



FOR LEASE - ANCHOR, JR ANCHOR AND OUTPARCEL AVAILABILITY

River Place & Two Rivers Outparcels

Two Rivers | Wesley Chapel, FL



SRS

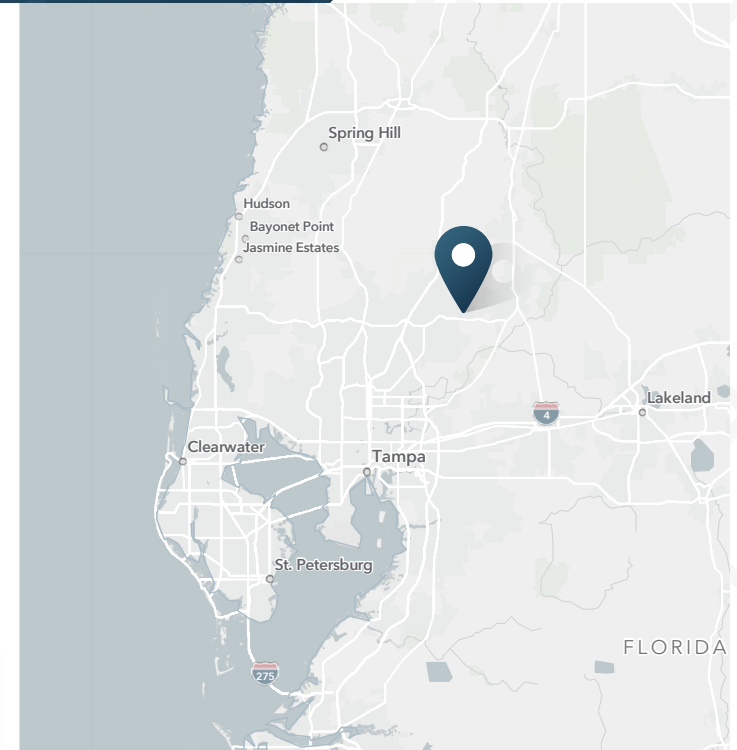
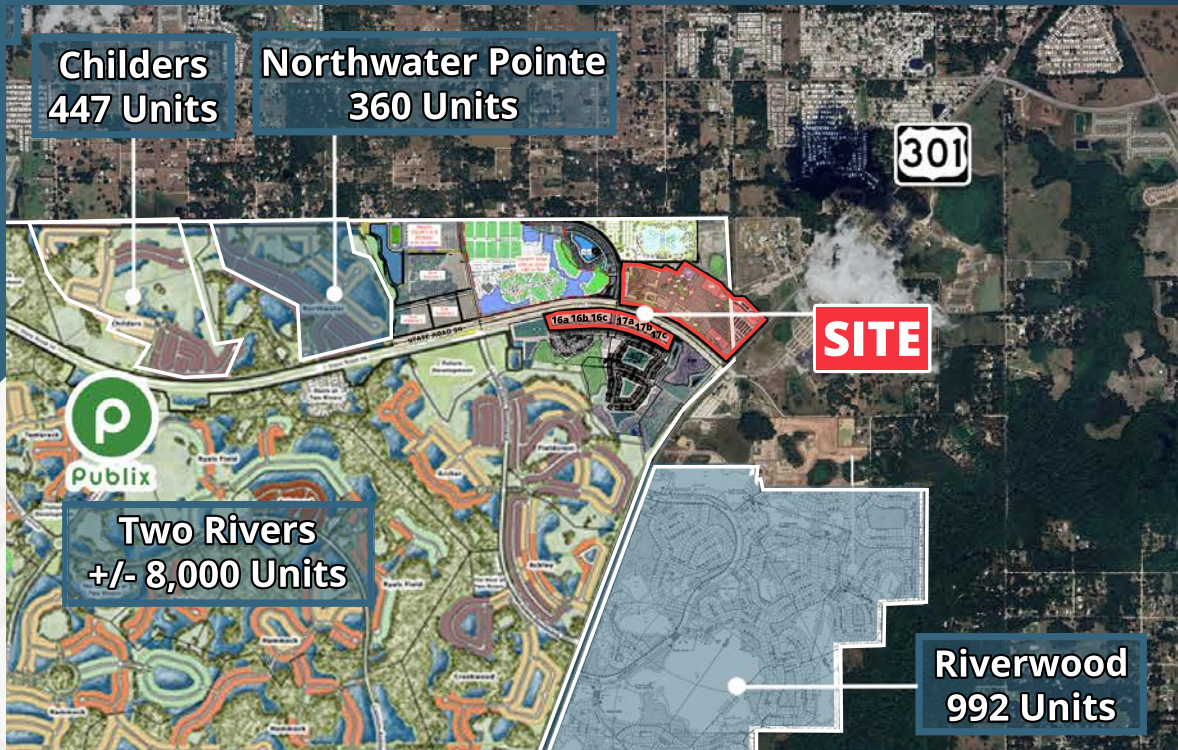


