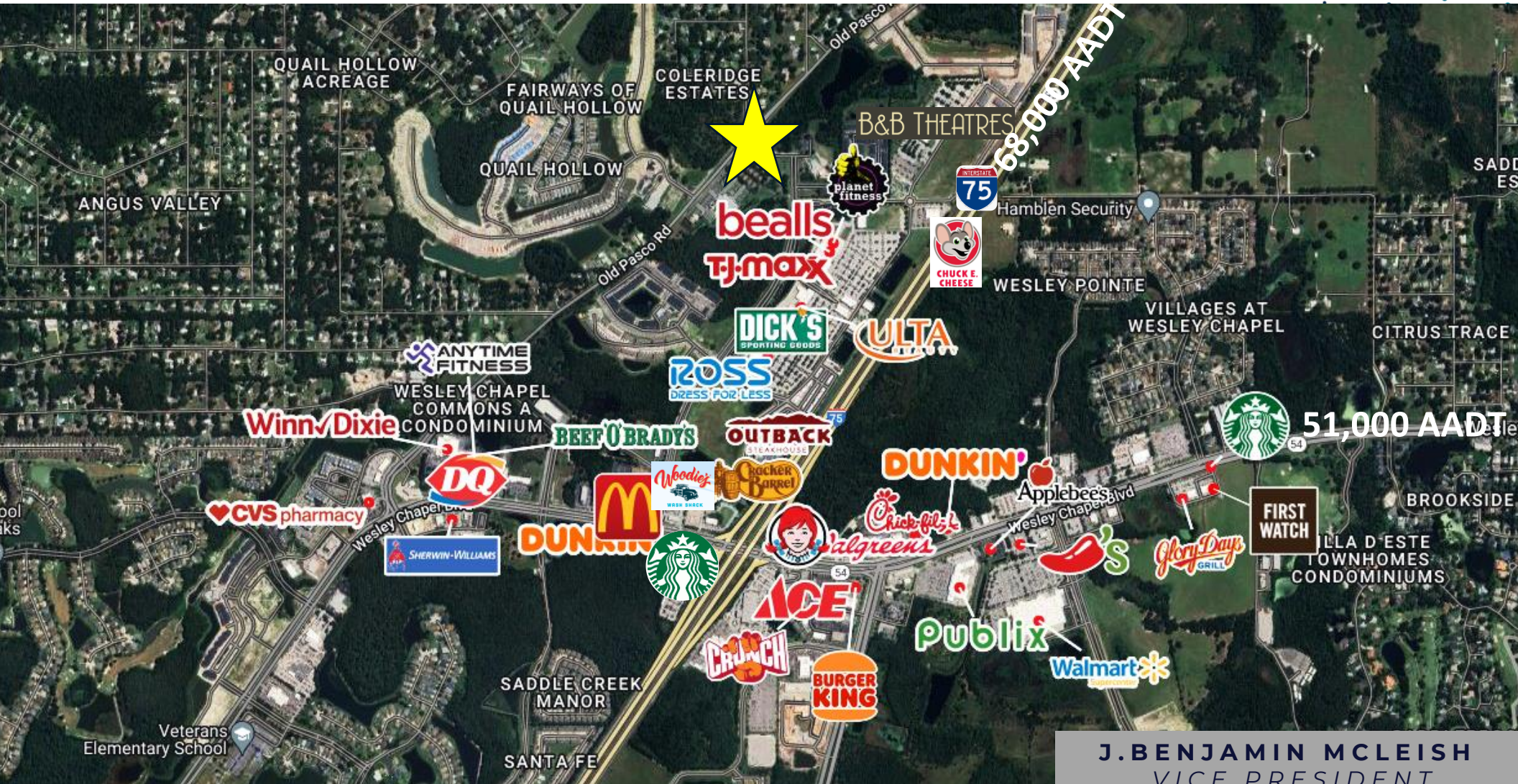


# OAKLEY JUNCTION

## NEW RETAIL DEVELOPMENT FOR LEASE

NEC OAKLEY BLVD & OLD PASCO ROAD  
WESLEY CHAPEL, FL 33544



equity | brokerage

J. BENJAMIN MCLEISH  
VICE PRESIDENT  
MOBILE 813.334.4733  
DIRECT 813.490.9817  
BMCLEISH@EQUITY.NET

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

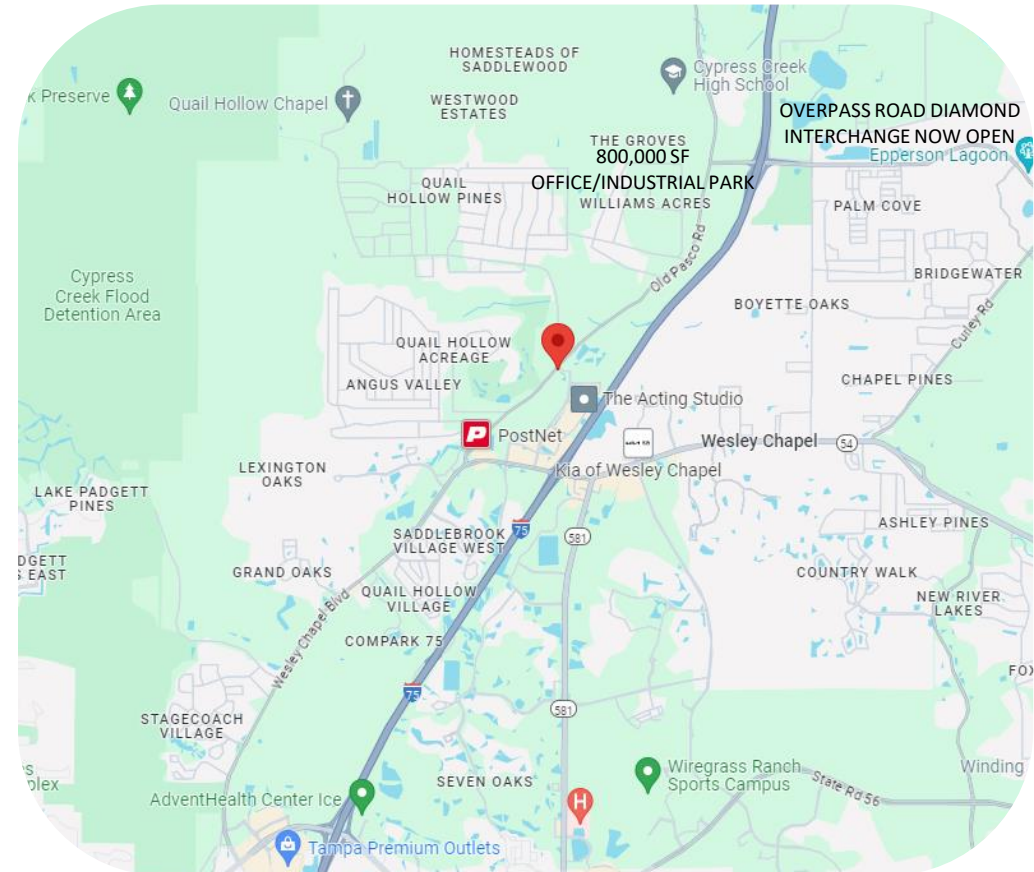


# PROPERTY HIGHLIGHTS

- SUITES FROM 1,400 SF
- FULLY LIGHTED INTERCHANGE ADJACENT TO THE GROVE AT WESLEY CHAPEL
- MEDIAN HOUSEHOLD INCOME \$111,661 WITHIN 3 MILES
- TRADE AREA SERVICED BY I-75, SR 54, OVERPASS ROAD AND OLD PASCO RD
- PERFECT FOR MEDICAL, COFFEE, PIZZA, FITNESS, WIRELESS, AND FINANCIAL SERVICES
- SIGNED TENANTS INCLUDE: BATTERIES PLUS, EUPHORIA VAPE AND OTHERS
- JOIN AREA RETAILERS: STARBUCKS, DICK'S SPORTING GOODS, BEST BUY, PETSMART, TJ MAXX, OLD NAVY, HOBBYTOWN, WINN DIXIE, AND NEW TARGET OPENING 1Q 2026

