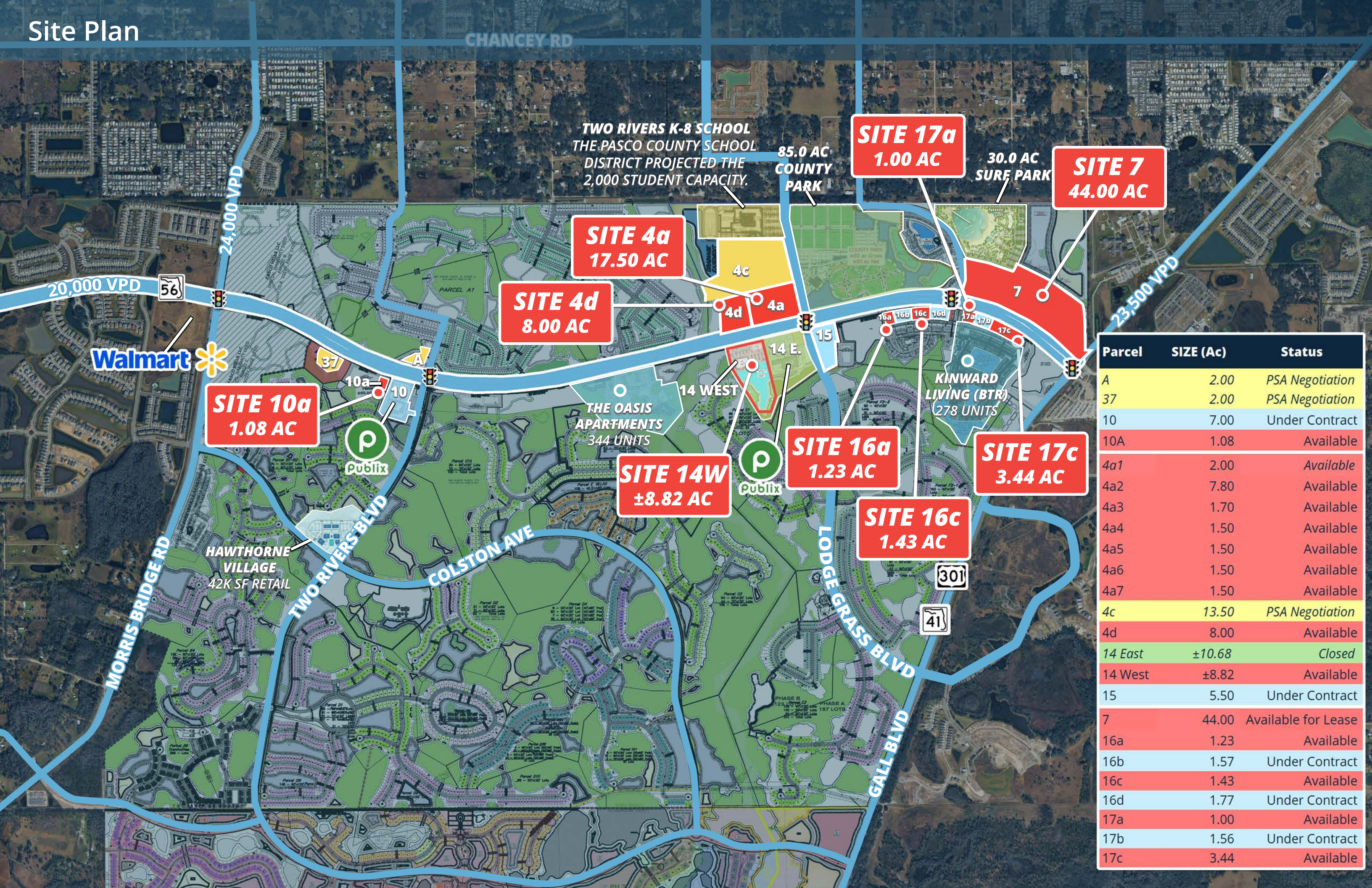
SITE
Parcel 10a

SITE
Parcel 4a & 4d

SITE
Parcel 7 (Big Box),
16a, 16c, 16d,
17a, & 17c

SITE
Parcel 14 west

Site Plan



TWO RIVERS K-8 SCHOOL
THE PASCO COUNTY SCHOOL
DISTRICT PROJECTED THE
2,000 STUDENT CAPACITY.

