

2145 CYPRESS RIDGE BLVD # 202, WESLEY CHAPEL, FL

FOR LEASE 3,164 SF 2nd Floor Office space

Prime SR 56 Location
Exceptional Visibility
Monument & Building Signage

Luis Cardenas
Senior Associate
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

FOR LEASE | 3,164 SF SECOND-FLOOR OFFICE SPACE

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PROPERTY DESCRIPTION

Position your business in one of the most prominent and rapidly growing corridors in the region. This ±3,164 square foot second-floor office suite offers premier frontage along State Road 56, just off Interstate 75, with an impressive 83,000 vehicles per day providing unmatched exposure and brand visibility. This building benefits from direct exposure on SR 56 a dominant east-west commercial corridor serving one of the area's fastest-growing submarkets with ample on-site parking. Ideal for professional, medical, financial, legal, consulting, or corporate office users seeking high traffic counts, strong demographics, and convenient regional access.

PROPERTY HIGHLIGHTS

- Fronting on SR 56 with 83,000 AADT
- Building / monument signage available
- Easy Access by Traffic Light
- Easy Access to I-75 & I-275
- Cypress Creek is the first left turn off of I-75 and State Road 56 with high visibility and signage opportunity
- Furnished Turnkey Office

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OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	3,164 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,059	19,778	52,620
Total Population	5,866	55,175	145,818
Average HH Income	\$134,571	\$138,983	\$138,106



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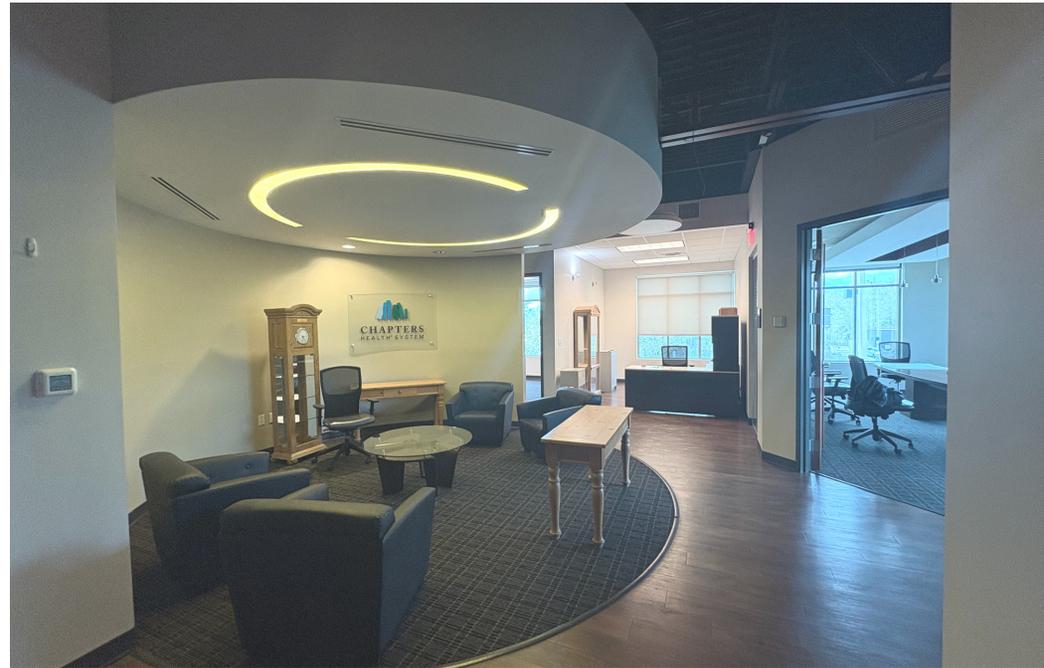
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Interior Images