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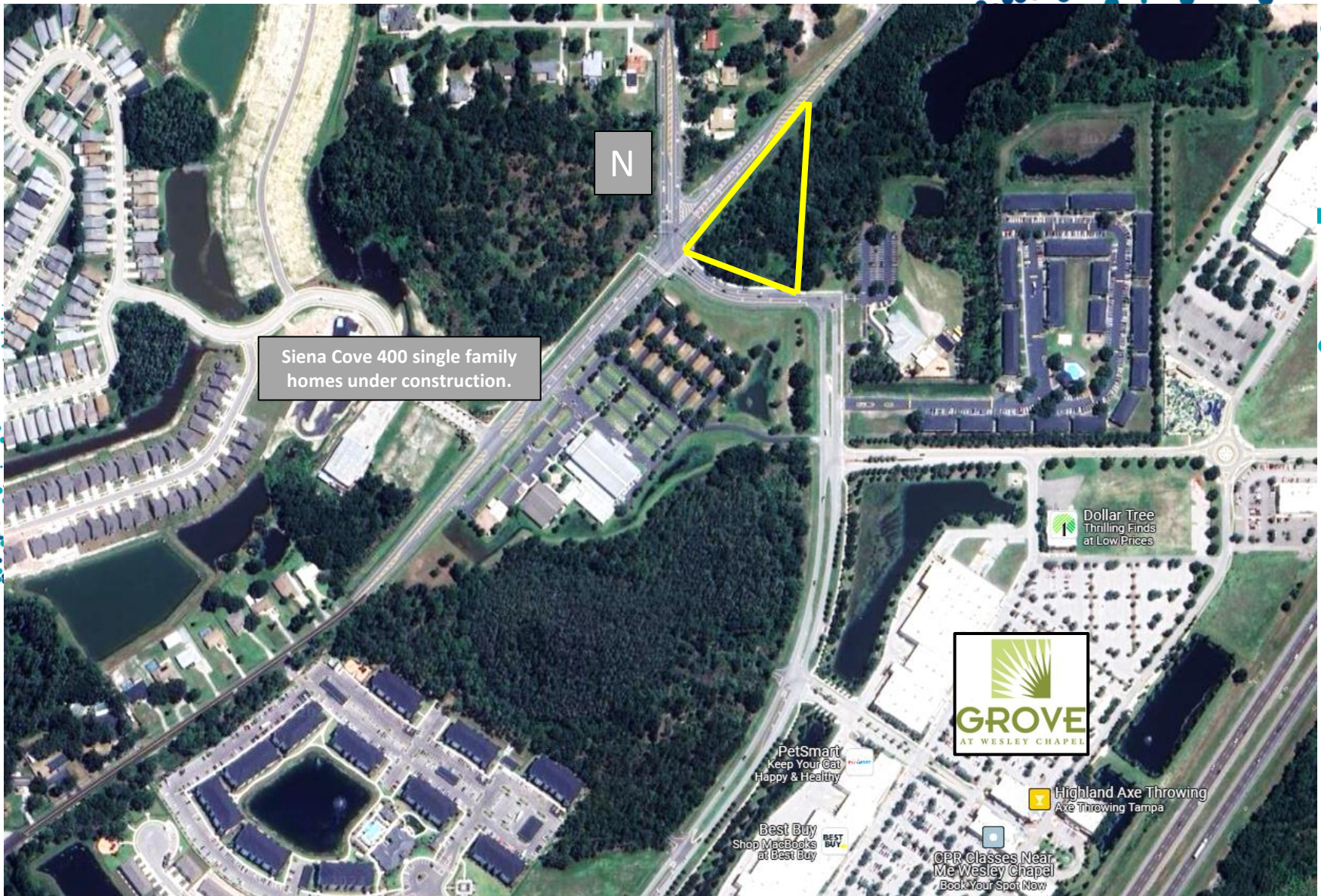


# SITE PLAN



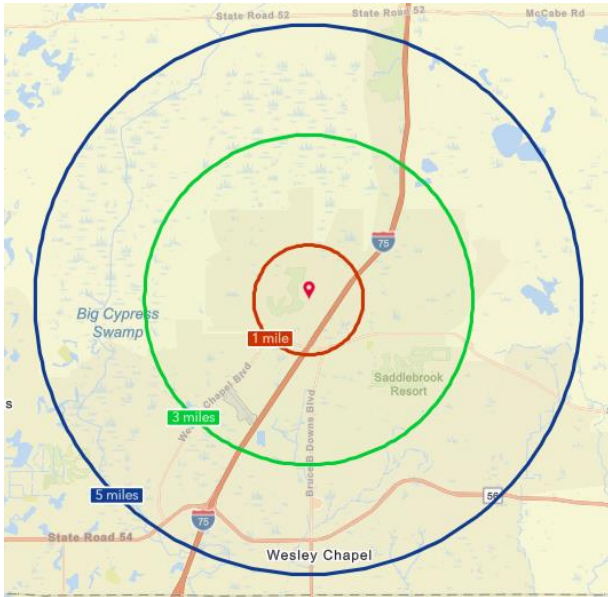


# CLOSE UP AERIAL





# 5-MILE RADIUS DEMOS



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## KEY FACTS

**83,230**  
Population

**2.8**  
Average  
Household Size

**40**  
Median Age

**\$115,400**  
Median Household Income

## BUSINESS

**2,676**

Total Businesses

**22,423**

Total Employees

## EDUCATION

**5.8%**  
No High School  
Diploma

**19.8%**  
High School  
Graduate

**28.7%**  
Some  
College

**45.7%**  
Bachelor's/Grad/Prof  
Degree

## INCOME

**\$49,791**  
Per Capita  
Income

**\$115,400**  
Median  
Household  
Income

**\$514,602**  
Average  
Household  
Income

## EMPLOYMENT

**74.2%**  
White  
Collar

**12.1%**  
Blue  
Collar

**13.7%**  
Services