



For Lease

**RIPCO**  
RETAIL LEASING

# Shops at Mystic Oak

3753 Bruce B.  
Downs Boulevard

Wesley Chapel,  
Florida, 33544

2,600 SF

Prime inline retail space available at the well-maintained Shops at Mystic Oak

Contact  
Exclusive Agents

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# Space Details



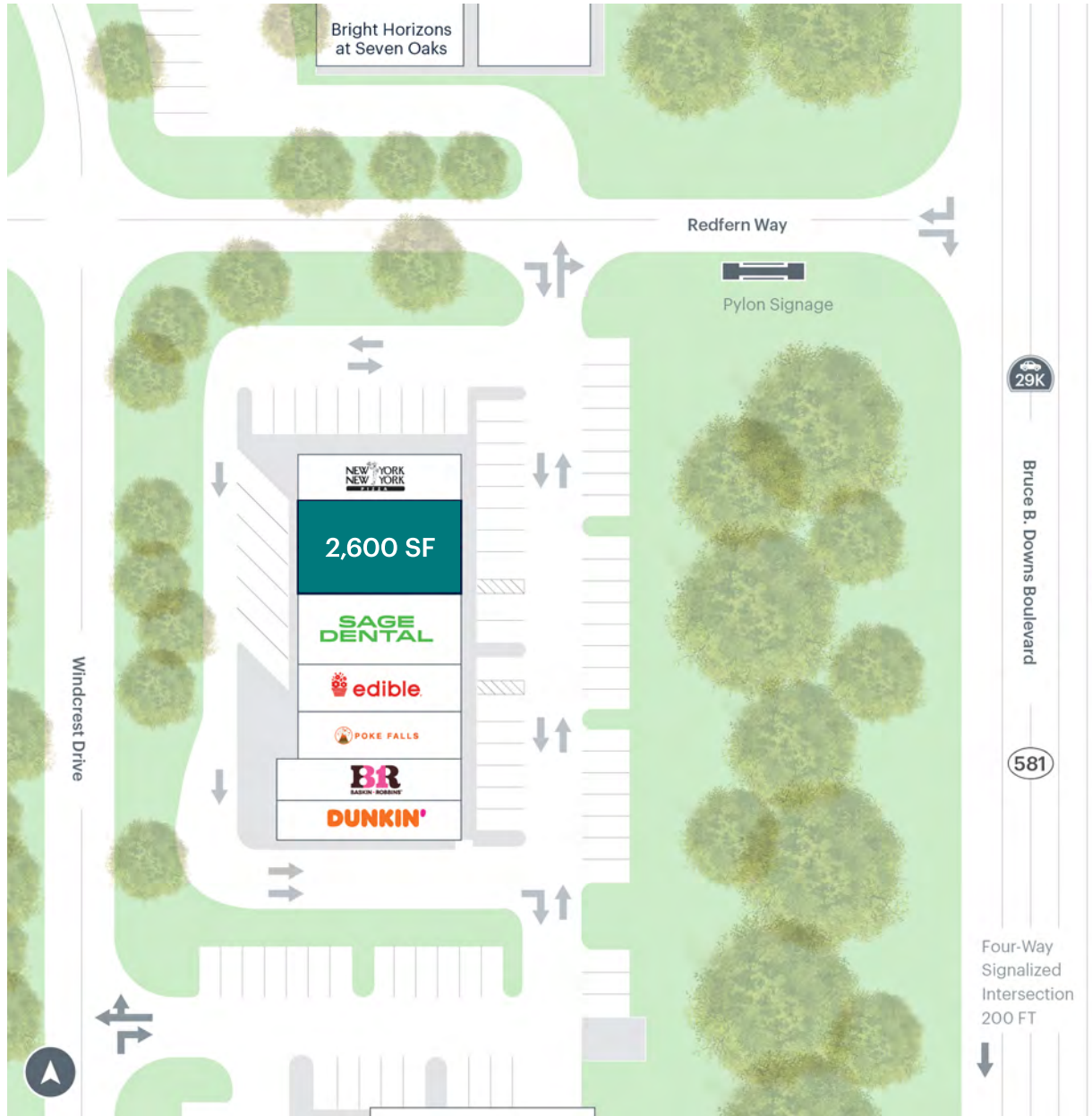
Floor plan is for illustrative purposes only and may not be true to size