two rivers

A LASTING LEGACY

River Place & Two Rivers Outparcels

Two Rivers | Wesley Chapel, FL 33543



ABOUT THE PROPERTY

- Strategically located within the Wesley Chapel submarket of the Tampa MSA
- Two Rivers Town Center is located at the NWC of SR 56 & 301 anchoring the Two Rivers Master Planned Community (+/- 7,000 residential units).
- Fully entitled for up to 660,000 sq. ft. of commercial
- Wesley Chapel is recognized as one of the fastest growing residential markets in the country

JOIN THESE NEARBY RETAILERS

Walmart  Publix 



TRAFFIC COUNTS

SR-56
Hwy. 301

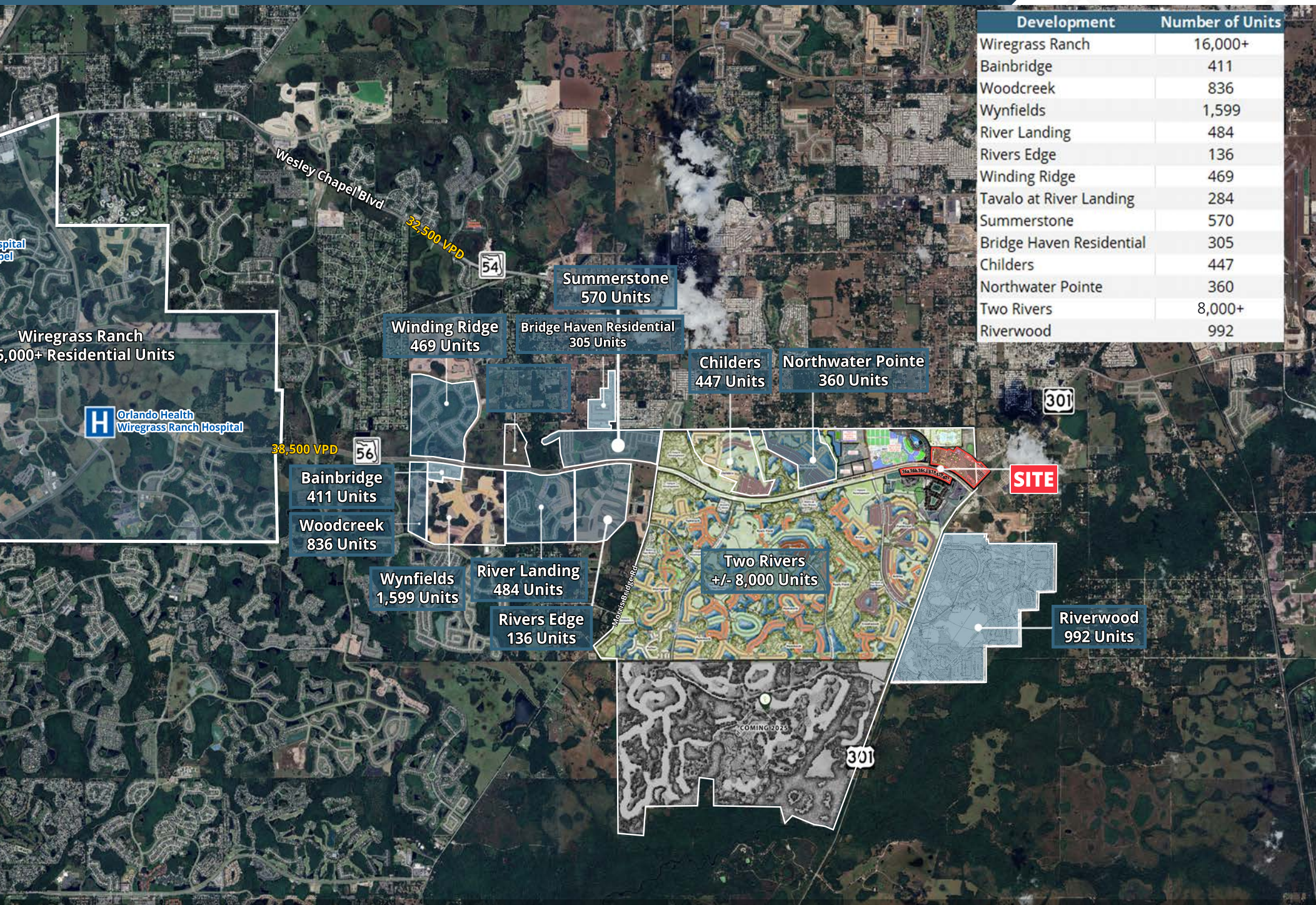
Year: 2025 | Source: FDOT

38,500 VPD
23,500 VPD

Contact
Broker
Rate

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

1,654 Population	1,355 Total Daytime Population	\$88,351 Average Household Income	2,252 Total Future Households (2030)
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3 MILES