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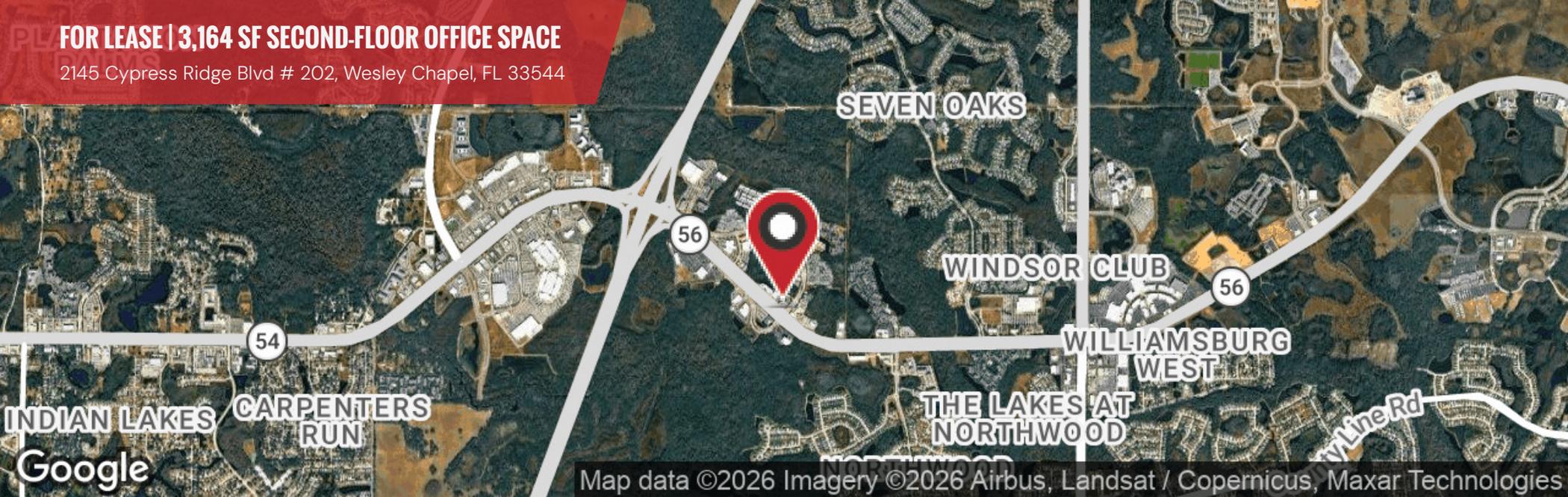
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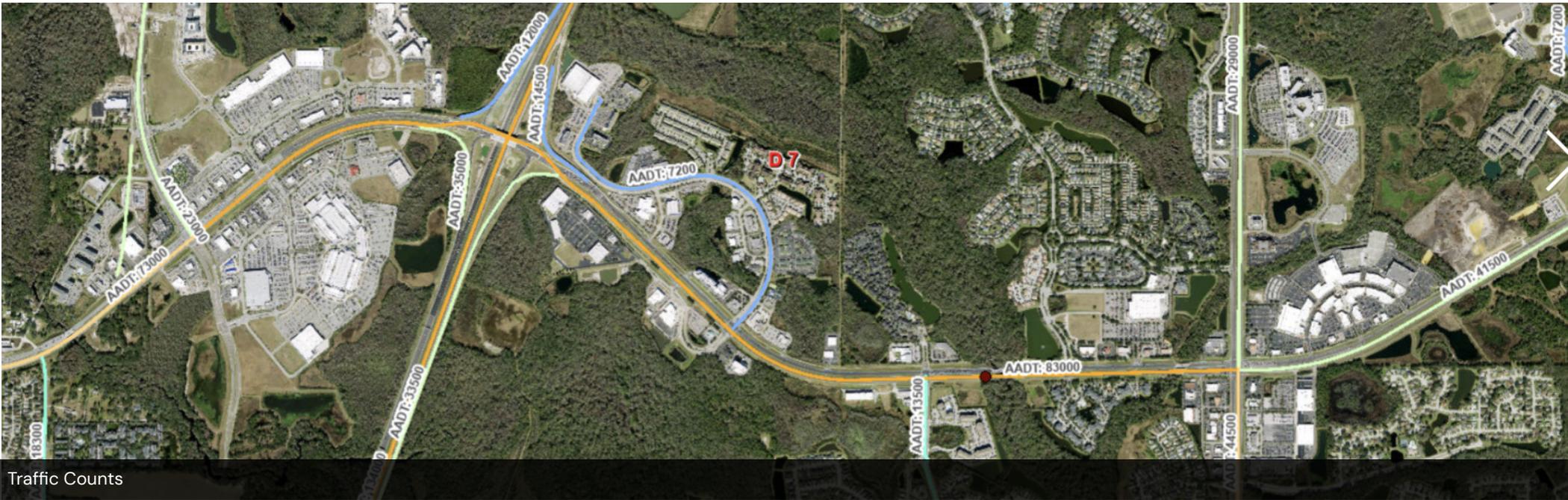
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Traffic Counts

