

Brooksville

75

75

Mirada Lagoon



San Antonio

Ridge Manor

**LAND FOR LEASE**

Wesley Chapel  
Lock & Key



# 30740 WELLS ROAD



Thomas E. Weightman  
Middle School...



Thomas E. Weightman  
Middle School



Wesley Chapel, FL 33545

Bridgeway Church



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# 30740 WELLS ROAD

30740 WELLS ROAD, Wesley Chapel, FL 33545



## PROPERTY DESCRIPTION

NYE Commercial is pleased to offer a rare opportunity to lease a fully fenced one-acre parcel on Wells Road. As this property is designated for agricultural use, its strategic location, directly across from Wesley Chapel School Complex, home to A-rated schools, makes it an ideal location for a variety of uses.

In addition to being surrounded by both newly developed and established subdivisions, this property enjoys high visibility, with a daily traffic count of more than 2,100 vehicles. In addition, the site is easily accessible to major thoroughfares such as SR 54 and I-75, as well as to a multitude of shopping, dining, and entertainment options.

## PROPERTY HIGHLIGHTS

- \$134,704 Average income within 3 miles
- The property is Zoned AR which has a Special Exception Use that would allow daycare, Animal hospital or veterinarian clinics and dog kennels as well as fruit/vegetable stands, Public and semipublic buildings, and facilities including the following: County, State, or Federal structures and uses; churches; civic organizations; and schools; Community Gardens, Market Gardens, and Community Farms

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$2,000.00 per month (Ground)
<b>Lot Size:</b>	1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,388	11,002	28,348
<b>Total Population</b>	7,150	33,476	80,474
<b>Average HH Income</b>	\$129,008	\$134,704	\$133,089

