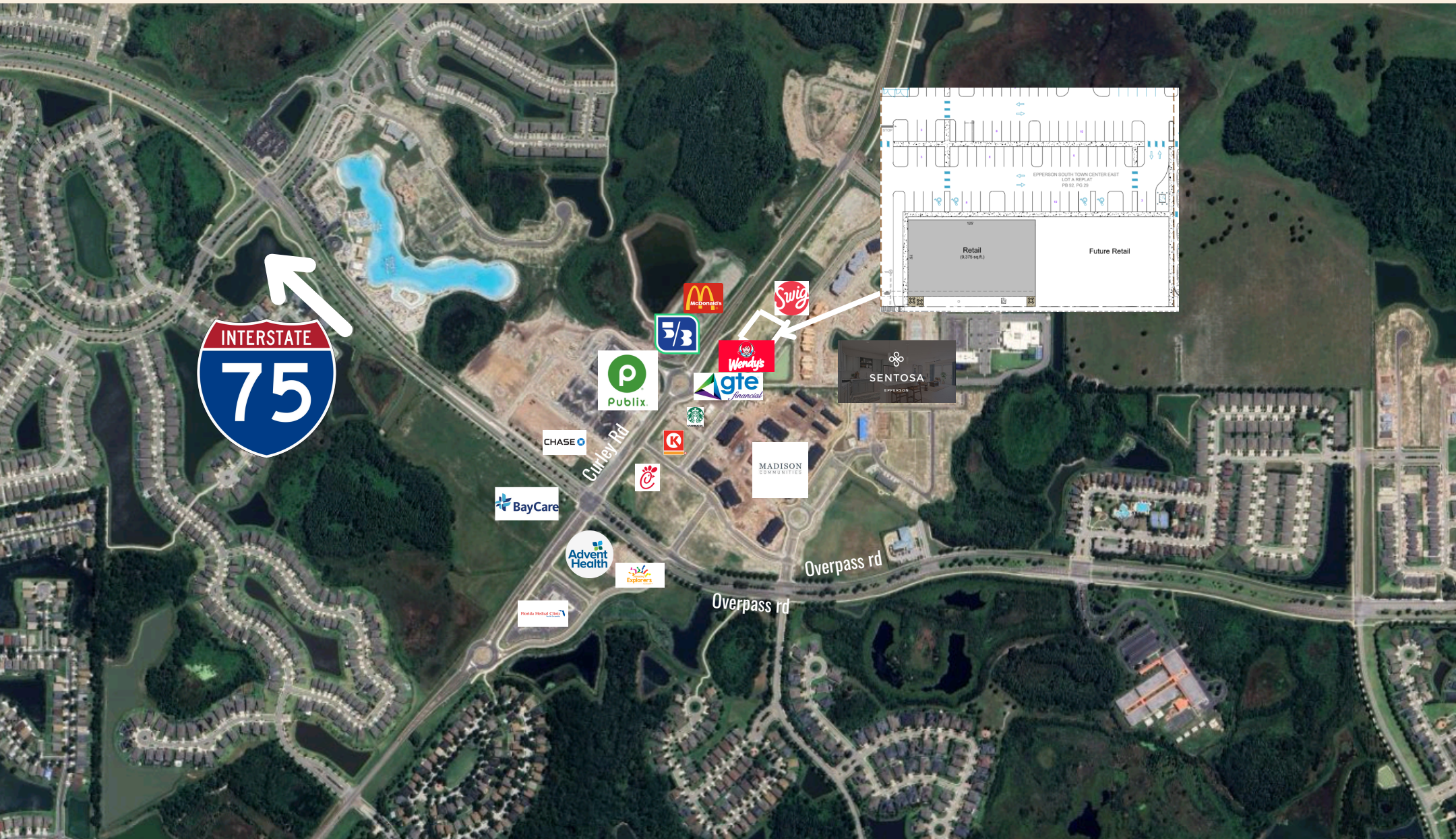


EPPERSON RETAIL DEVELOPMENT!

CURLEY RD, WESLEY CHAPEL, FL 33545

SPACE FOR TRADITIONAL LEASE

• RETAIL • MEDICAL • OFFICE • RESTAURANT •



Available:

1,500 sf to 9,375 sf

Location:

The site is convenient and accessible to Interstate 75.

Uses:

Retail, Medical, Office, Restaurant

Summary:

Our new +/- 3 Acre Commercial Development.

Now Leasing up to 9,375 sf



- **Circle K and Starbucks** are now open!
- **Chick Fil-A** targeting opening in May!
- **Wendy's , GTE** and **Swig** are under permitting!
- Approximately **9,375 sqft** available for lease
- **Johns Hopkins Children's Hospital** is coming to the corner of McKendree Road and Overpass Road, featuring 365,000 square feet of hospital space.
- Easy access to **I-75** and surrounding communities
- The nearby medical office building under construction is around **26,992 sqft.**



Demographic Table

Demographics	1 Miles	3 Miles	5 Miles
Population	28,635	57,124	101,524
Households	11,454	22,850	40,609.6
HH Income	\$101,319	\$112,950	\$97,952