



# THE BOARDWALK

AT·DOUBLE·BRANCH

INLINE - SPECIALTY

**Retail Leasing Opportunities**





# DOUBLE BRANCH AT A GLANCE

965

Acres of Master  
Planned  
Development

5.5M

Square Feet of  
Industrial

3,500

Multifamily and  
Lifestyle Units

500K

Square Feet of  
Dining, Retail, and  
Entertainment

250+

Acres of Healthcare,  
Wellness, and Life  
Sciences

1M

Square Feet of  
Office Space

2

Rejuvenating  
Hotels

200+

Acres of Parks  
& Trails

GATHER | PLAY | RELAX | ENJOY | CELEBRATE

PUBLIC VOLLEYBALL COURTS, GOLF CART ACCESS,

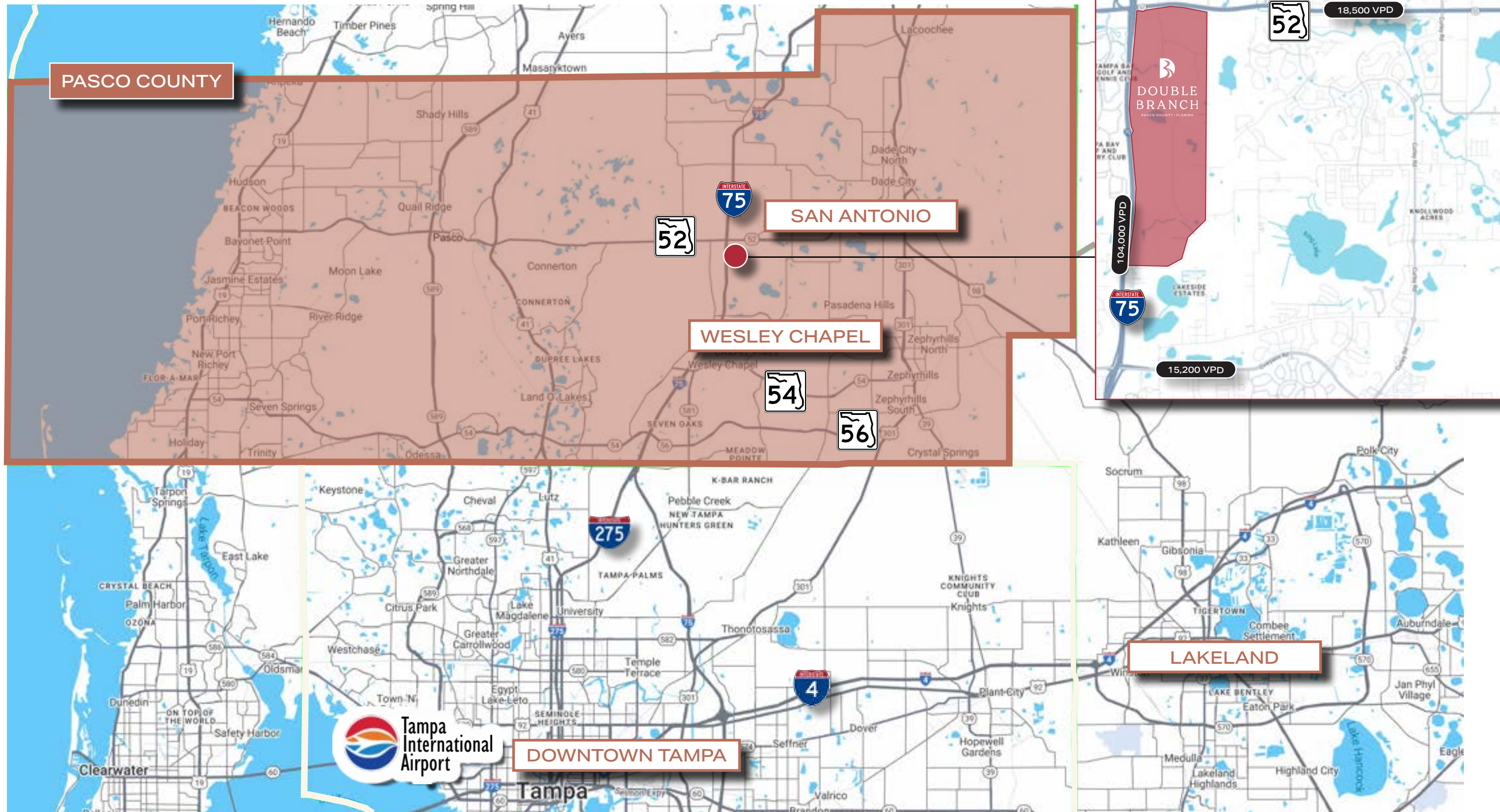
TRELLIS SWINGS, EVENT LAWN, OUTDOOR STAGE