85.0 AC
COUNTY
PARK

30.0 AC
SURF PARK

SITE 17a
1.00 AC

SITE 7
44.00 AC

SITE 4a
17.50 AC

SITE 4d
8.00 AC

4c
4d
4a

7
16a
16b
16c
16d
17a
17b
17c

20,000 VPD
56

24,000 VPD

23,500 VPD

Walmart

SITE 10a
1.08 AC

Publix

THE OASIS
APARTMENTS
344 UNITS

SITE 14W
±8.82 AC

Publix

SITE 16a
1.23 AC

SITE 17c
3.44 AC

SITE 16c
1.43 AC

KINWARD
LIVING (BTR)
278 UNITS

HAWTHORNE
VILLAGE
42K SF RETAIL

MORRIS BRIDGE RD

TWO RIVERS BLVD

COLSTON AVE

LODGE GRASS BLVD

GALL BLVD

Parcel	SIZE (Ac)	Status
A	2.00	PSA Negotiation
37	2.00	PSA Negotiation
10	7.00	Under Contract
10A	1.08	Available
4a1	2.00	Available
4a2	7.80	Available
4a3	1.70	Available
4a4	1.50	Available
4a5	1.50	Available
4a6	1.50	Available
4a7	1.50	Available
4c	13.50	PSA Negotiation
4d	8.00	Available
14 East	±10.68	Closed
14 West	±8.82	Available
15	5.50	Under Contract
7	44.00	Available for Lease
16a	1.23	Available
16b	1.57	Under Contract
16c	1.43	Available
16d	1.77	Under Contract
17a	1.00	Available
17b	1.56	Under Contract
17c	3.44	Available

Site Plan - Central

TWO RIVERS K-8 SCHOOL
THE PASCO COUNTY SCHOOL
DISTRICT PROJECTED THE
2,000 STUDENT CAPACITY.

PSA NEGOTIATION
CHARTER HIGH SCHOOL

SITE 4a
17.50 AC

SITE 4d
8.00 AC

4c
4d
4a

85.0 AC
COUNTY PARK
±80 ac Net

56

14 WEST
14 EAST

UNDER CONTRACT
PROPOSED
RETAIL

THE OASIS
APARTMENTS
344 UNITS

SITE 14W
±8.82 AC

P
Publix
FUTURE

LODGE GRASS BLVD

Parcel C1A
30 - 60'x120' Lots
70 - 70'x130' Lots
100 - Total Lots

TWO RIVERS PARCEL C1A
(PLAT BOOK 84, PAGES 81-91)