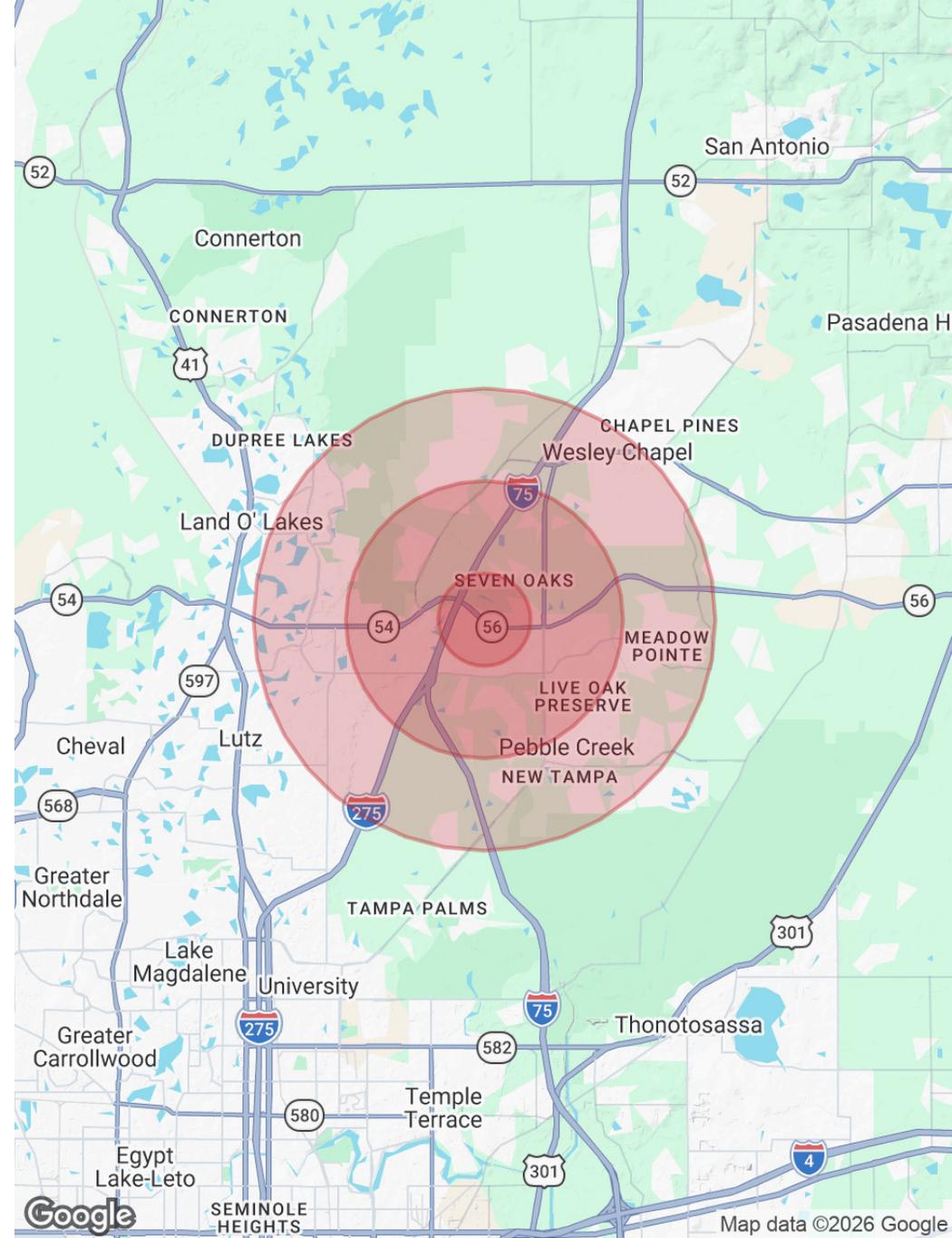
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,866	55,175	145,818
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,059	19,778	52,620
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$134,571	\$138,983	\$138,106
Average House Value	\$536,243	\$463,389	\$450,184

Demographics data derived from AlphaMap



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Nearby retailers

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