

# FOR LEASE

GRAND OAKS PLAZA

26230 - 26302 Wesley Chapel Blvd. Lutz, FL 33559



## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$24.00 SF/yr (NNN) |
| Building Size: | 24,445 SF           |
| Available SF:  | 1500 -2000 SF       |
| Spaces Avail.  | 1                   |
| Lot Size:      | 2.89 Acres          |
| Year Built:    | 2001                |
| Renovated:     | 2004                |
| Zoning:        | C-2                 |
| Market:        | Tampa Bay           |
| Traffic Count: | 23,936              |

## PROPERTY OVERVIEW

Grand Oaks Plaza is a 24,445 sq. ft. neighborhood strip center located in the heart of Pasco County, the state's fastest growing county. Both buildings were recently renovated with new exterior paint, a new roof and lush new landscaping. The plaza fronts on Wesley Chapel Blvd. (SR-54) and has fantastic visibility and monument signage. It is just over 1 mile West from I-75 and 1.43 miles from the new Tampa Premium Outlets & Cypress Creek Town Center. There are 2 units at Grand Oaks that are currently rented month to month. (1500 - 2000 sq. ft. available)

## PROPERTY HIGHLIGHTS

- Located on Wesley Chapel Blvd. (SR-54); Over 23K VPD
- FDOT Update: Road to be Widened From 2 Lanes to 4 Lanes
- New Roof, Fresh Paint & Lush New Landscaping
- Superior Signage & Visibility on Wesley Chapel Blvd.
- Located in the High Income Area of Lutz/Wesley Chapel

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Pasco County's Connected City Rendering - America's FIRST Smart City - Less Than 5 Miles From Grand Oaks Plaza

## LOCATION DESCRIPTION

Grand Oaks Plaza sits on SR-54 (Wesley Chapel Blvd.) just 1.43 miles from I-75 and 1.20 miles from the new Tampa Premium Outlets on SR 56. Wesley Chapel Blvd (SR-54) is one of the main arteries through Pasco County. Over 20,000 vehicles pass by this center daily, to head home from I-75 or commute to the new Cypress Creek shopping center. Just to the South of the strip center is the last 700 acres of developable land, which will shortly be converted into many new single family homes, commercial properties that will include retail shops, grocery stores and many other new community amenities.

Grand Oaks Plaza's address places it in Lutz, however it sits just at the cusp of the Wesley Chapel community as well. Wesley Chapel is one of the fastest growing communities in Florida. It is home to more than 50,000 residents that live, work and play within 10 miles of the area. It's transformation from cattle ranches to the hot spot of growth has been noticed by home builders, retailers, restaurateurs and other businesses alike. There are many large scale developments in the works, including 1 million square feet for Raymond James Financial, Florida Hospital's Phase II adding another 100,000 square feet to it's newly developed hospital, a second Crystal Lagoon which will provide more than 5,000 new homes and a new sports complex centered inside Wiregrass Ranch.

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## LEASE INFORMATION

|              |         |             |               |
|--------------|---------|-------------|---------------|
| Lease Type:  | NNN     | Lease Term: | 3-5 Years     |
| Total Space: | 3500 SF | Lease Rate: | \$24.00 SF/YR |

## AVAILABLE SPACES

| TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    |
|-----------|-----------|------------|---------------|
| Available | 2,000 SF  | NNN        | \$24.00 SF/yr |
| Available | 1,500 SF  | NNN        | \$24.00 SF/yr |