Parcel E VILLAS
108 - 42.5'x120' Lots

PHASE A
175 LOTS

Site Plan - East

85.0 AC

COUNTY PARK

30.0 AC SURF PARK

16d: UNDER CONTRACT C-STORE

16b: UNDER CONTRACT 2 x NATIONAL QSR

SITE 7
44.00 AC

SITE 16c
1.43 AC

SITE 16a
1.23 AC

7

23,500 VPD

4a

16a

16c

17a

17c

301

41

UNDER LOI NEGOTIATIONS

SITE 17a
1.00 AC

SITE 17c
3.44 AC

UNDER CONTRACT PROPOSED RETAIL

KINWARD LIVING (BTR)
278 UNITS

16b: UNDER CONTRACT NATIONAL QSR



Publix FUTURE

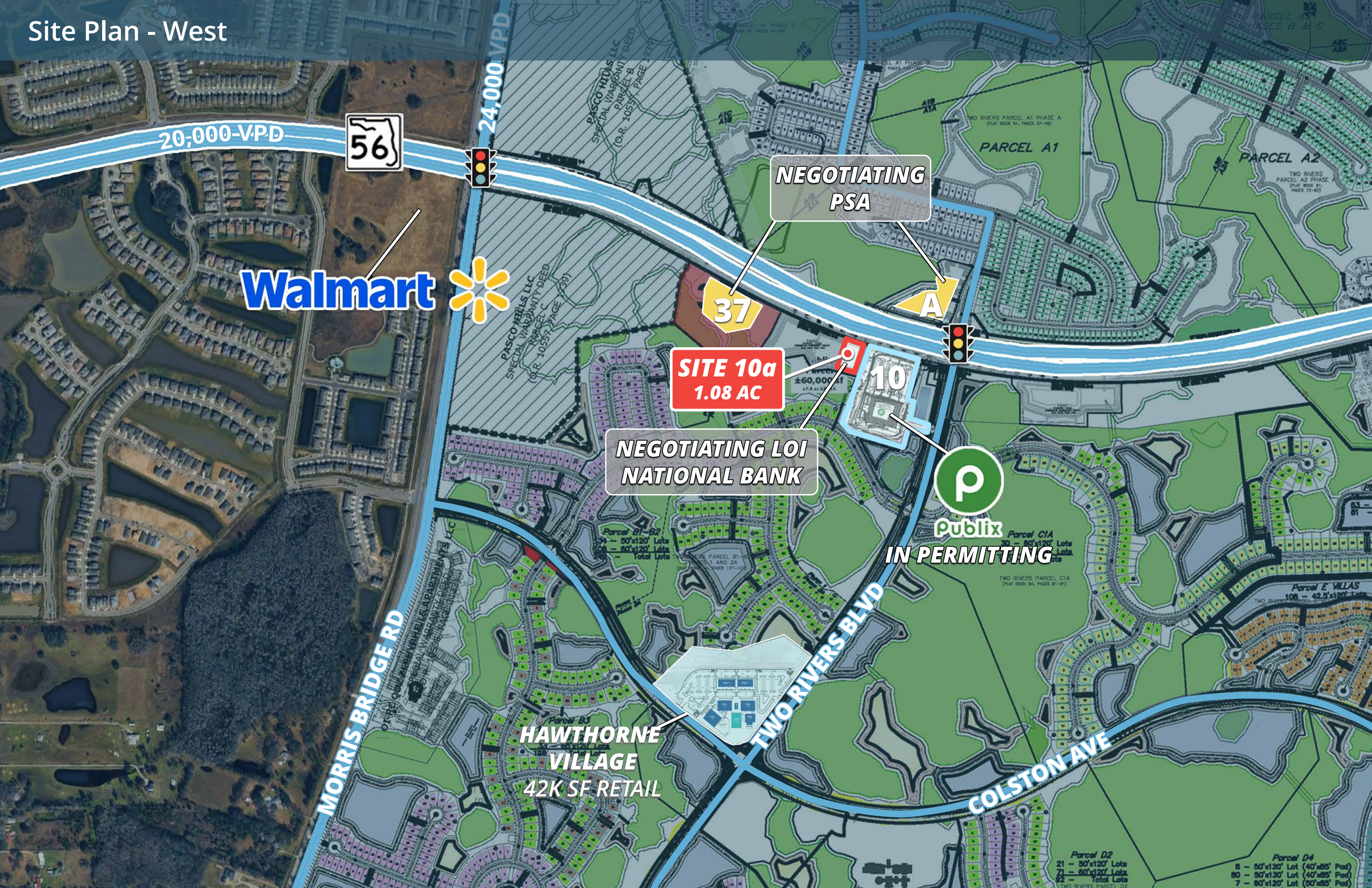
15

LODGE GRASS BLVD

GALL BLVD

PHASE A

Site Plan - West



20,000-VPD



24,000-VPD

Walmart



**NEGOTIATING
PSA**

37

**SITE 10a
1.08 AC**

10

**NEGOTIATING LOI
NATIONAL BANK**



IN PERMITTING

MORRIS BRIDGE RD

**HAWTHORNE
VILLAGE
42K SF RETAIL**

TWO RIVERS BLVD

COLSTON AVE

Parcel D2
21 - 50'x120' Lots
21 - 50'x120' Lots
22 - 60'x120' Lots
7 - Total Lots

Parcel D4
5 - 50'x120' Lot (40'x85' Pad)
80 - 50'x130' Lot (40'x85' Pad)
7 - 60'x120' Lot (50'x85' Pad)