# Regional Connectivity

I-75 & SR 52 | SAN ANTONIO/WESLEY CHAPEL, FL





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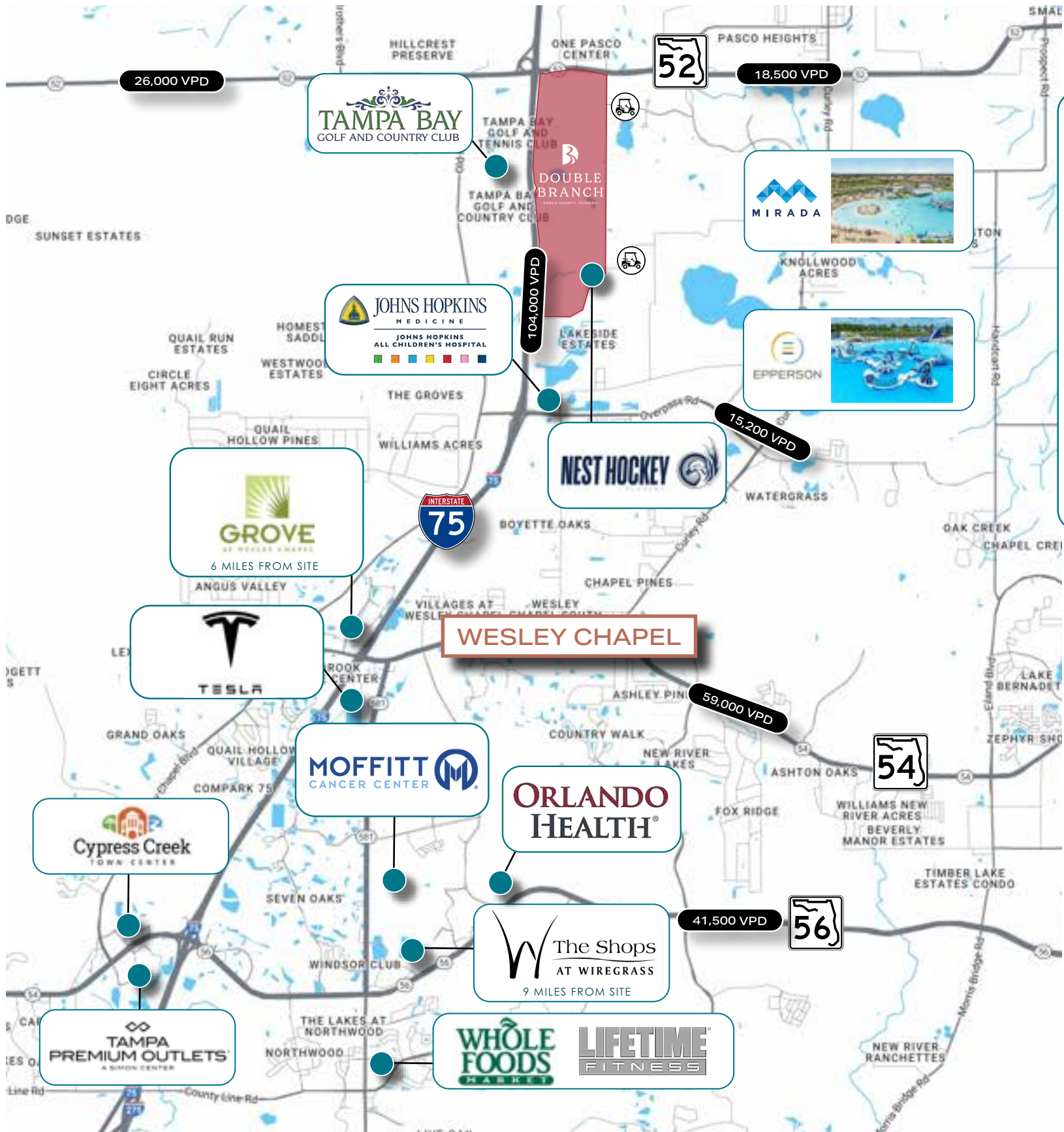
## Strategic Access:

Located at SR 52 & I-75 in Pasco County’s primary growth corridor, the Connected City.



## Growth-Driven Market:

Surrounded by active, and significant residential and commercial development.



**Pasadena Hills Superpark -**

Planned, large-scale park for the Villages of Pasadena Hills. 300 acre park is intended to include both active recreational areas, such as ball fields and playgrounds, and passive areas for activities like trails and nature exploration. May be co-located with an elementary school.



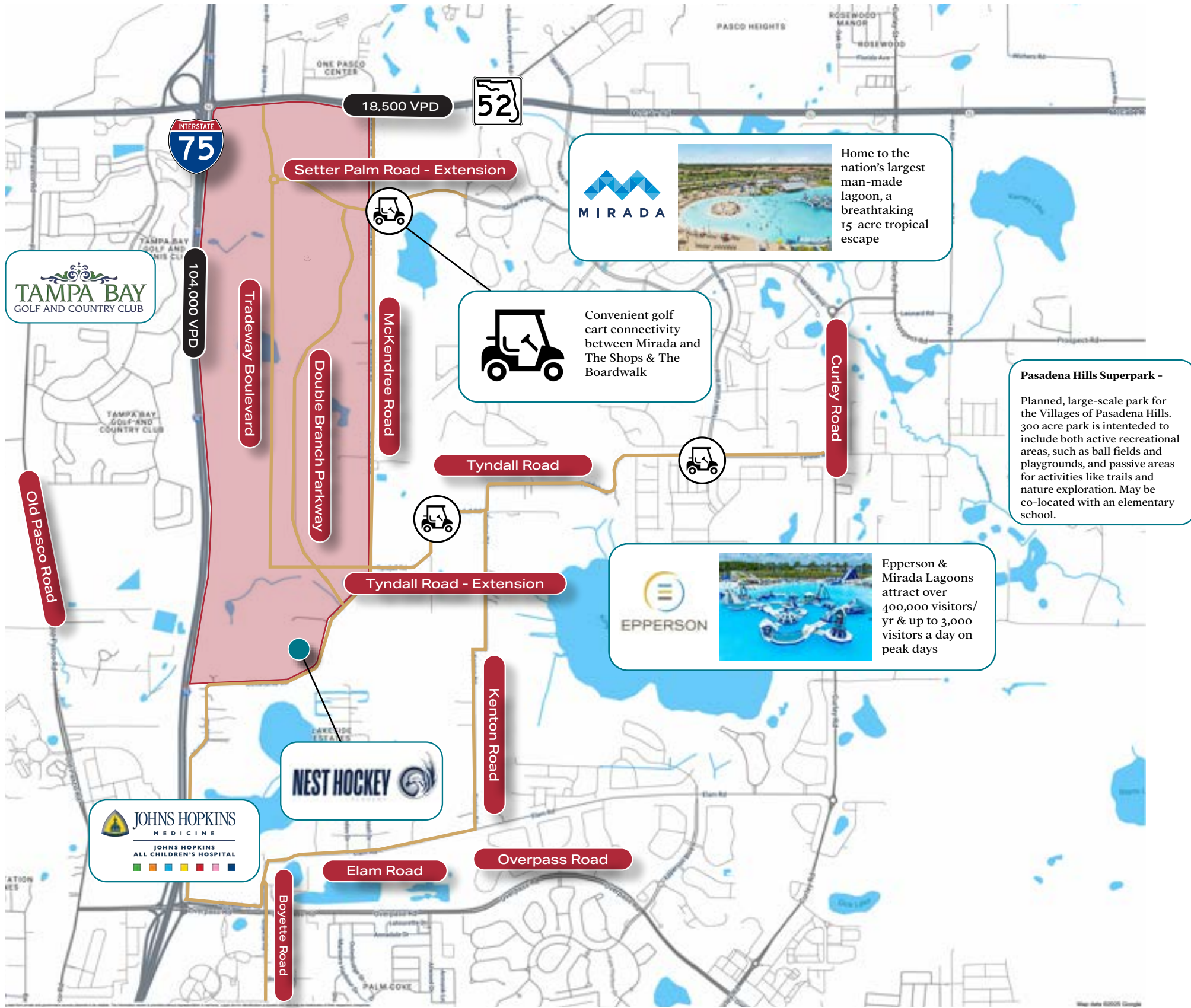
# Local Connectivity



**Everyday Connectivity:**  
Golf cart access to Mirada and Epperson lagoon communities seamlessly integrate Double Branch into daily life.



