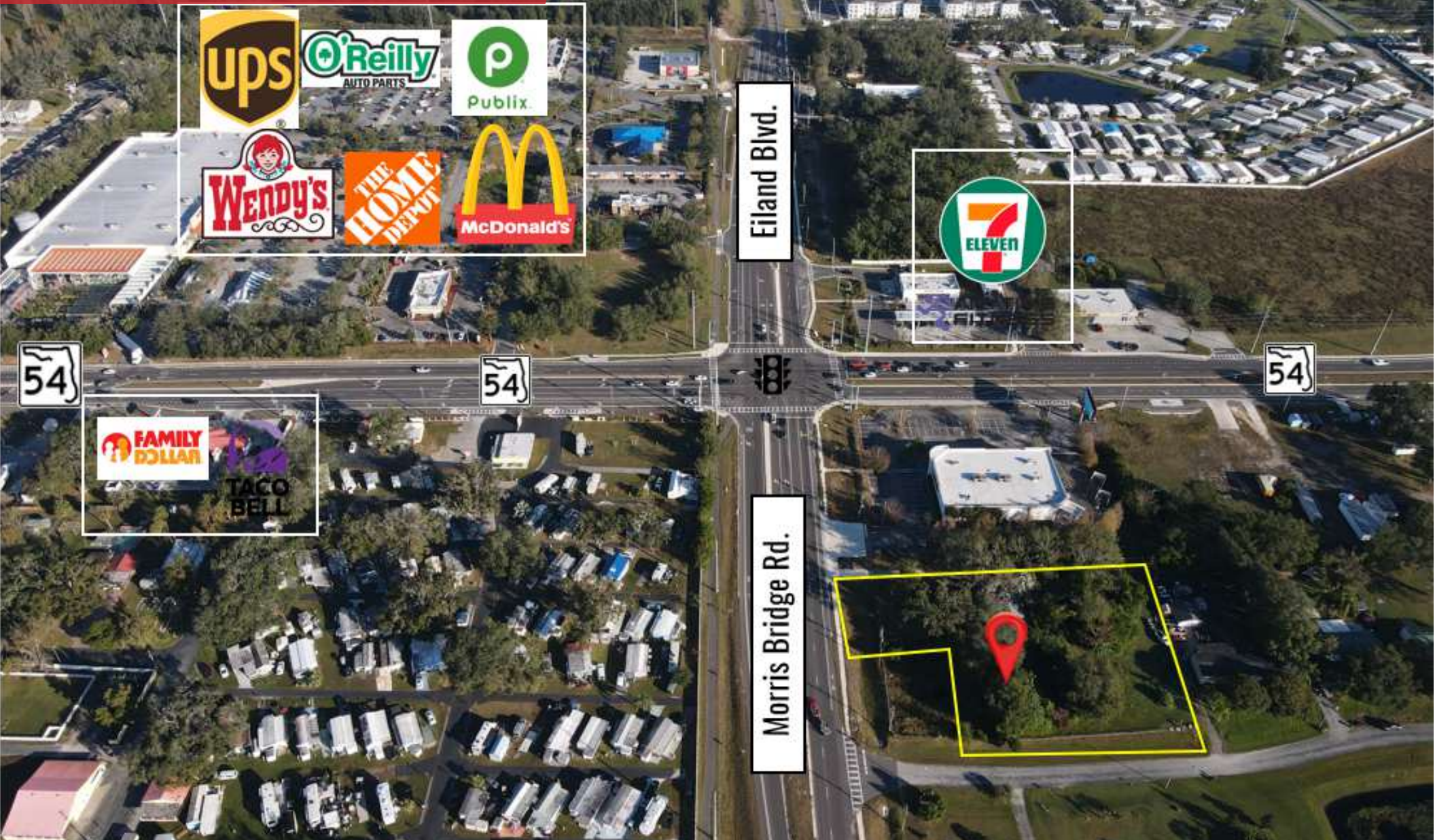


# 1.11 Acres on Morris Bridge Rd near SR 54

4142 MORRIS BRIDGE ROAD, Wesley Chapel, FL 33543



**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com

**Luis Cardenas**  
Senior Associate  
C: 813.830.2031  
luis@nyecommercial.com





# Property Summary

4142 MORRIS BRIDGE ROAD, Wesley Chapel, FL 33543



## PROPERTY DESCRIPTION

1.11-acre parcel available for sale. This strategically located site offers a multitude of possibilities, zoned C2, permitting various retail and commercial usages. Situated just South of SR 54 at the intersection of Eiland/Morris Bridge, this property boasts a prime location. It sits diagonally across from major retail anchors such as Home Depot, Publix, and McDonald's.

## PROPERTY HIGHLIGHTS

- Great site for a fast food restaurant or small retail strip center, also compatible for office or professional business
- Area of tremendous growth
- Existing buildings on site include barn, 965 sq ft building, 240 sq ft shed
- Seller believes property has cross access, accessing traffic light by former CVS

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,300,000
<b>Lot Size:</b>	1.11 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,414	13,097	37,258
<b>Total Population</b>	5,103	31,954	94,680
<b>Average HH Income</b>	\$69,935	\$90,400	\$101,819