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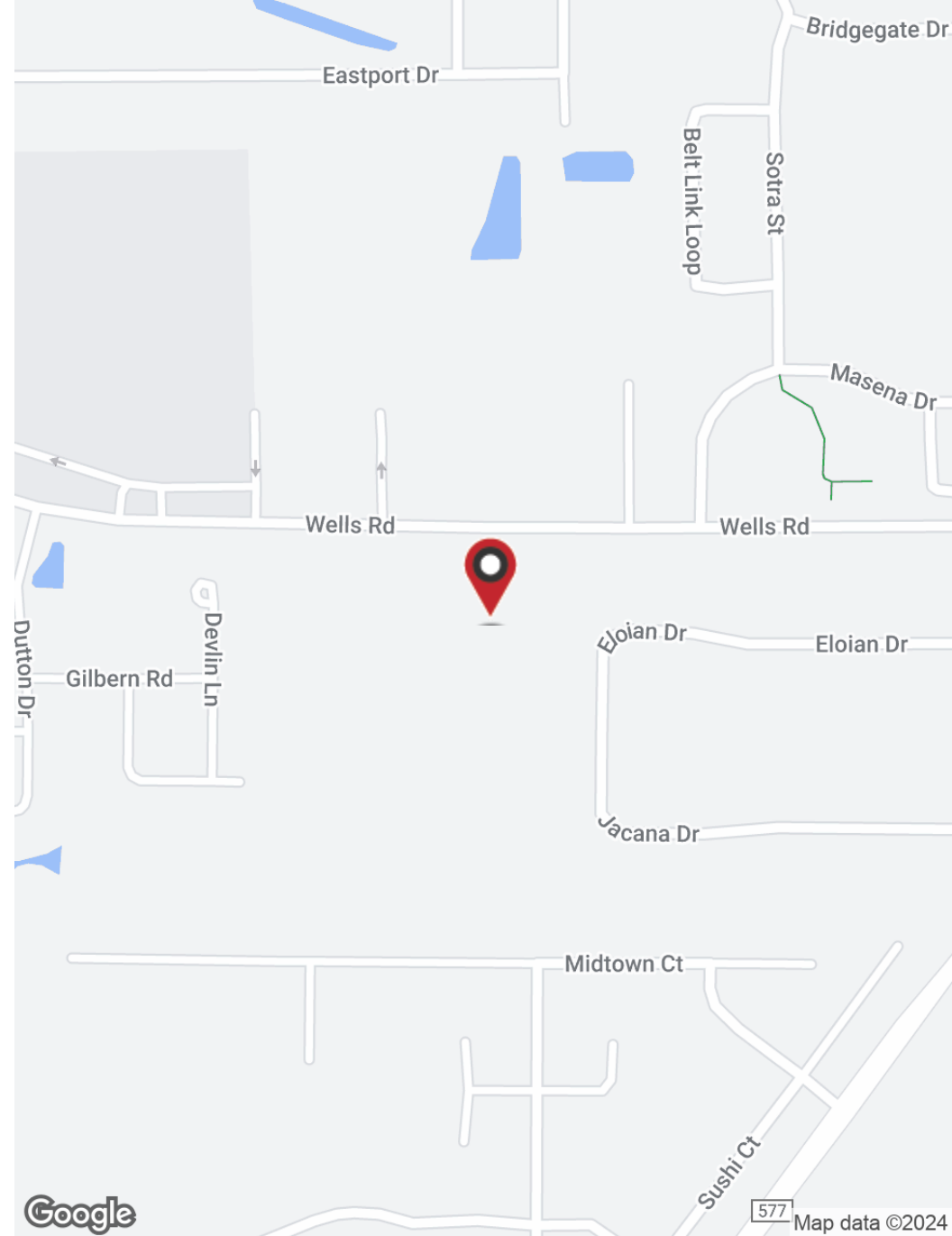
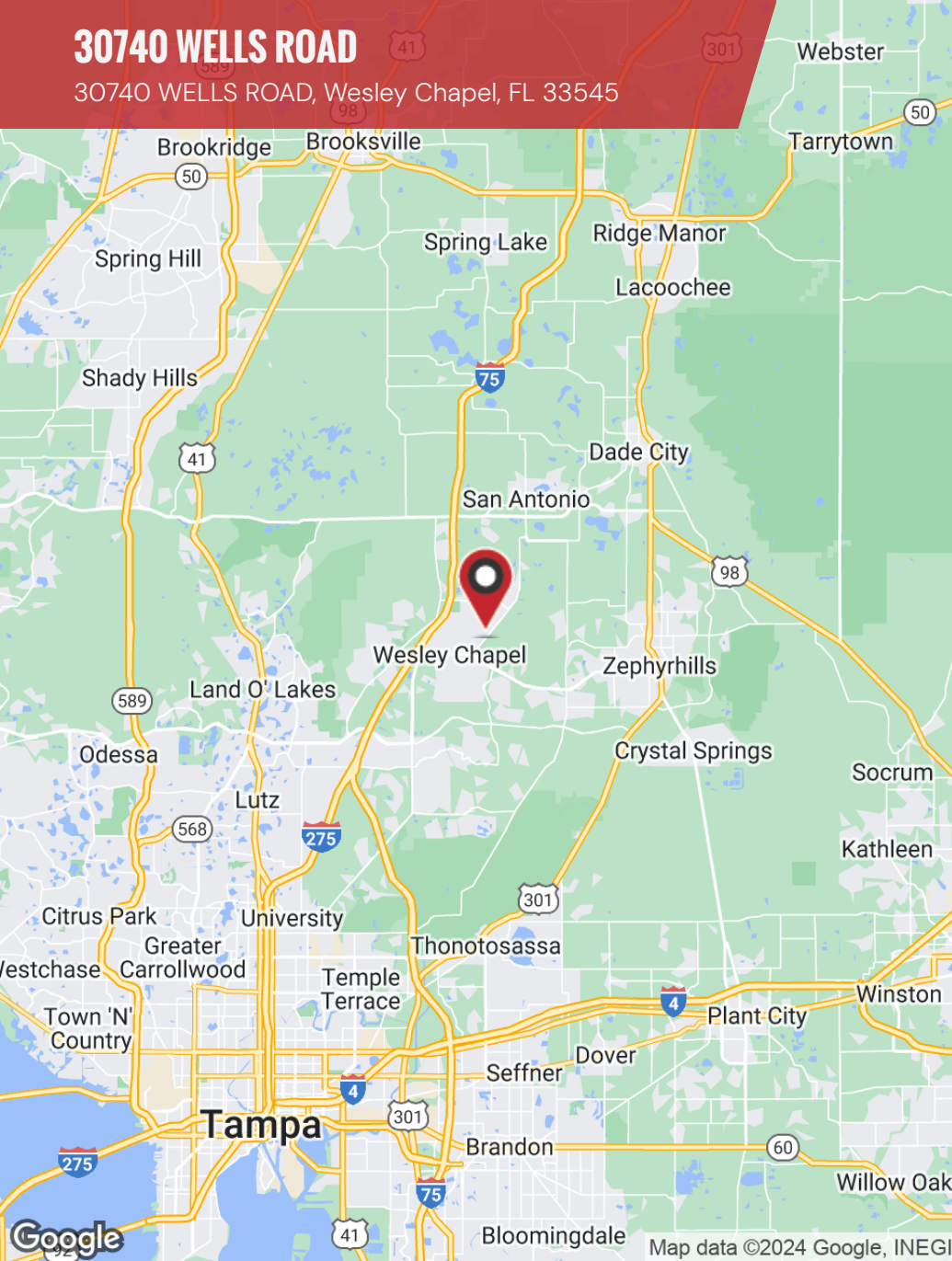
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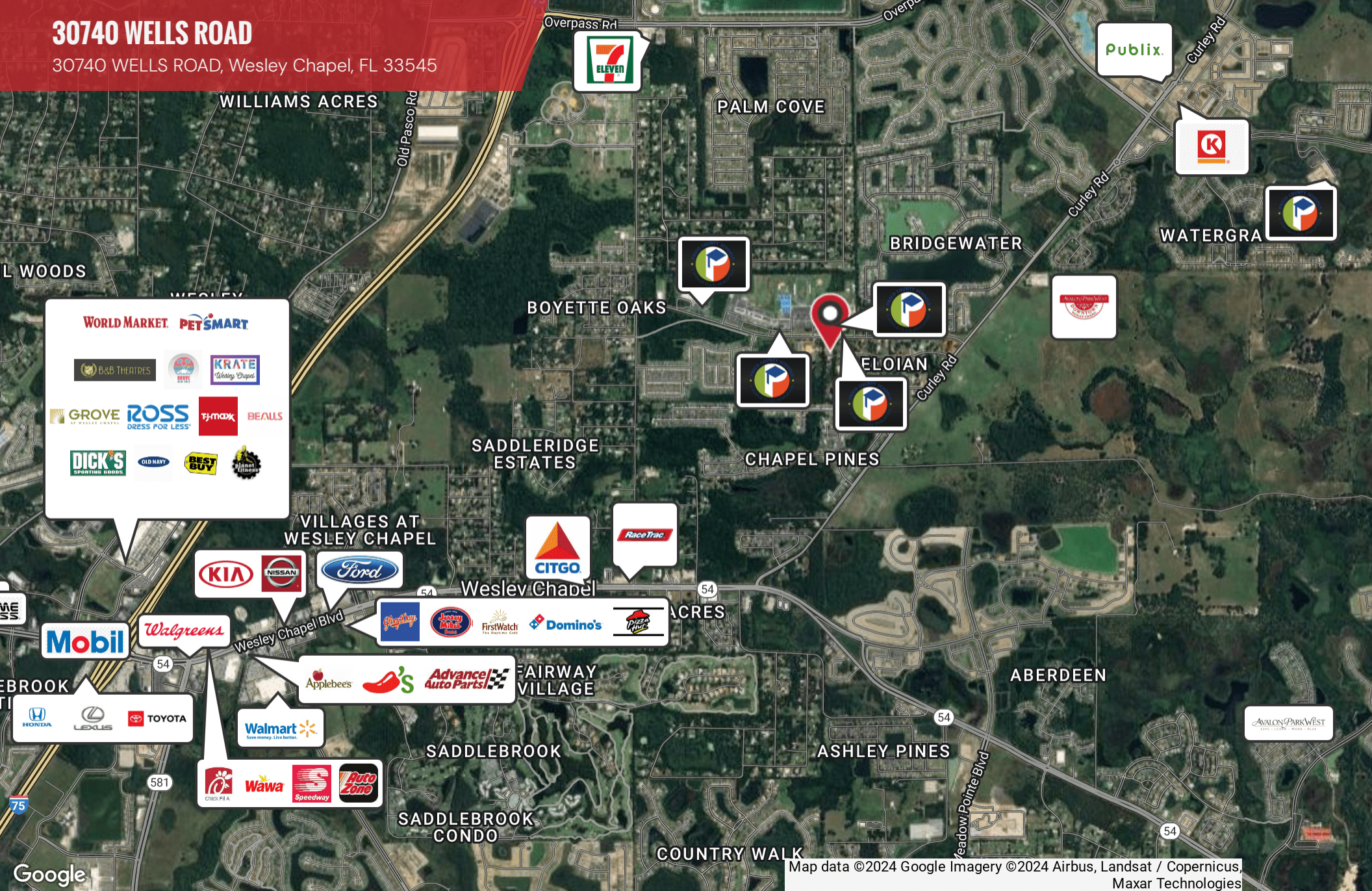
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Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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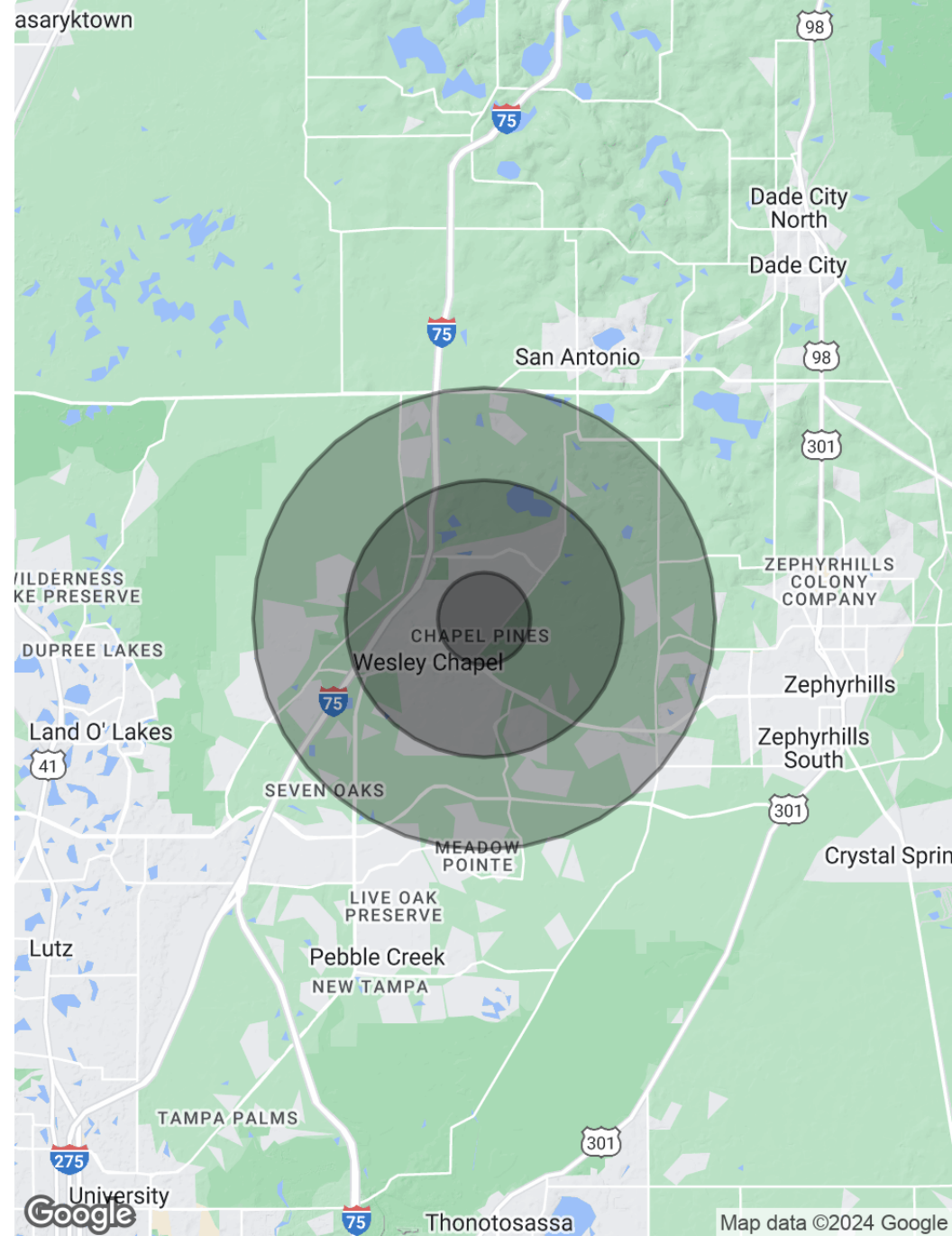
30740 WELLS ROAD, Wesley Chapel, FL 33545

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,150	33,476	80,474
Average Age	37	37	40
Average Age (Male)	36	36	39
Average Age (Female)	38	38	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,388	11,002	28,348
# of Persons per HH	3	3	2.8
Average HH Income	\$129,008	\$134,704	\$133,089
Average House Value	\$356,963	\$406,549	\$417,553

Demographics data derived from AlphaMap



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