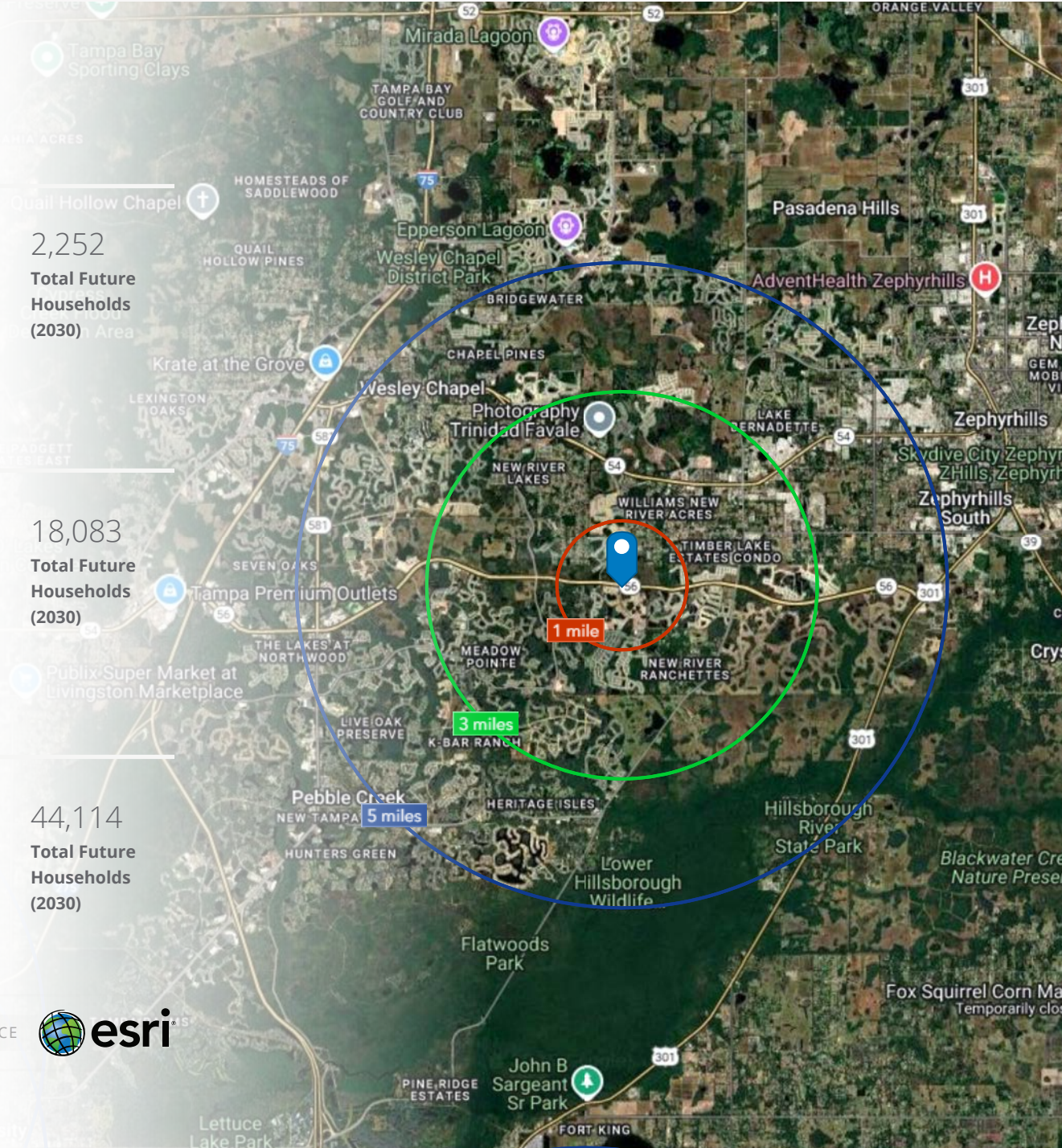
29,595 Population	23,412 Total Daytime Population	\$105,260 Average Household Income	18,083 Total Future Households (2030)
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5 MILES

89,853 Population	69,608 Total Daytime Population	\$110,612 Average Household Income	44,114 Total Future Households (2030)
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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