### Brent Nye

Partner  
C: 813.997.3333  
brent@nyecommercial.com

### Luis Cardenas

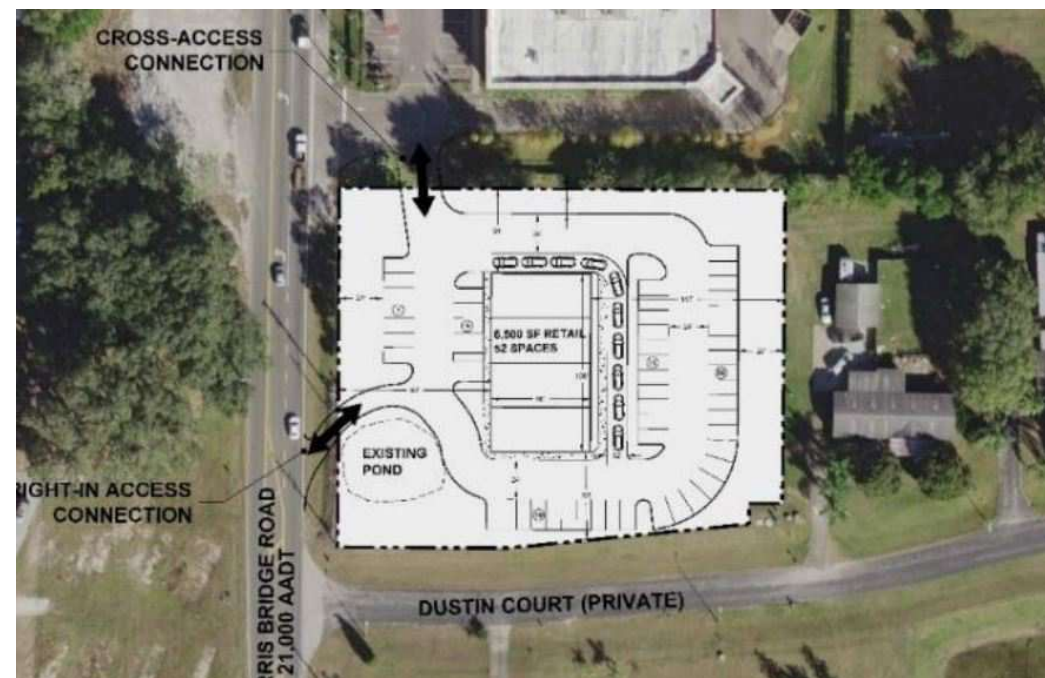
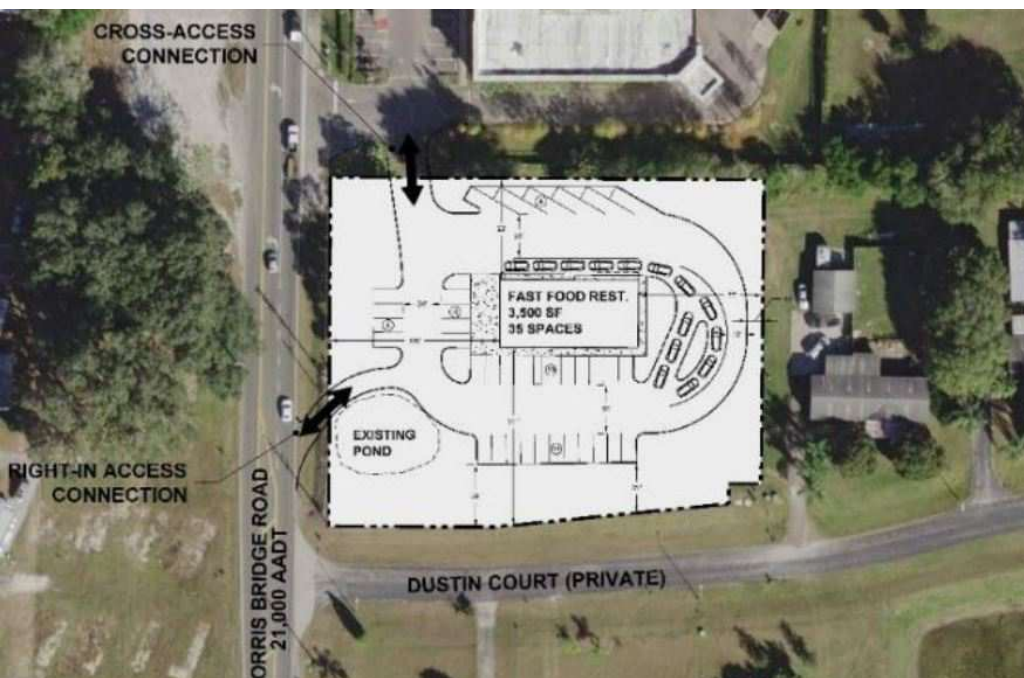