**High Traffic Exposure:**  
I-75 carries 104,000 + VPD with continued growth anticipated. SR-52 is projected at 45,000 - 55,000 VPD accounting for rapid development within the immediate area.





# A Premier Gateway Destination

I-75 & SR 52 | SAN ANTONIO/WESLEY CHAPEL, FL

The intersection of **State Road 52 & Interstate 75** in Pasco County, Florida, is rapidly emerging as a significant retail corridor, fueled by substantial residential and commercial growth. As one of the key transportation arteries in the Tampa Bay region, this area has transformed from a primarily rural landscape into a thriving hub of economic activity. The strategic positioning at a major highway interchange makes Double Branch an attractive destination for national retailers, dining establishments, and service providers looking to capitalize on the region’s expanding consumer base.

20%

Population Rise  
Since 2010

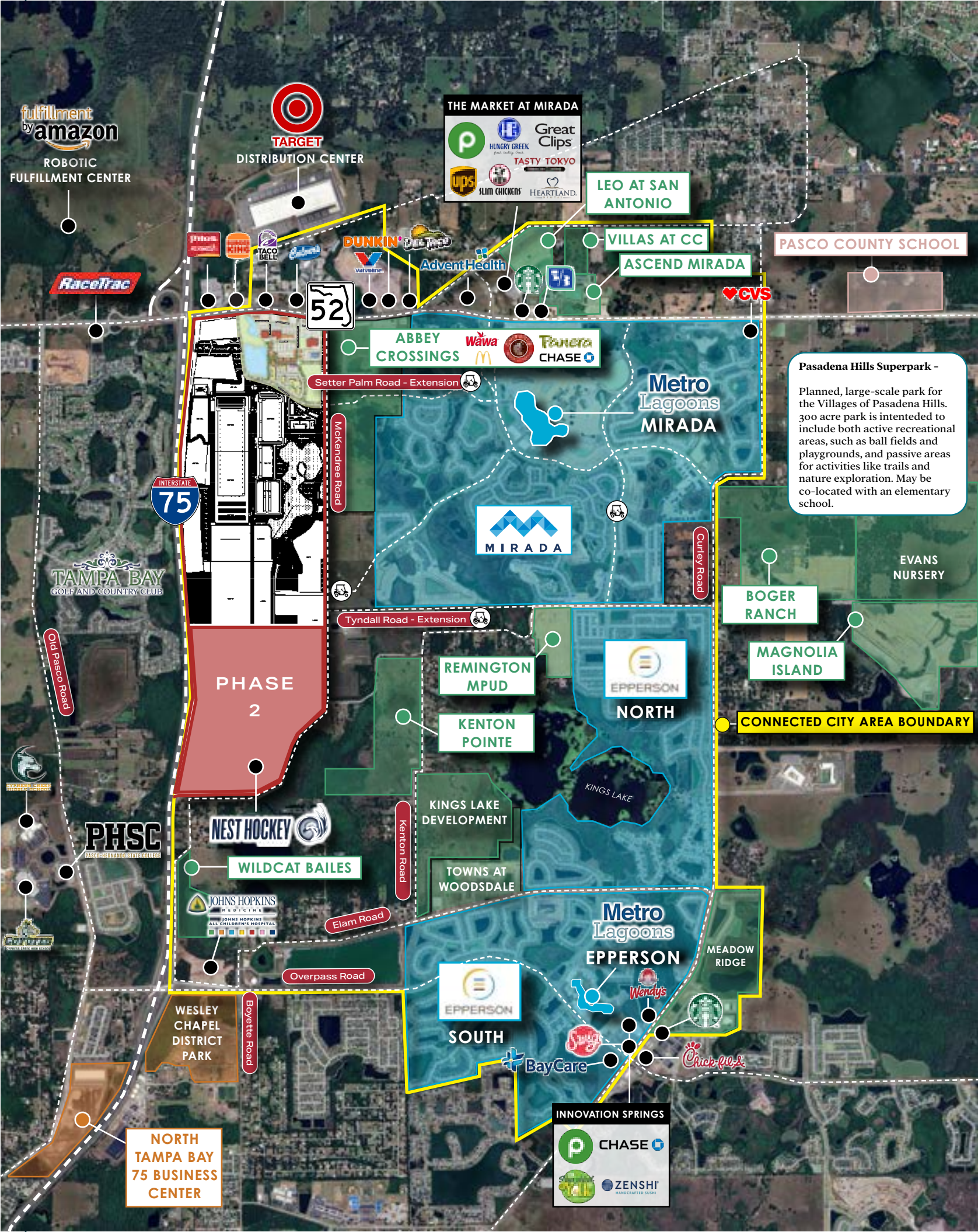
40%

Annual  
Commercial  
Growth

40%

Tourism Surge

The local market includes national anchor retailers, national and regional brands, and local purveyors.





