

LAND FOR LEASE

3.36 ACRES

4240 Lory Drive
Wesley Chapel, FL 33543

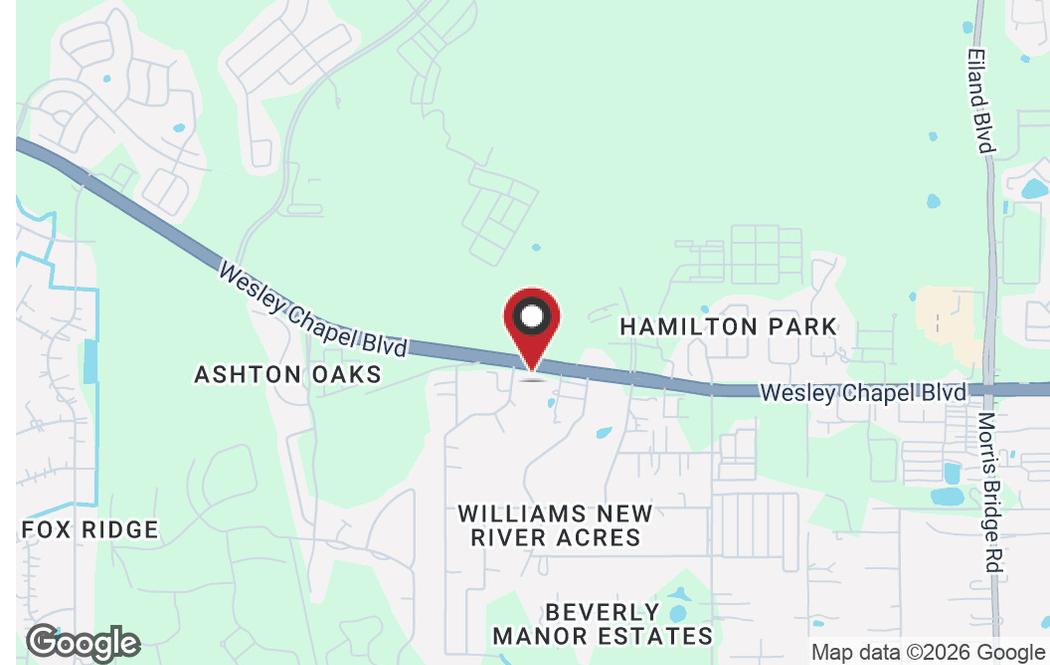
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com



4240 Loury Drive

WESLEY CHAPEL, FL 33543



PROPERTY DESCRIPTION

Lease includes two parcels totaling approximately 3.36 acres, ideally positioned within a high-growth corridor in Pasco County.

The site features 1.33 acres with approximately 350' of frontage along State Road 54, along with an additional 2.03-acre parcel. Located at a full-access median cut, the property offers excellent visibility and accessibility.

Pasco County has indicated support for rezoning to C-2 (General Commercial), presenting a strong opportunity for future commercial development. The location is approximately half a mile from major national retailers including Publix and Home Depot, and directly across from Avalon Park West, a 4,400-home master-planned community.

With traffic counts exceeding 30,000 vehicles per day, this site is well-suited for a variety of uses including medical, financial, retail, or service-oriented development.

PROPERTY HIGHLIGHTS

- Future Land Use is RES-3
- High Average Income within 3 miles of Site

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	3.36 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,114	11,159	34,109
Total Population	2,743	30,851	95,137
Average HH Income	\$81,017	\$105,633	\$109,989

