



Macro Aerial

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



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

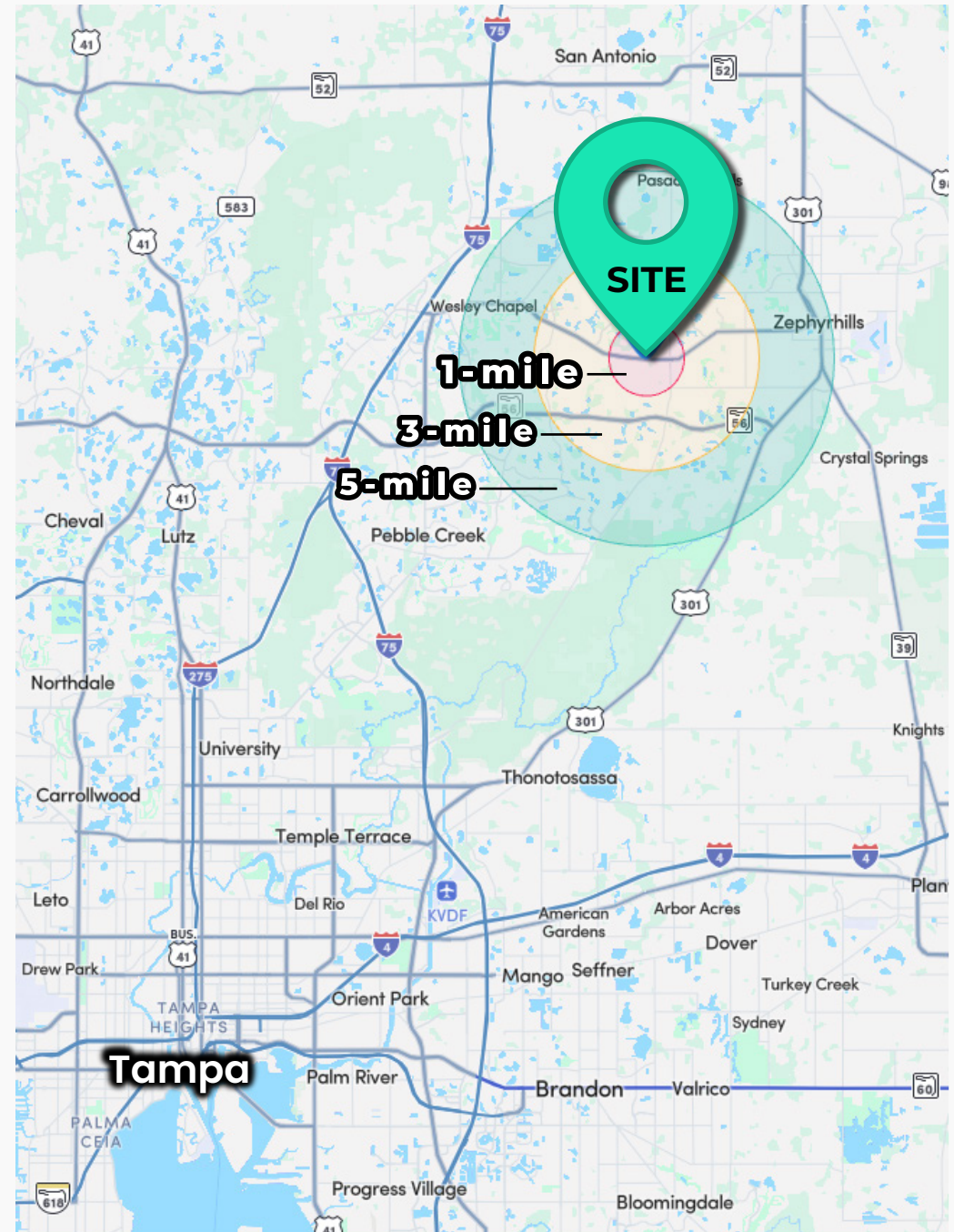
Property Overview

- 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

The figure consists of three separate bar charts, each with a title and three bars representing 1, 3, and 5 mile buffers. The bars are light blue, and the data values are displayed above each bar.

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



Site Plan

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