# Demographics

13%

3 Mile  
Historical  
Annual Growth  
(2020-2024)

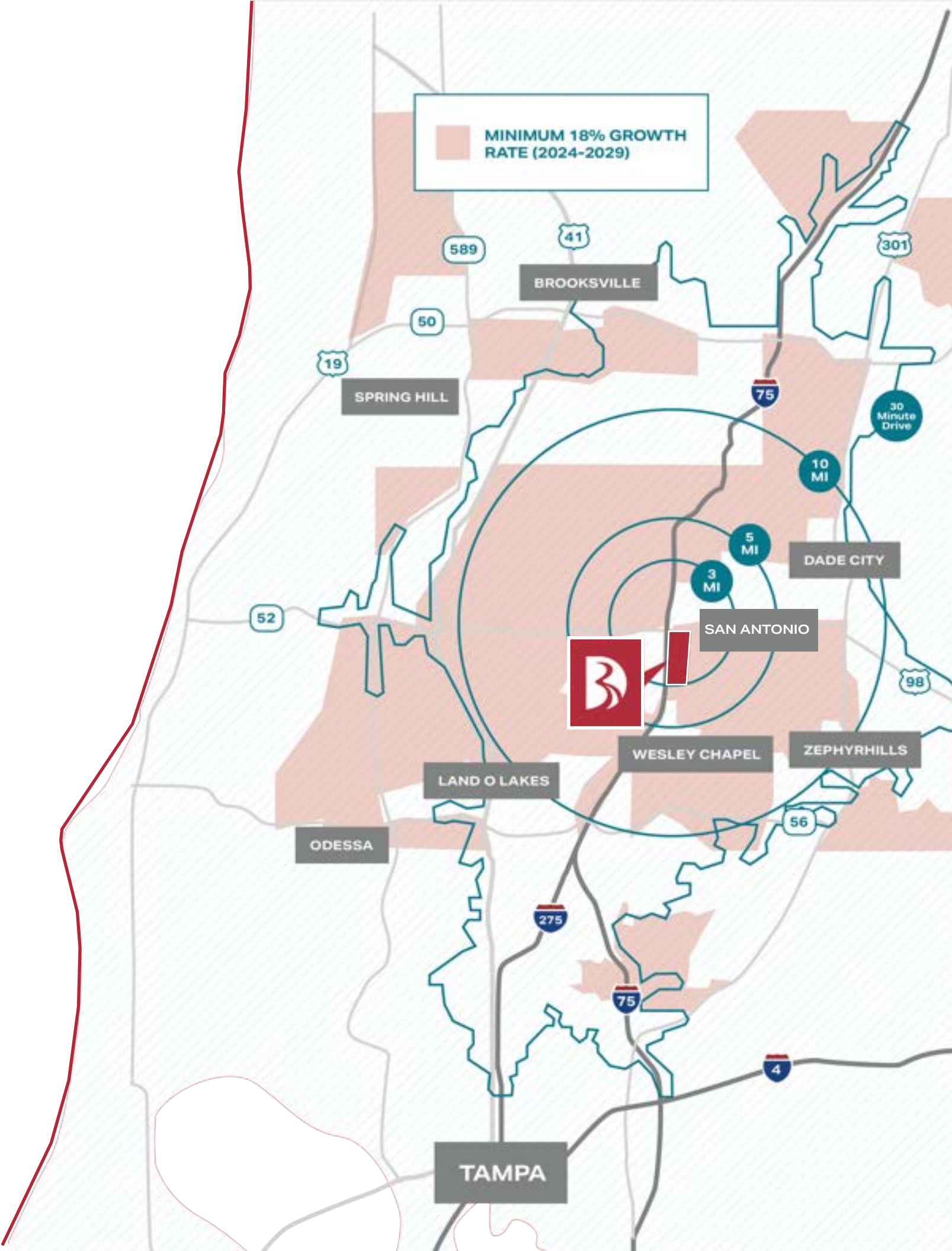
25%

5 Mile  
Projected  
Population Growth  
(2024-2029)

\$151,257

5 Mile  
Average Household  
Income  
(2025)

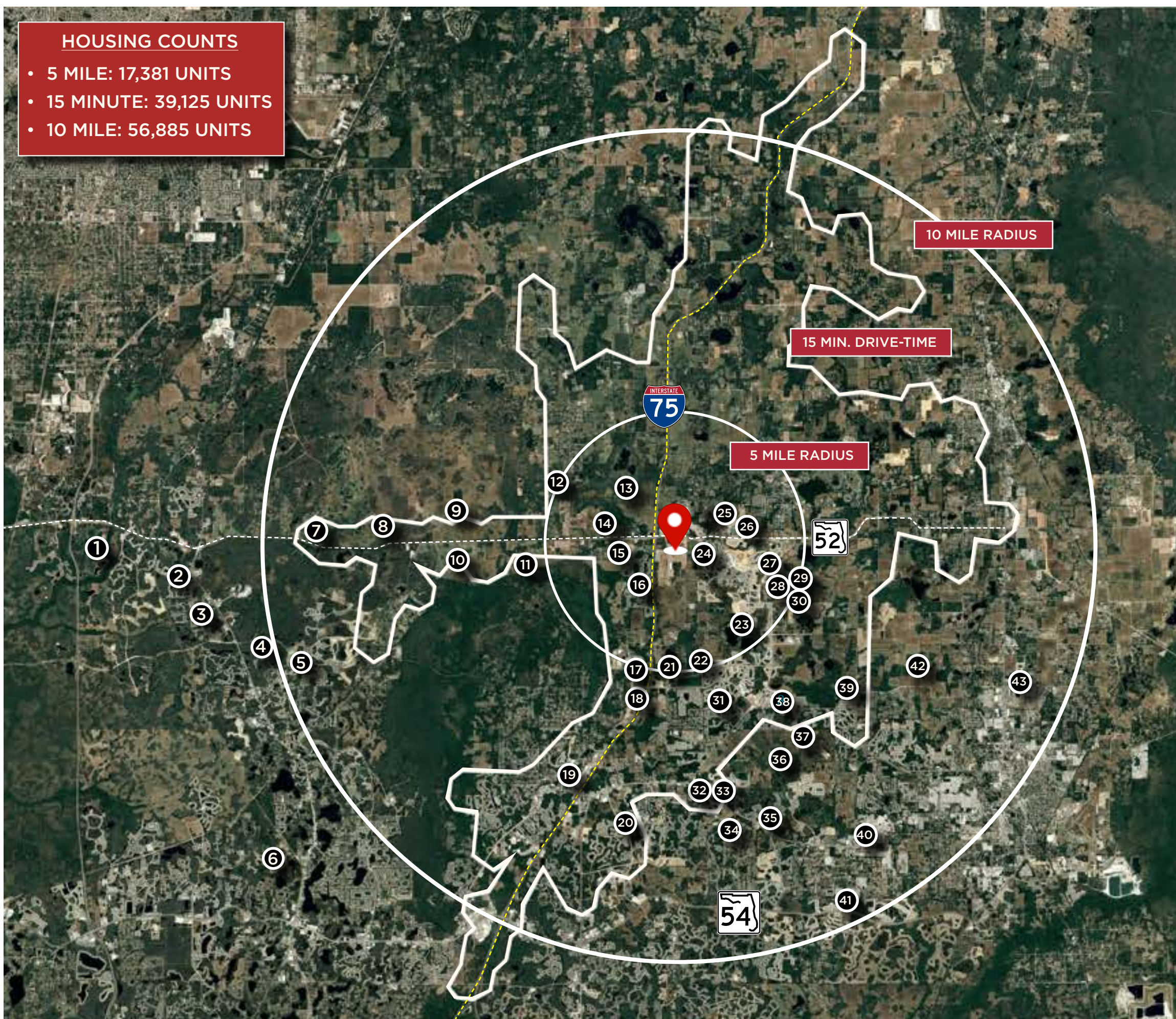
	3 mi	5 mi	10 mi	30 Min DT
2025 Population	12,031	33,650	199,460	569,199
2030 Projected Population	16,168	45,945	247,461	620,451
2025 Average HH Income	\$136,464	\$151,257	\$123,596	\$112,427