<b>Location</b>	Direct access to Bruce B. Downs Boulevard and signalized access from Chancey Road and Mystic Oak Boulevard	
<b>Size</b>	Ground Floor Total	*2,600 SF
	Division Scenario	–
	Space One	1,300 SF
	Space Two	1,300 SF
<b>Possession</b>	30 days after lease execution	
<b>Term</b>	Minimum five (5) years	
<b>Rent</b>	Upon request	
<b>Co-Tenants</b>	Dunkin Donuts, Baskin Robins, Poke Falls, Edible Arrangements, Sage Dental, and New York New York Pizza	
<b>Neighbors</b>	BayCare Hospital, Advent Health Wesley Chapel, Tesla Dealership, Shops of Wiregrass, Tampa Premium Outlets, Grove and Krate at the Grove, Blue Heron Senior Living, and the second largest Target in the world	
<b>Comments</b>	<p>Prime inline retail space now available at the well-maintained Shops at Mystic Oak</p> <p>Building and Monument signage available</p> <p>Traffic counts in excess of 29,000 AADT on Bruce B Downs</p> <p>Situated along the primary north-south corridor, Bruce B. Downs Boulevard, offering exceptional frontage and multiple ingress and egress points</p> <p>Wesley Chapel, FL is a part of the East Pasco County submarket of the Tampa MSA. Recognized as one of the fastest growing counties in Florida</p>	



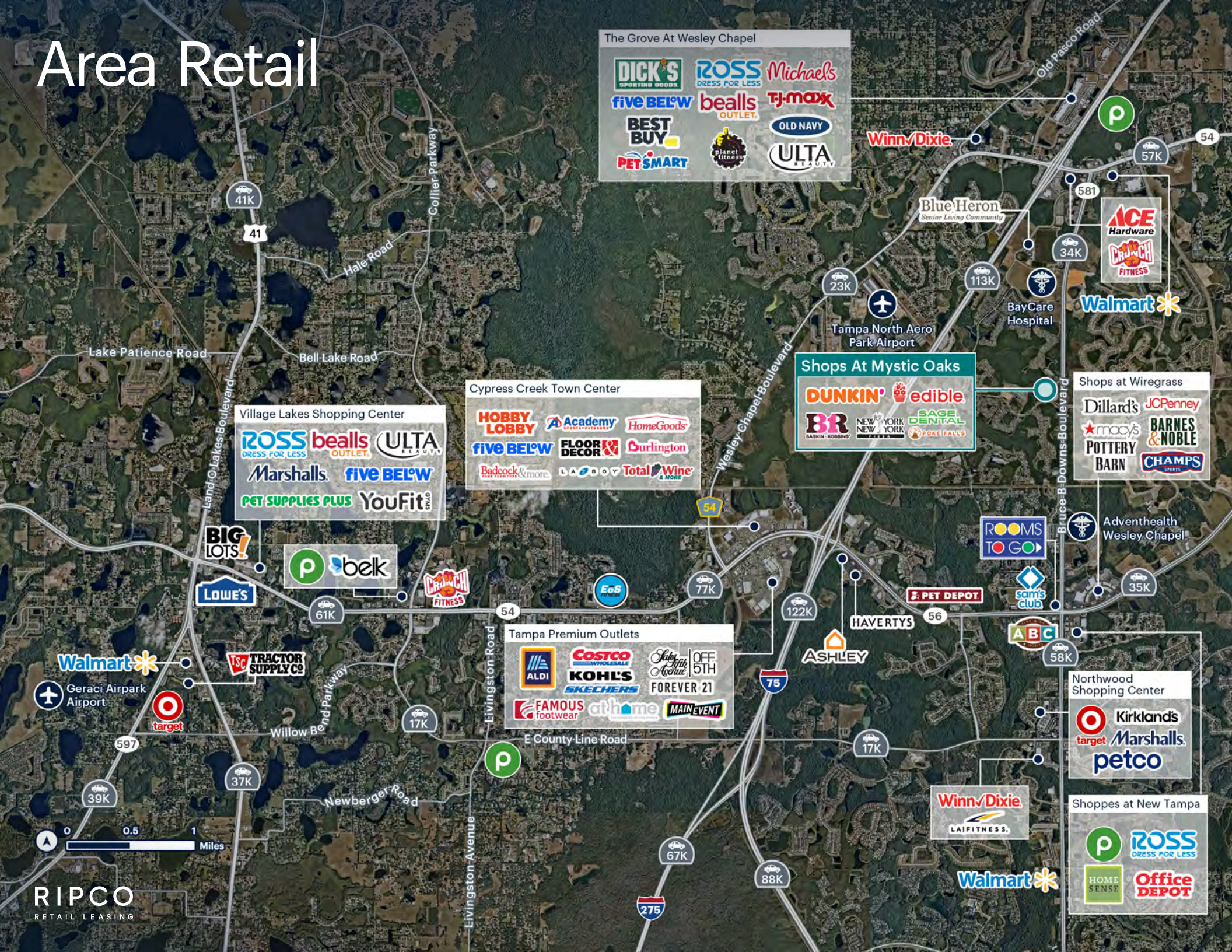
# Site Plan



Suite	Tenant	Size
3745A	Dunkin	-
3745B	Baskin Robins	-
3747	Poke Falls	-
3749	Edible Arrangements	-
3751	Sage Dental	-
<b>3753</b>	<b>Available</b>	<b>2,600 SF</b>
3757	New York New York Pizza	-

