



Macro Aerial

Wesley Chapel Blvd & New River Rd, Wesley Chapel, FL 33543



Summary

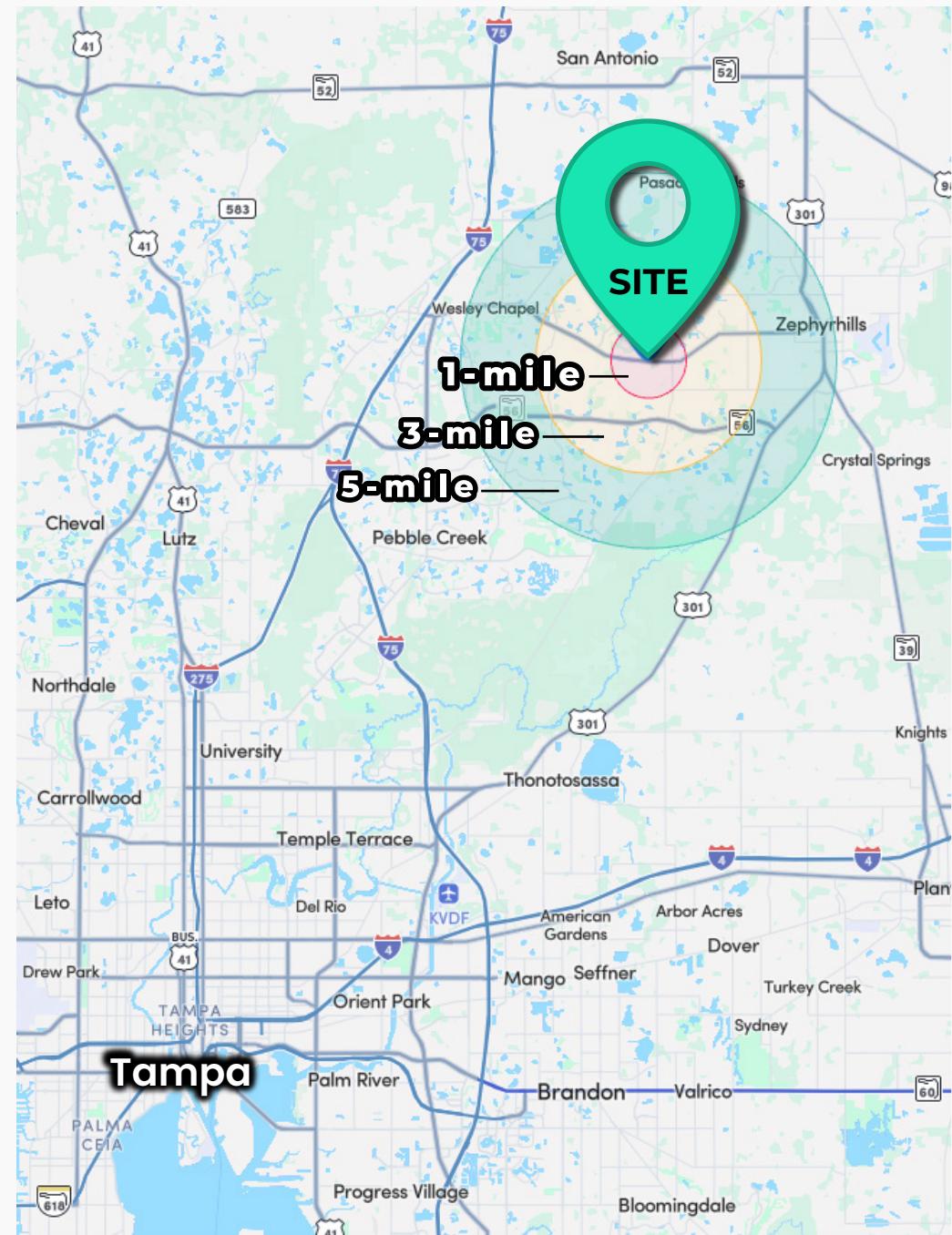
- Lease Rate: Inquire for Pricing
- Building Size: +/- 14,000 SF
- Available For Lease: 1,200-14,000 SF
- Co-Tenants: TBD

Property Overview

- Drive thru endcap available
- Directly across the street from Avalon Park West, over 2,695 new homes, 165K Sq. Ft. class "A" office space & 190,400 Sq. Ft. commercial space
- New 550 unit apartment complex sits directly south of site
- Located in a rapidly growing Wesley Chapel trade area

Demographics

2025 Population		
4,381 1 Mile	40,495 3 Mile	112,495 5 Mile
2029 Projected Growth ('25-'29)		
25.79% 1 Mile	24.32% 3 Mile	23.15% 5 Mile
Avg. Household Income		
\$72,329 1 Mile	\$97,862 3 Mile	\$100,521 5 Mile



Site Plan

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