# A Glimpse Into the Extensive Market Growth

UNDER CONSTRUCTION / PROPOSED / EXISTING DEVELOPMENTS



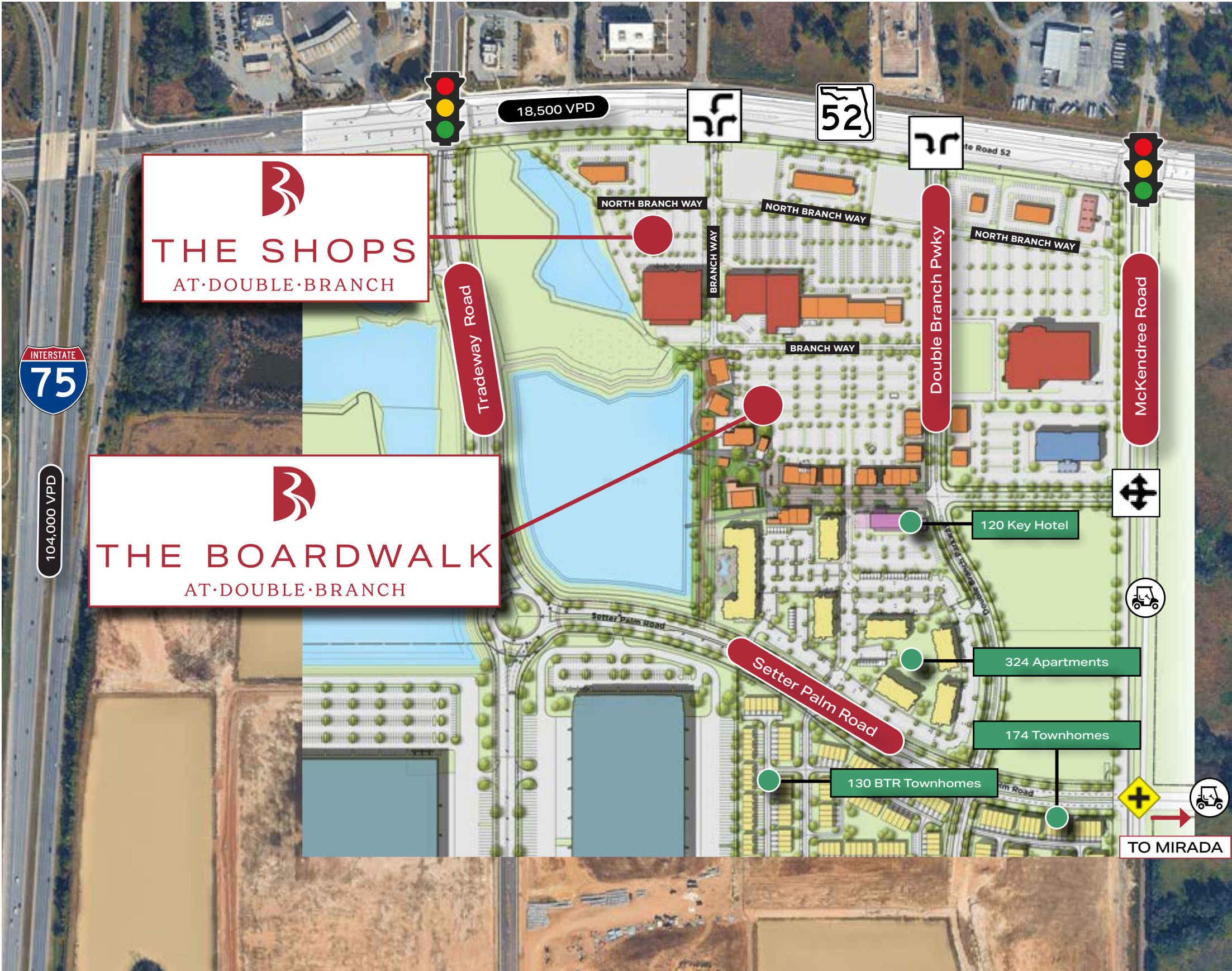
Development		Total Units
	<b>Double Branch (MF/TH/BTR)</b>	<b>3,500</b>
1	Project Angeline	10,000+
2	Cypress Preserve	841
3	Asbel Creek	502
4	Connerton Village	428
5	Connerton Downtown	2,160
6	Whispering Pines	290
7	4G Ranch	3,800
8	Fort King Ranch	1,000
9	Palmetto Ridge	2,500 SF/281 MF
10	Kokolakis	222 MF
11	Swope	1,072 SF /336 MF
12	Faircloth	300 SF
13	Hines	1,000
14	Hillcrest Preserve	1,200 SF / 600 MF
15	Colina Ranch	322 MF
16	Tampa Bay Golf & Country Club	1,500
17	Park Meadows	269
18	Sanctuary Ridge Homes	125
19	Ascend Grove West	330 MF / 82 TH
20	Saddlebrook	1,200 SF/465
21	Wildcat Bailes	1,275 MF
22	Kenton	890 MF/SF
23	Epperson North	1,795
24	Abbey Crossings	825
25	Leo at Cypress Creek	315 TH
26	Ascend Mirada	390 MF
27	Mirada	6,700
28	Boger Ranch Lennar	350
29	Evans Nursery	1,064
30	Magnolia Island	475
31	Epperson	3,000
32	Story Wesley Chapel	320 MF
33	Chapel Crossings	1,100
34	Aventon Meadows	360 MF
35	Avalon Park	4,800
36	Depue East	1,700 SF/300 TH/300 MF
37	Vida's Way	700 SF
38	WaterGrass	7,000
39	Villages of Pasadena Hills	614
40	Tortola	288 MF
41	Summerstone	570 TH/SF
42	Pasadena Hills	4,700+
43	Abbott Park Freedom	514
<b>Total:</b>		<b>74,670 +</b>







# Masterplan - Retail





VISION BOARD



# THE BOARDWALK

AT • DOUBLE • BRANCH



BOARDWALK

BLISS



VIBRANT.  
WALKABLE.  
CONNECTED.