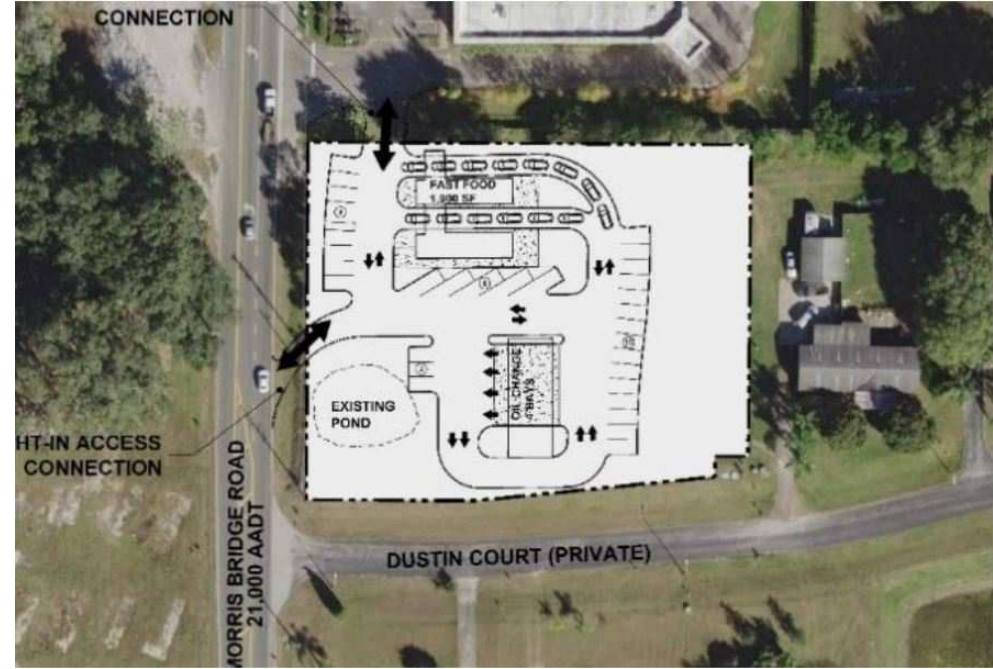
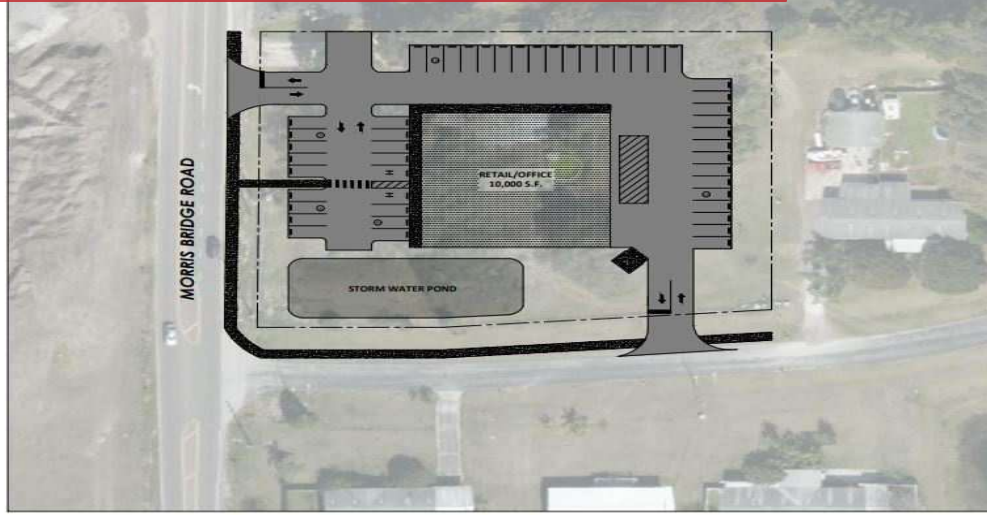
Senior Associate  
C: 813.830.2031  
luis@nyecommercial.com





