

# Publix #1504 - Wiregrass Commons

SR 54 & Wiregrass Ranch Boulevard  
Wesley Chapel, FL 33544  
Lat 28.303, Long -81.563

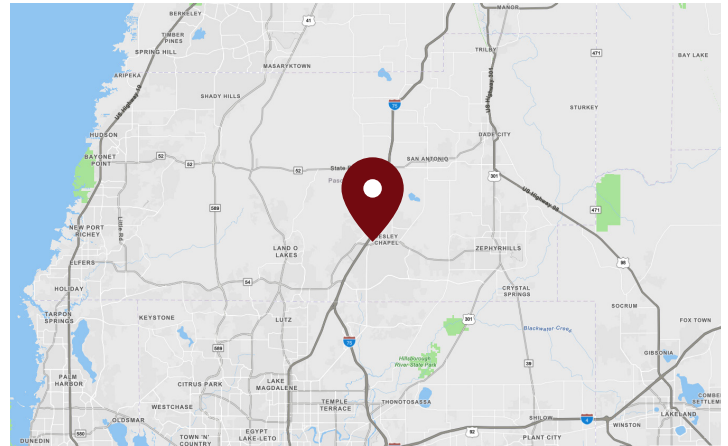
FOR LEASE



1,200 SF INLINE UNITS AVAILABLE

## PROPERTY HIGHLIGHTS

- New Publix-Anchored Development
- Pre-Leasing Estimated Delivery 3rd Quarter 2025
- Located at the Intersection of SR 54 & Wiregrass Ranch Boulevard
- 1 Mile East of I-75 - Well Positioned to Serve Established and New Residential Communities in this High Growth Area
- Signalized Intersection with Multiple Access Points
- Traffic Count: 34,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,132	34,236	84,830
Daytime Population	5,276	31,338	74,826
Total Households	1,514	11,558	29,298
Avg. HH Income	\$116,138	\$106,254	\$104,928

Data provided by Esri

## Sandra Woodworth

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## SITE PLAN



Suite	Tenant	Size
ANC	Publix	48,848
101	Unavailable	2,100
102	Duck Donuts	1,200
103 - 104	Poshe Nail Lounge	2,400
105	AVAILABLE (Vanilla Shell)	1,200
106	Great Clips	1,200
107	SoFresh	1,200
108	AVAILABLE (Cold Dark Shell)	1,200
109	AVAILABLE (Cold Dark Shell)	1,200

**TOTAL 60,548**



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