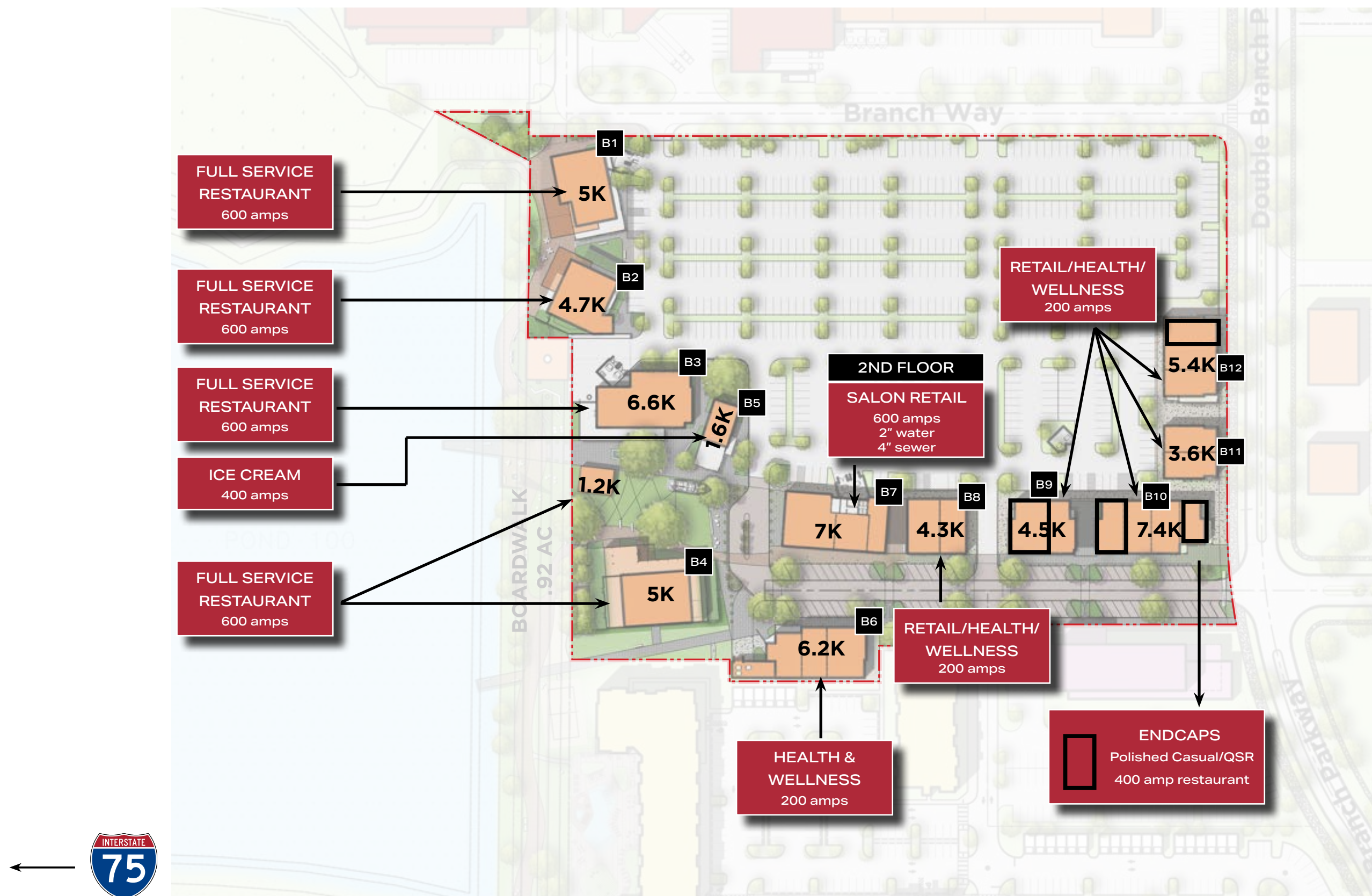
WHERE  
LIFE AND  
COMMUNITY  
MEET







# Masterplan - Boardwalk & Town Center





## Landscaping - Boardwalk & Town Center



- ## KEY
- 1 EVENT LAWN (15,000 SF)
  - 2 WATER FEATURE WITH ACCENT TREE
  - 3 LAWN GAMES W/ LINEAR BENCH
  - 4 BENCH
  - 5 OVERLOOK
  - 6 TOWER FEATURE
  - 7 ACCENT TREE
  - 8 PROJECT SIGN / PHOTO OP
  - 9 DROP OFF W/ PLANTER POTS
  - 10 FESTIVAL STREET (PAVERS)
  - 11 SAND VOLLEYBALL COURT
  - 12 TRELLIS SWINGS
  - 13 MOVABLE FURNITURE
  - 14 BOARDWALK W/ SPECIALTY PAVING
  - 15 MID-BLOCK CROSSING
  - 16 ARCHWAY SIGN
  - 17 PALM GROVE W/ HAMMOCKS

