

WESLEY CHAPEL STATION

BRUCE B DOWNS BLVD & ARONWOOD BLVD, WESLEY CHAPEL, FL 33544

FOR LEASE



LOCATION DESCRIPTION

New development located at the signalized intersection of Bruce B Downs Blvd & Aronwood Blvd

PROPERTY HIGHLIGHTS

- Whole Foods Market and Lifetime Fitness anchored shopping center under construction
- 1,194 SF - 2,090 SF space available
- Nestled in the fast-growing trade area of Wesley Chapel
- Highly desirable co-tenancy in one of the strongest submarkets in Tampa Bay
- Anticipated delivery Q3 2026
- Traffic Counts (AADT): Bruce B Downs Blvd - 44,500



|  DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--|-----------|-----------|-----------|
| Total Population | 9,128 | 60,893 | 144,167 |
| Daytime Population | 10,640 | 55,949 | 125,422 |
| Households | 3,366 | 22,545 | 51,881 |
| Average HH Income | \$131,775 | \$146,301 | \$149,975 |



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SJC VENTURES

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| SUITE | TENANT NAME | SPACE SIZE |
|-------|-----------------------|------------|
| MAJ A | Whole Foods Market | 40,100 SF |
| MAJ B | Lifetime Fitness | 84,280 SF |
| 510 | Teachers Credit Union | 2,504 SF |
| 530 | Aria Nail | 2,004 SF |
| 550 | Petfolk | 2,504 SF |
| 560 | Lease Pending | 1,437 SF |
| 570 | Coffee | 1,894 SF |
| 310 | Chipotle | 2,803 SF |

| SUITE | TENANT NAME | SPACE SIZE |
|-------|-------------------|------------|
| 330 | PopUp Bagels | 1,402 SF |
| 340 | The Tox | 1,402 SF |
| 350 | Hair Cuttery | 1,260 SF |
| 360 | SweatHouz | 2,257 SF |
| 370 | Available | 2,090 SF |
| 380 | Available | 1,194 SF |
| 390 | Curry House Pizza | 1,609 SF |

| SUITE | TENANT NAME | SPACE SIZE |
|-------|----------------|------------|
| 210 | Naked Farmer | 2,805 SF |
| 220 | Available | 1,703 SF |
| 250 | Pacific Dental | 3,501 SF |
| 260 | bodenvy | 1,905 SF |
| 270 | Available | 1,776 SF |
| 280 | FedEx | 1,921 SF |
| 290 | CAVA | 2,406 SF |



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