# Possible Uses

4142 MORRIS BRIDGE ROAD, Wesley Chapel, FL 33543



**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com

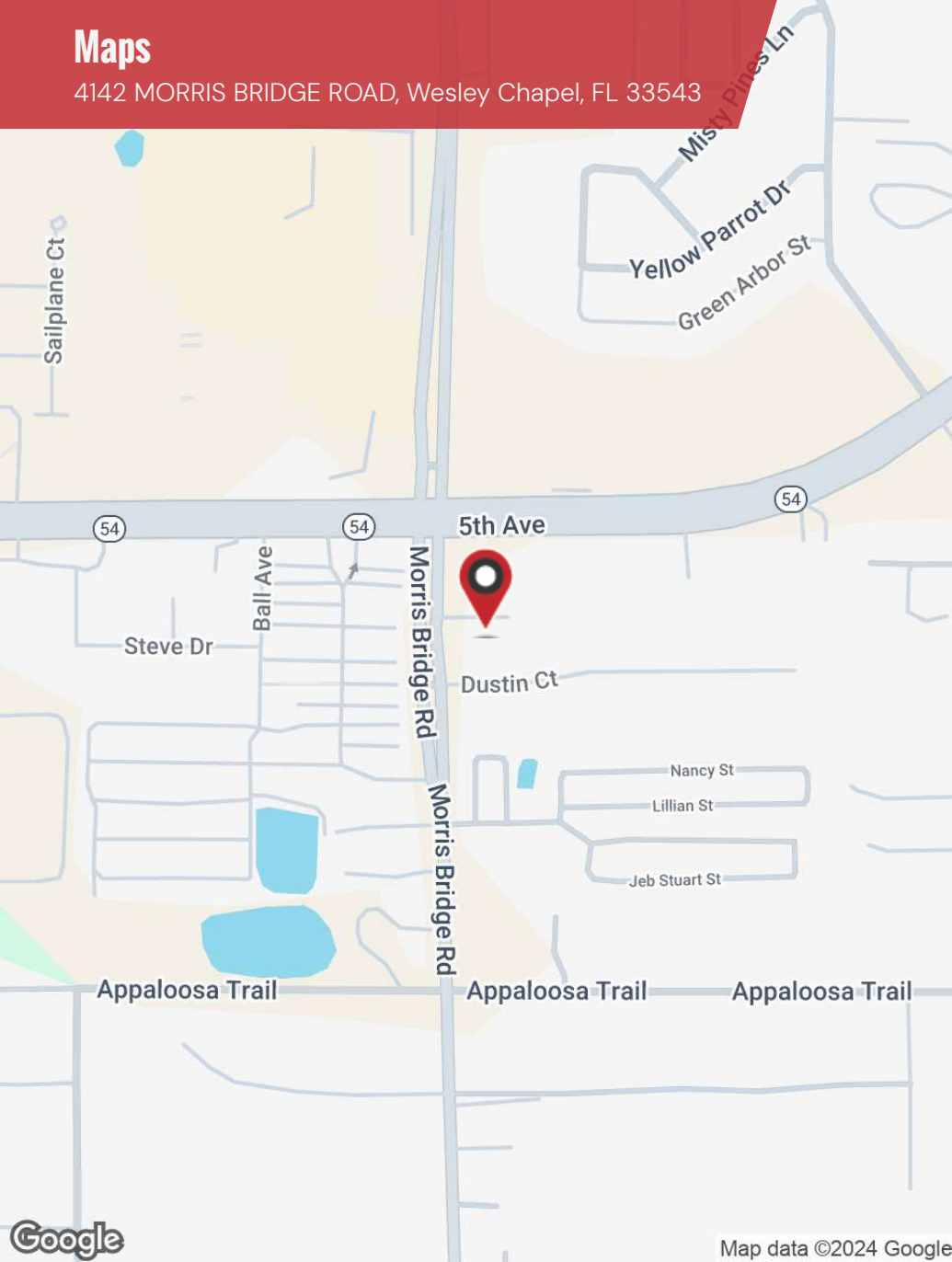
**Luis Cardenas**  
Senior Associate  
C: 813.830.2031  
luis@nyecommercial.com