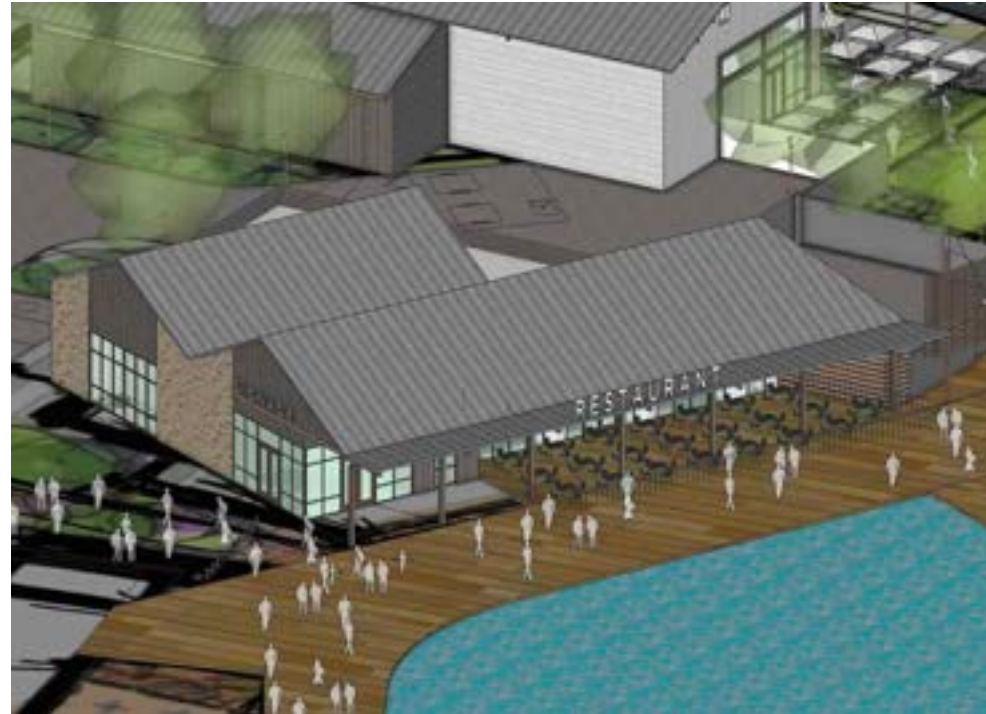






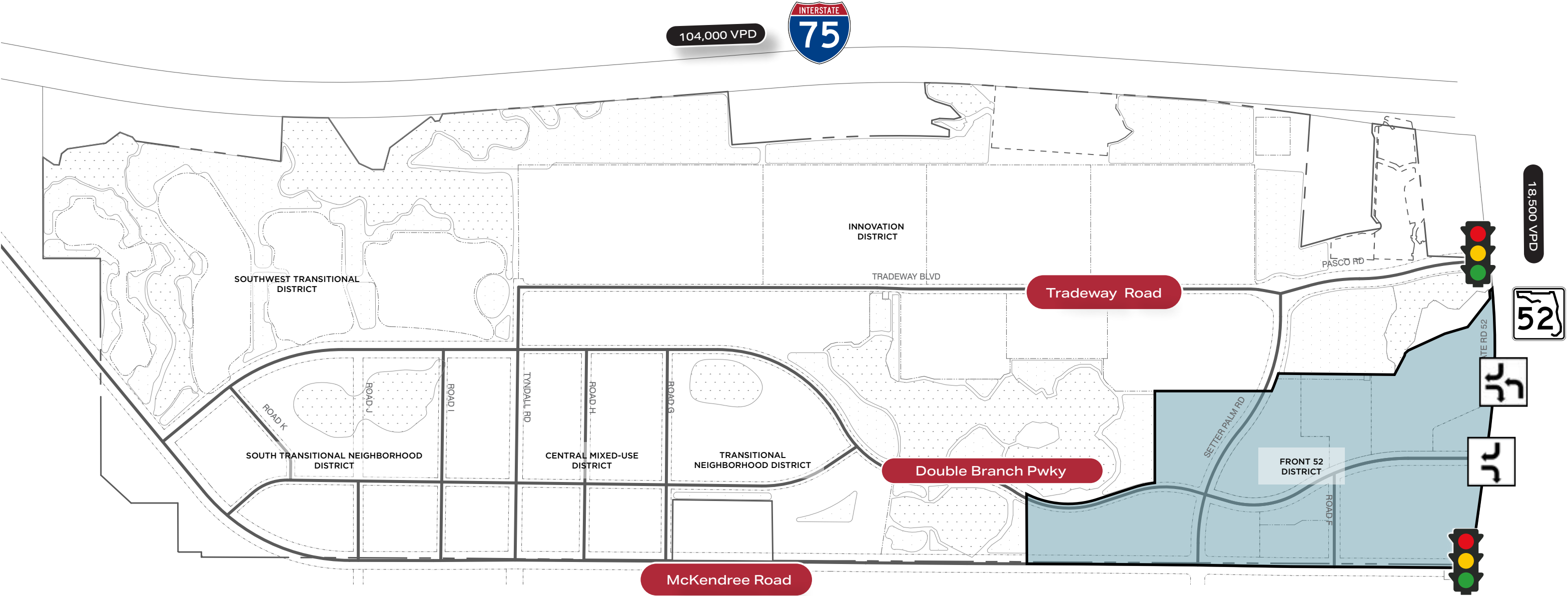
THE BOARDWALK  
AT DOUBLE BRANCH

# Renderings - The Boardwalk & Town Center



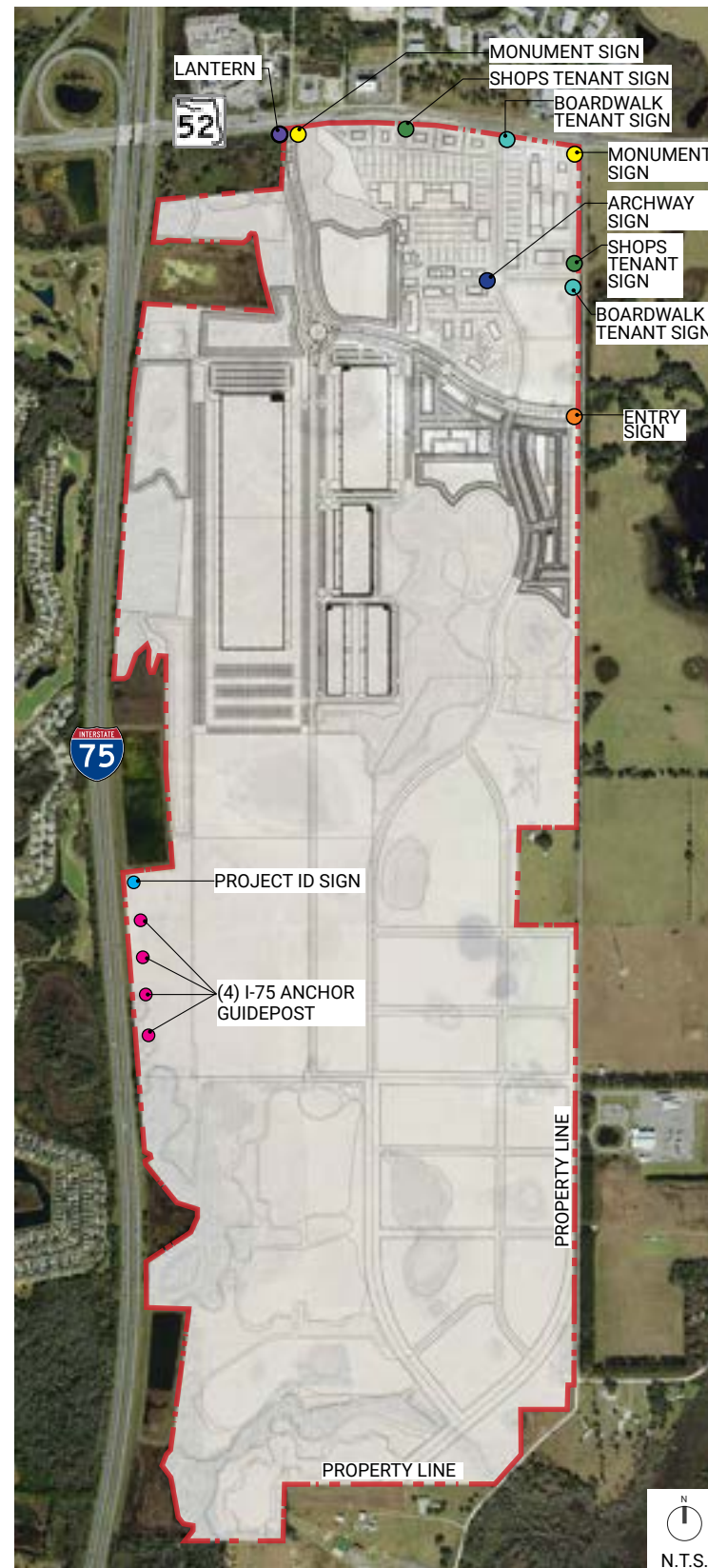


# Overall Double Branch Site Plan





# Proposed Signage



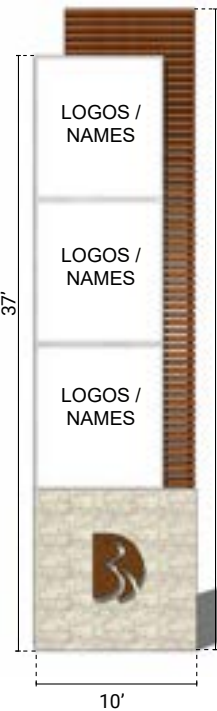
## PROJECT ID SIGN

THIS WILL REQUIRE A 2-STAGE PERMITTING PROCESS: MONUMENT STRUCTURE AND SIGN



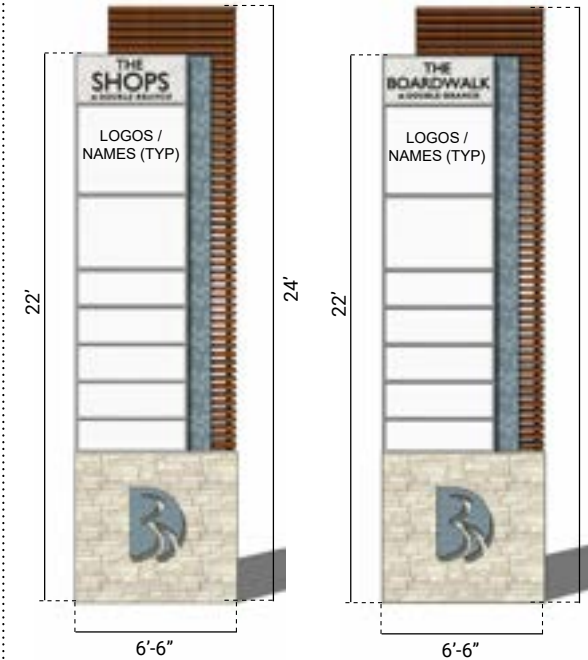
## I-75 ANCHOR GUIDEPOST

NOT CODE COMPLIANT DUE TO LACK OF RETAIL FRONTAGE ALONG I-75. SIGN HEIGHT DOES NOT COMPLY WITH LDC.



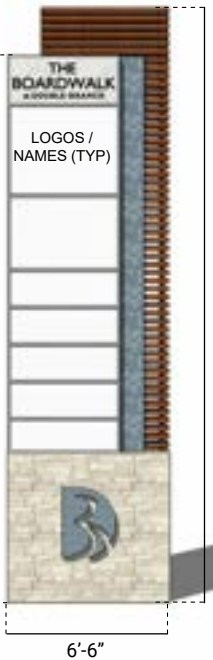