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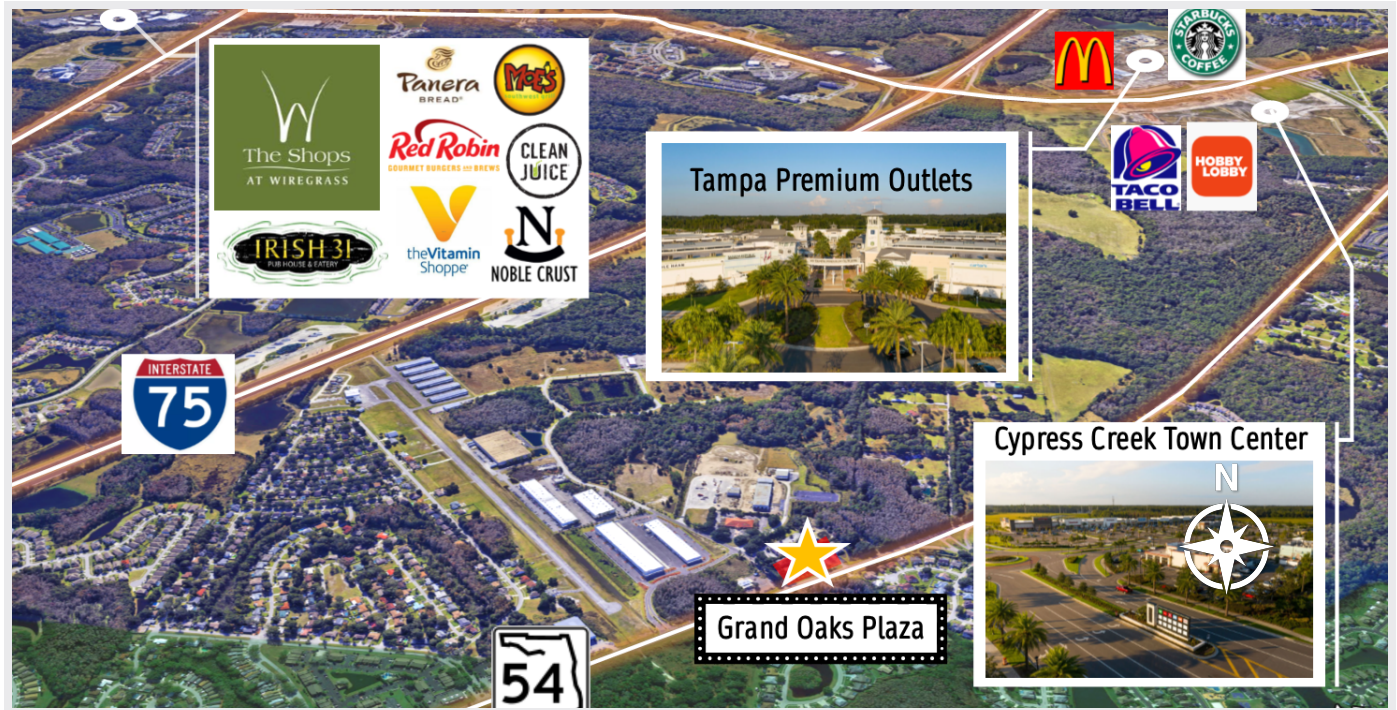


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## KEY FACTS

77,382

Population



2.9

Average Household Size

37.8

Median Age

\$84,870

Median Household Income

## EDUCATION

6%

No High School Diploma



20%

High School Graduate



31%

Some College



43%

Bachelor's/Grad/Prof Degree

## BUSINESS



2,458

Total Businesses



21,617

Total Employees

## INCOME



\$84,870

Median Household Income



\$36,268

Per Capita Income



\$197,391

Median Net Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (23.6%)

The smallest group: <\$15,000 (4.0%)

| Indicator             | Value | Difference |  |
|-----------------------|-------|------------|--|
| <\$15,000             | 4.0%  | -7.1%      |  |
| \$15,000 - \$24,999   | 4.1%  | -6.0%      |  |
| \$25,000 - \$34,999   | 4.8%  | -5.3%      |  |
| \$35,000 - \$49,999   | 9.8%  | -4.6%      |  |
| \$50,000 - \$74,999   | 19.9% | +1.4%      |  |
| \$75,000 - \$99,999   | 15.7% | +3.4%      |  |
| \$100,000 - \$149,999 | 23.6% | +10.8%     |  |
| \$150,000 - \$199,999 | 9.8%  | +4.8%      |  |
| \$200,000+            | 8.3%  | +2.6%      |  |

Bars show deviation from

Florida

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