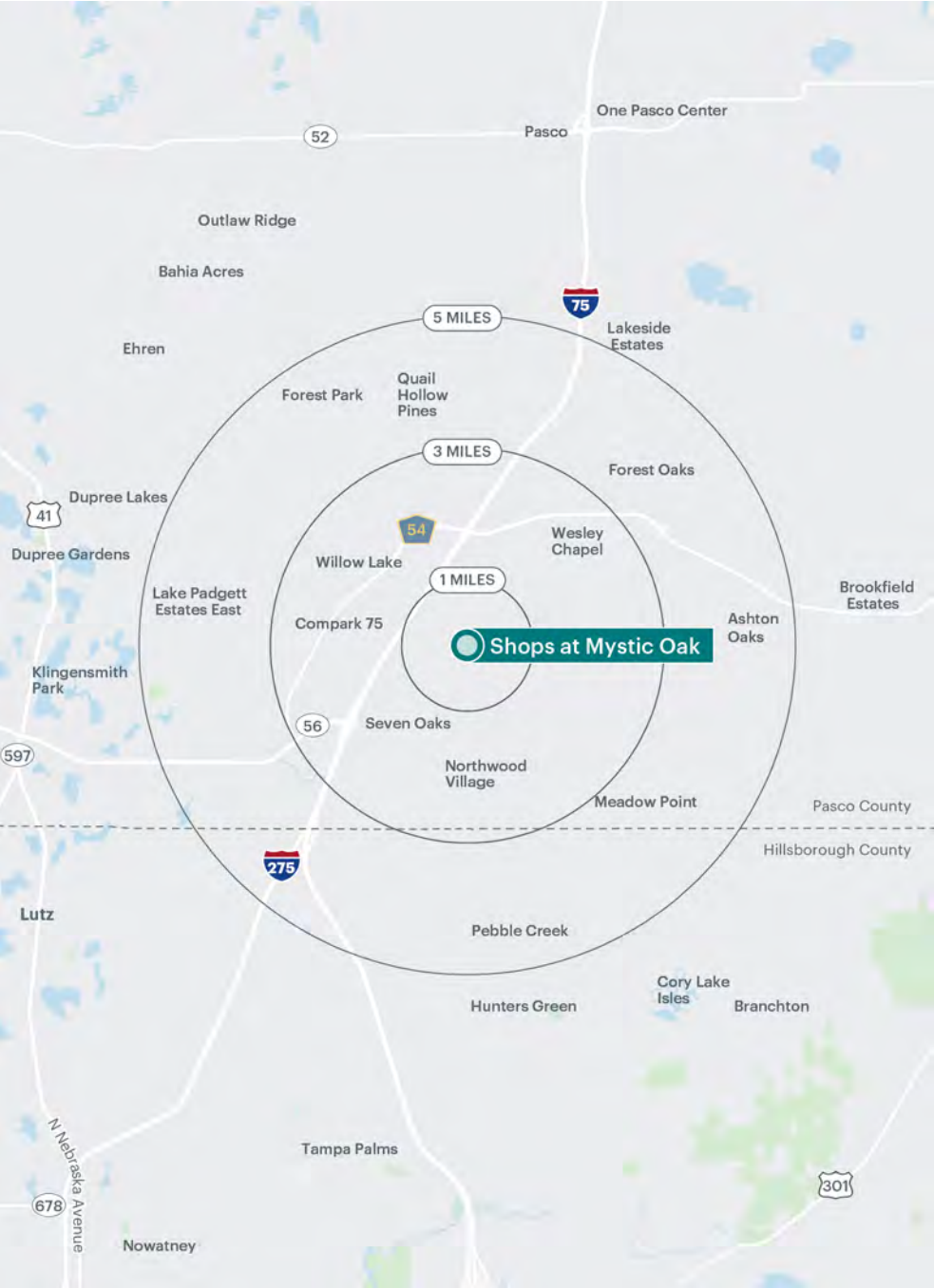


# Area Retail





# Area Demographics



2025 Demographic Summary Report provided by U.S. Census Bureau and Esri-U.S.

Population	1 mile	4,909	Total Households	1 mile	1,648
	3 miles	48,131		3 miles	17,124
	5 miles	136,575		5 miles	48,317
2024-29 Population Growth Rate	1 mile	3.43%	Average Household Income	1 mile	\$186,653
	3 miles	2.87%		3 miles	\$144,555
	5 miles	2.49%		5 miles	\$140,708
2025 Median Age	1 mile	38 years	Median Household Income	1 mile	\$156,231
	3 miles	39.2 years		3 miles	\$119,421
	5 miles	39.3 years		5 miles	\$115,519
Total Daytime Employees	1 mile	1,621	Total Businesses	1 mile	139
	3 miles	25,198		3 miles	2,124
	5 miles	45,306		5 miles	3,654