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THE FLATS
AVALON PARK



WESLEY CHAPEL BLVD. | SR 54

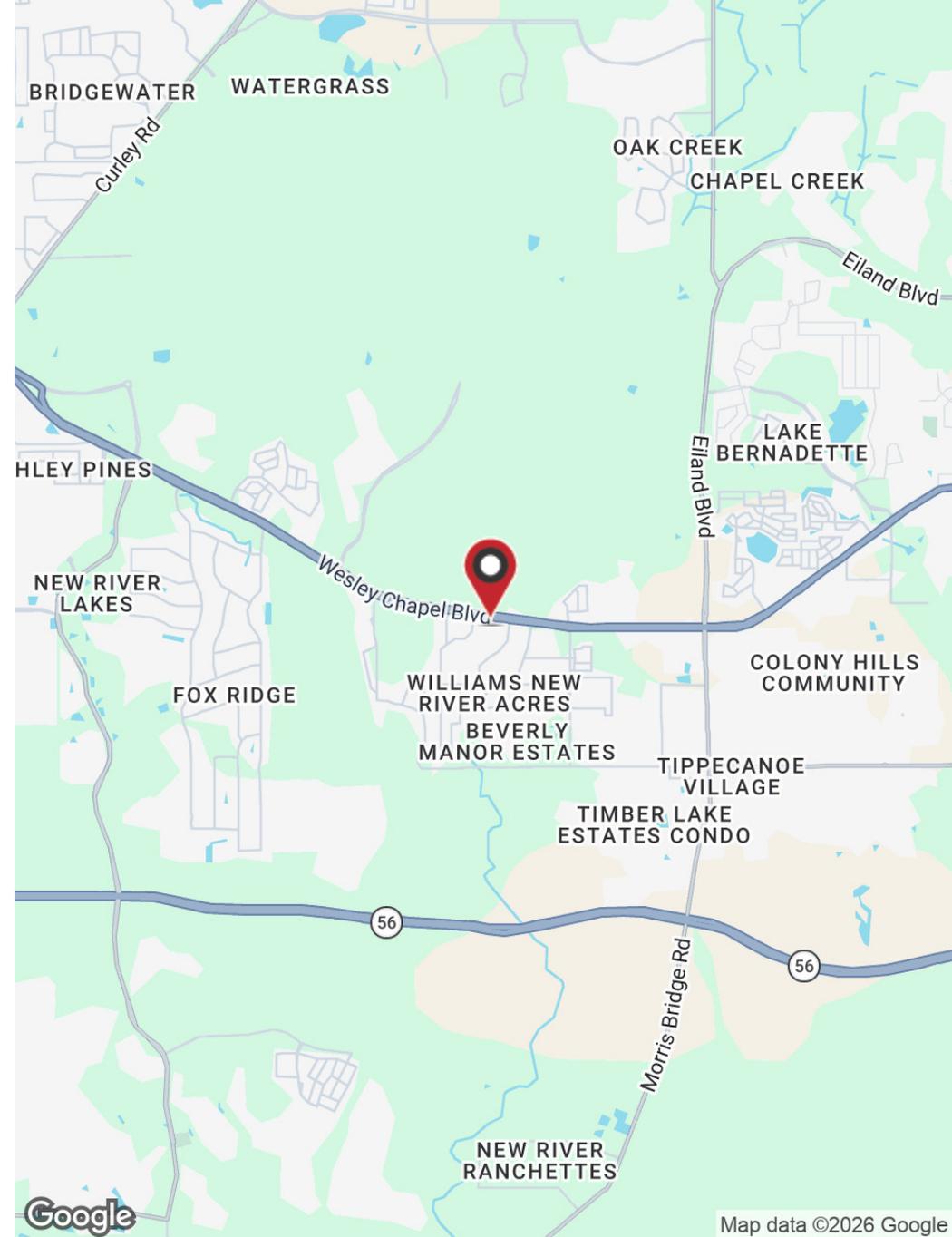
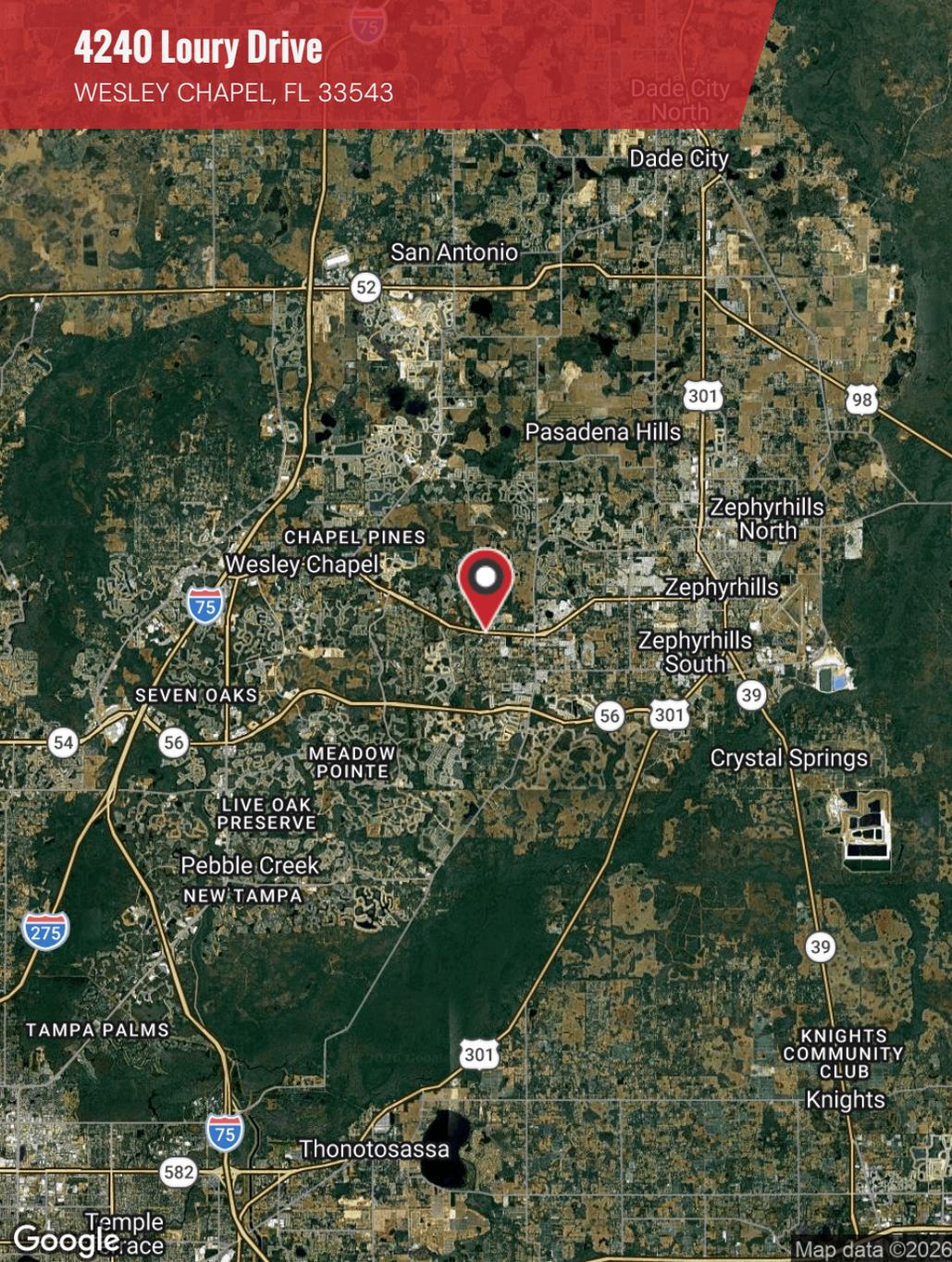
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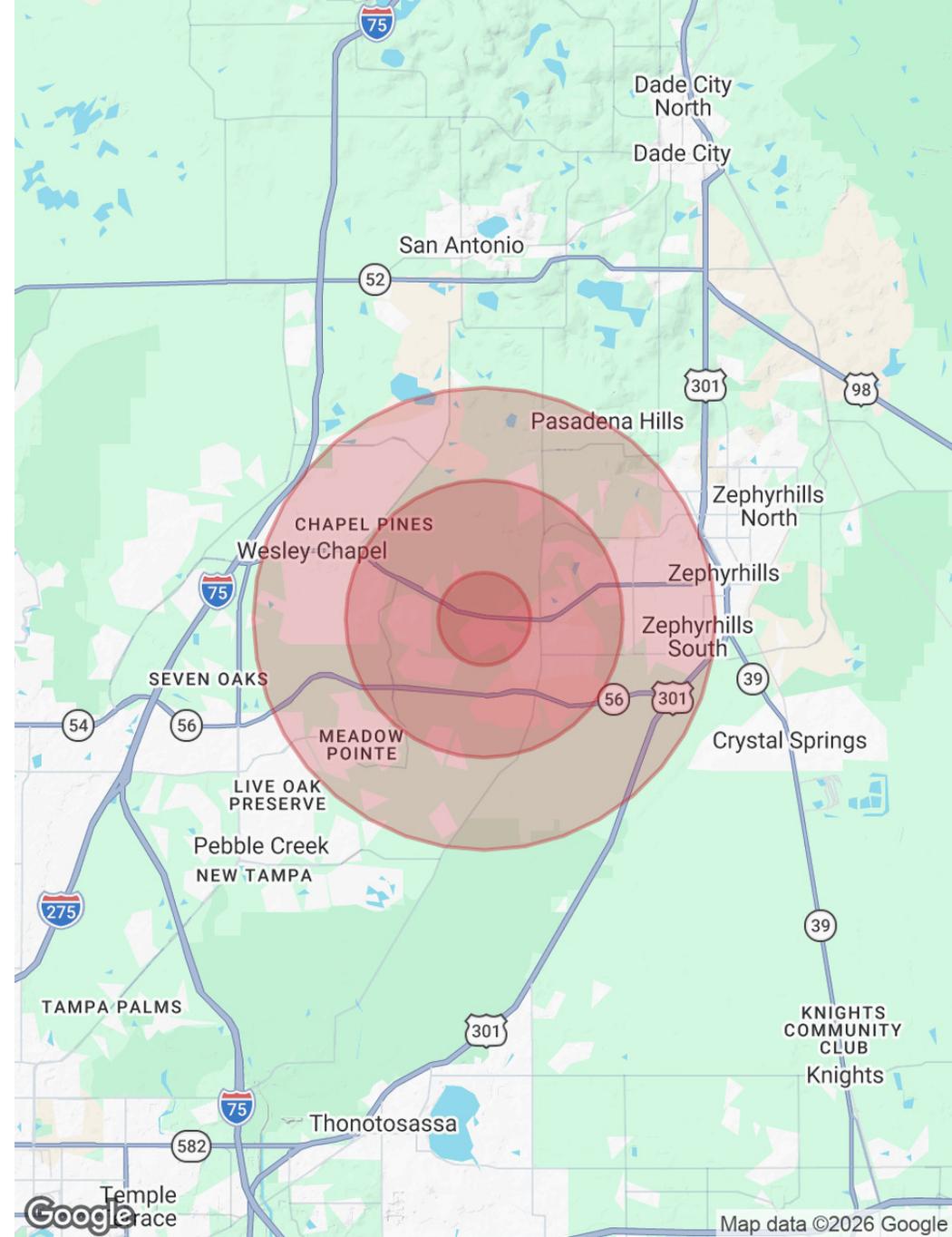
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,743	30,851	95,137
Average Age	40.6	43.0	42.4
Average Age (Male)	41.0	43.5	42.3
Average Age (Female)	42.0	42.4	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,114	11,159	34,109
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$81,017	\$105,633	\$109,989
Average House Value	\$302,080	\$303,921	\$312,567

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
	30,000/day		

2023 American Community Survey (ACS)



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