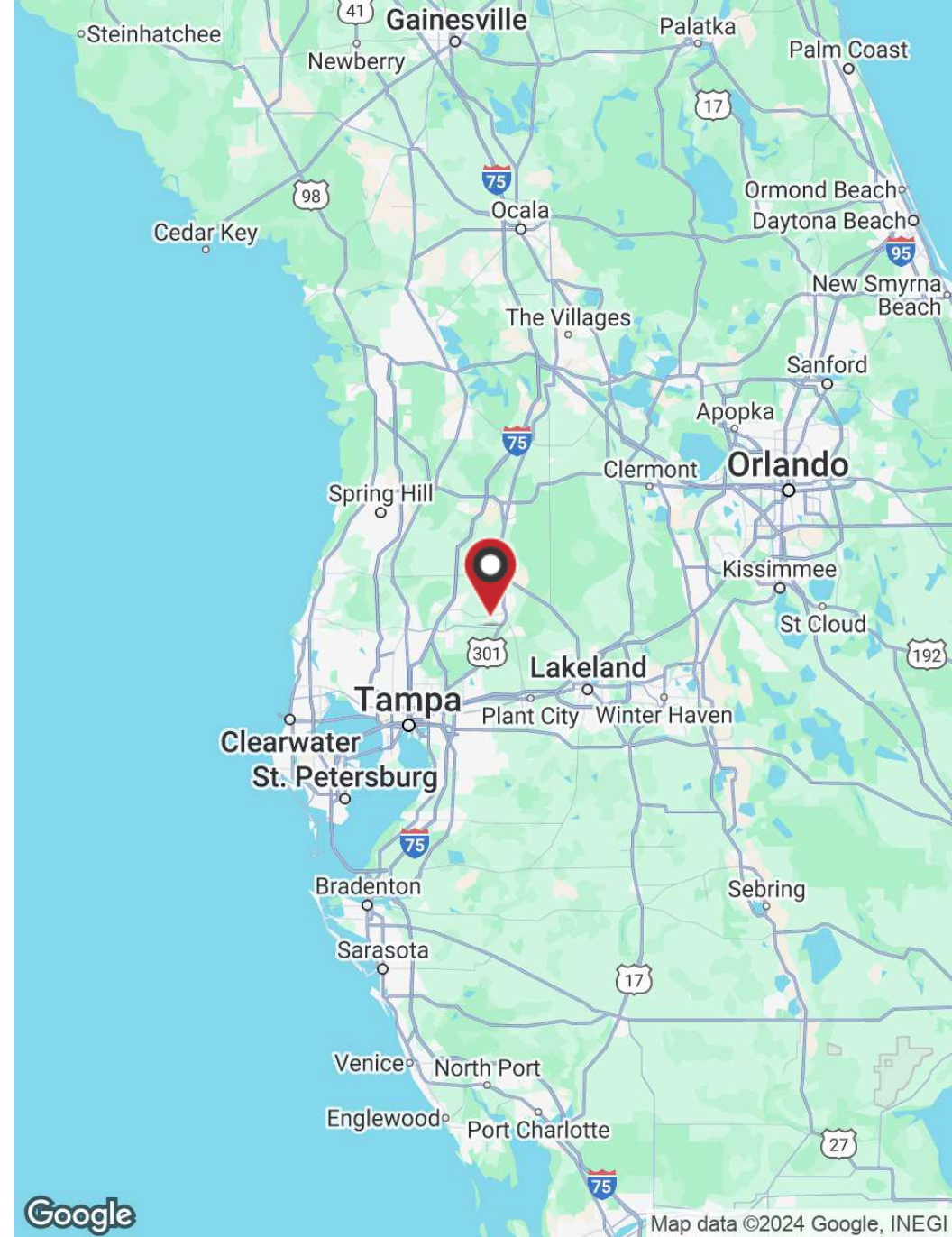


# Maps

4142 MORRIS BRIDGE ROAD, Wesley Chapel, FL 33543



Map data ©2024 Google



Google

Map data ©2024 Google, INEGI

**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com

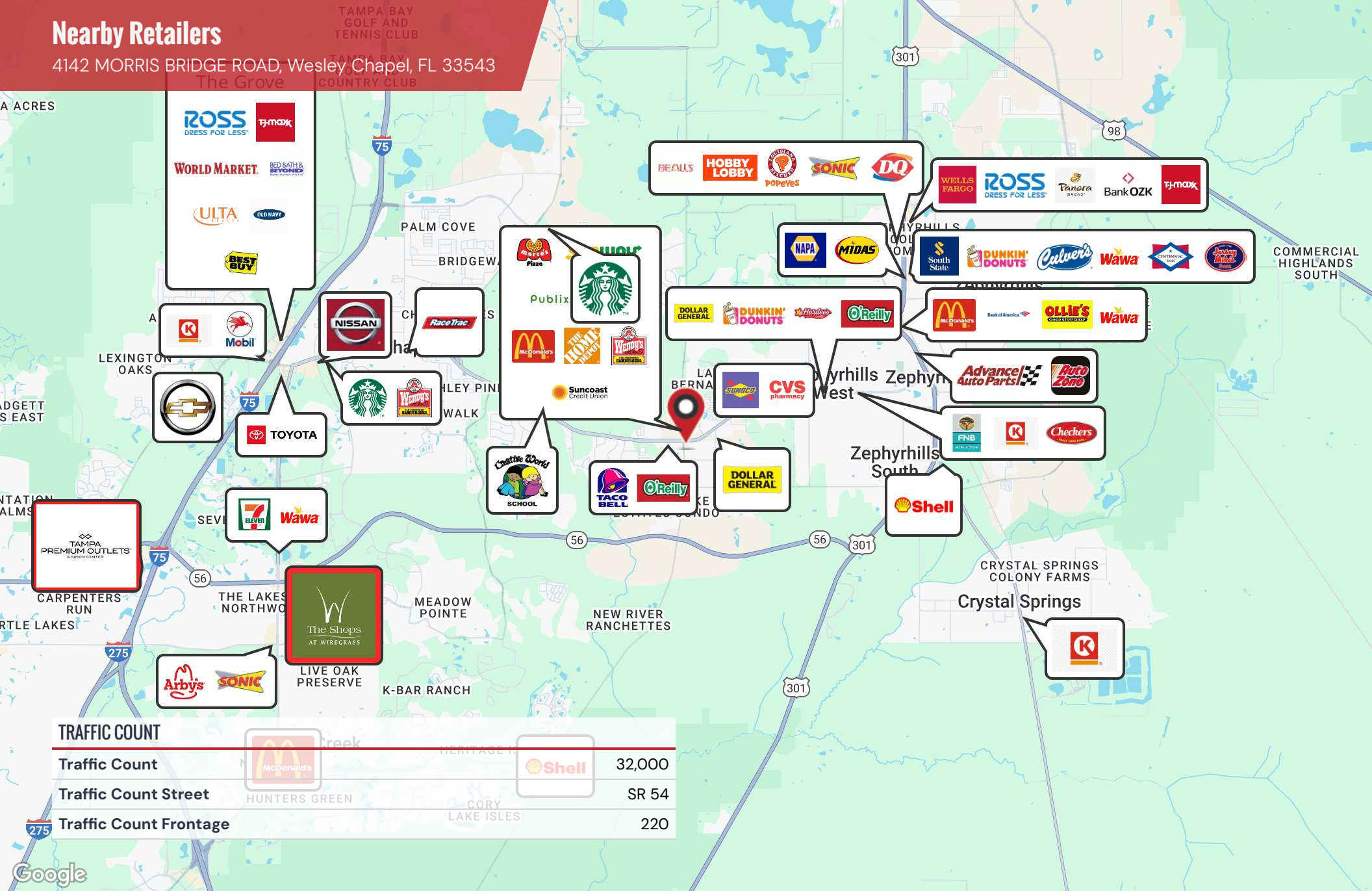
**Luis Cardenas**  
Senior Associate  
C: 813.830.2031  
luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)

# Nearby Retailers

4142 MORRIS BRIDGE ROAD, Wesley Chapel, FL 33543



## TRAFFIC COUNT

Traffic Count	Shell	32,000
Traffic Count Street		SR 54
Traffic Count Frontage		220

**Brent Nye**  
 Partner  
 C: 813.997.3333  
 brent@nyecommercial.com

**Luis Cardenas**  
 Senior Associate  
 C: 813.830.2031  
 luis@nyecommercial.com







**BRENT NYE**

Partner

**Direct:** 813.973.0214 **Cell:** 813.997.3333  
brent@nyecommercial.com



**LUIS CARDENAS**

Senior Associate

**Direct:** 813.973.0214 **Cell:** 813.830.2031  
luis@nyecommercial.com

FL #SL3535034

**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com

**Luis Cardenas**  
Senior Associate  
C: 813.830.2031  
luis@nyecommercial.com