## Consumer Spending

Food Away from Home	1 mile	\$11.0 M	Total Retail Goods	1 mile	\$83.6 M
	3 miles	\$87.8 M		3 miles	\$686.7 M
	5 miles	\$242.2 M		5 miles	\$1.883 B
Health Care	1 mile	\$19.1 M	Total Annual Budget Expenditure	1 mile	\$260.6 M
	3 miles	\$161.2 M		3 miles	\$2.111 B
	5 miles	\$440.3 M		5 miles	\$5.810 B

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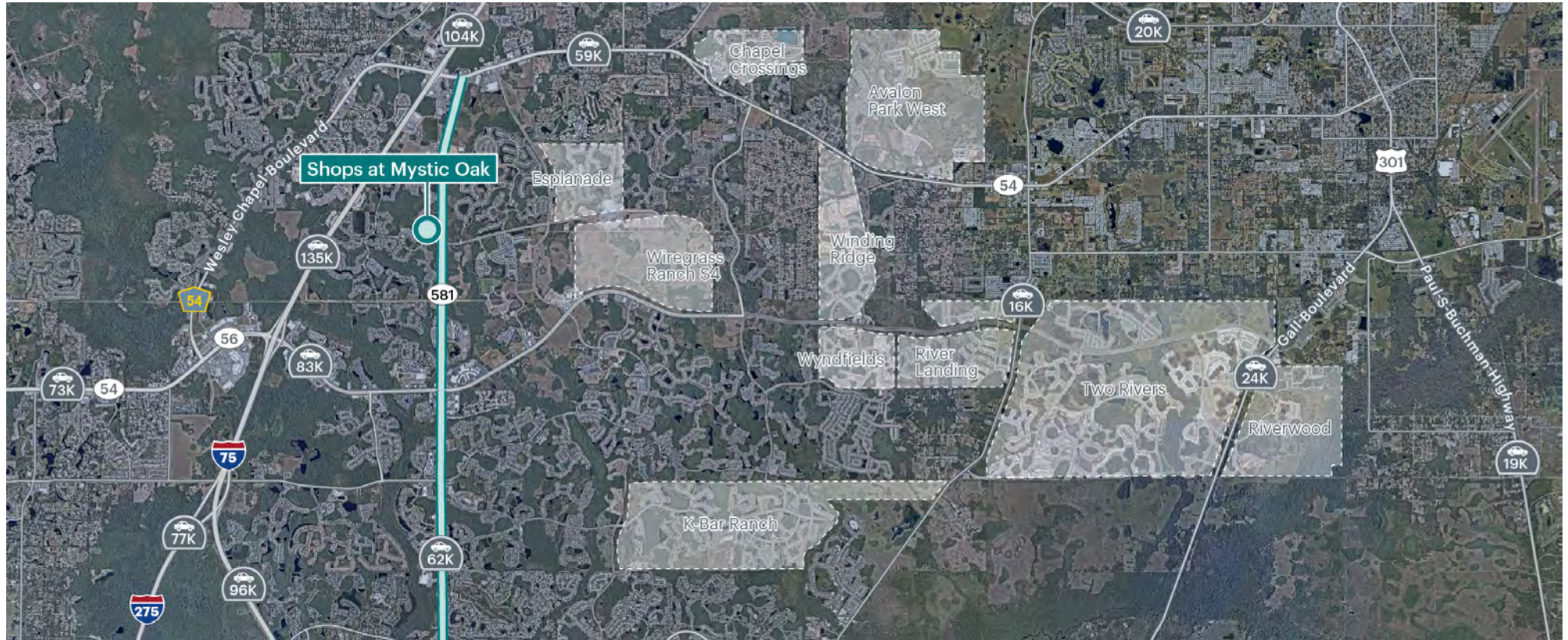
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4211 West Boy Scout Blvd., Suite 690, Tampa, FL 33607 | [ripcofl.com](http://ripcofl.com)  
Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.



# Area Residential Development



Development	Total	Sold	Price Range
Wiregrass Ranch - Esplanade	604	426	\$600K-\$800K
Winding Ridge	1,300	487	\$710K-\$1M
Wyndfields	600	86	\$350K-\$550K
River Landing	1,999	1,278	\$300K-\$1.115M
Two Rivers	6,400	127	\$300K-\$4M

Development	Total	Sold	Price Range
Chapel Crossings	1,000	341	\$350K-\$750K
Avalon Park West	3,447	1,212	\$300K-\$550K
K-Bar Ranch	1,200	942	\$450K-\$1.115M
<b>Total</b>	<b>16,550</b>	<b>4,899</b>	
<b>Expecting 3 People Per Home</b>			