## THE SHOPS TENANT SIGN

SIGN HEIGHT DOES NOT COMPLY WITH LDC. PER LDC MAXIMUM SIGN HEIGHT IS 15' WITH ORNAMENTAL FEATURE NOT EXCEED 17.25'



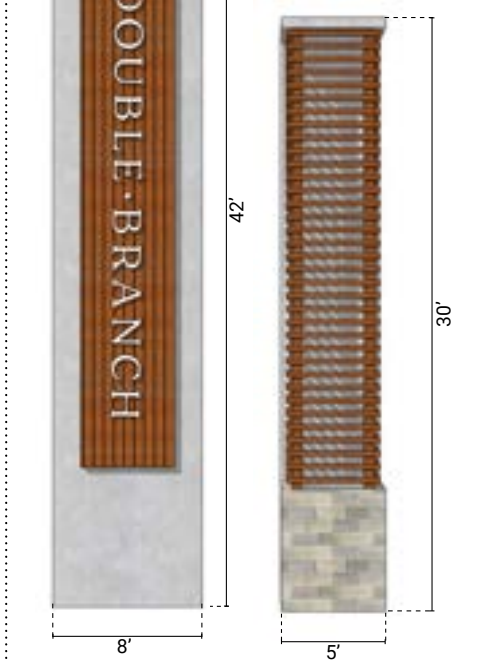
## BOARDWALK TENANT SIGN

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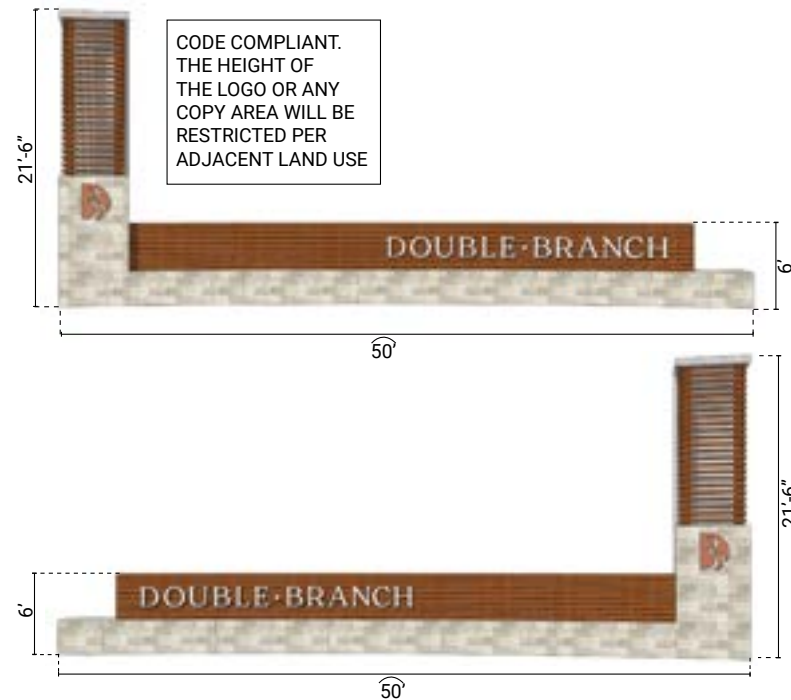


## MONUMENT SIGN

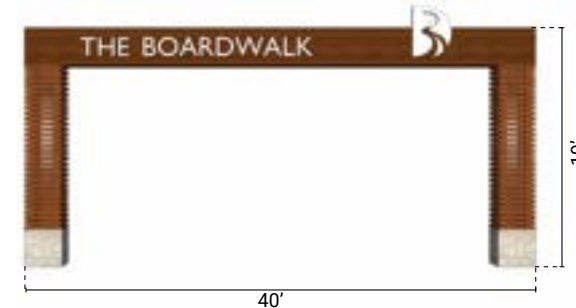
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## ENTRY SIGN



## ARCHWAY SIGN



ARCHWAY SIGN IS NOT MENTIONED IN LDC. THIS IS NOT IN THE PUBLIC R.O.W. PER CURRENT DESIGN





THE BOARDWALK

AT·DOUBLE·BRANCH

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