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

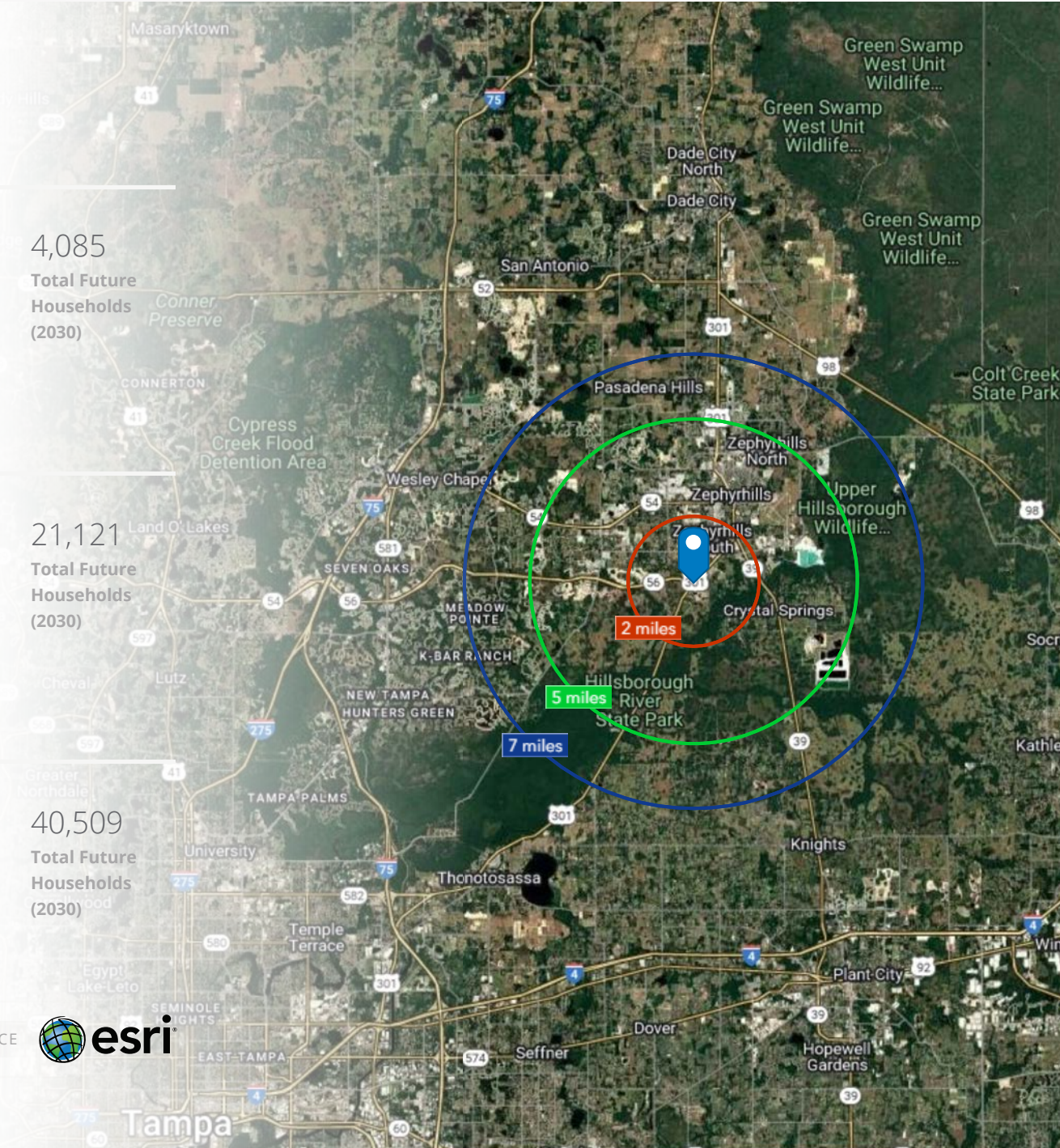
4,160 Population	2,494 Total Daytime Population	\$116,335 Average Household Income	4,085 Total Future Households (2030)
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3 MILES

36,718 Population	26,023 Total Daytime Population	\$123,671 Average Household Income	21,121 Total Future Households (2030)
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5 MILES

109,586 Population	83,156 Total Daytime Population	\$128,775 Average Household Income	40,509 Total Future Households (2030)
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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