

5,000 SF | 2306 GREENBRANCH DR, SUITE 101 | WESLEY CHAPEL, FL

Executive Summary



OFFERING SUMMARY

Lease Rate: \$20.00 SF/yr (NNN)

Building Size: 5,000 SF

Available SF: 1,500 SF

PROPERTY OVERVIEW

This 1500 SF space is provided in "vanilla box" form with floor, ceiling, walls, AC and electric. It has one bathroom and has been divided to form a medical office layout, but can be used by a wide range of professions. The building is still completing construction so the space will available from August 1st

LOCATION OVERVIEW

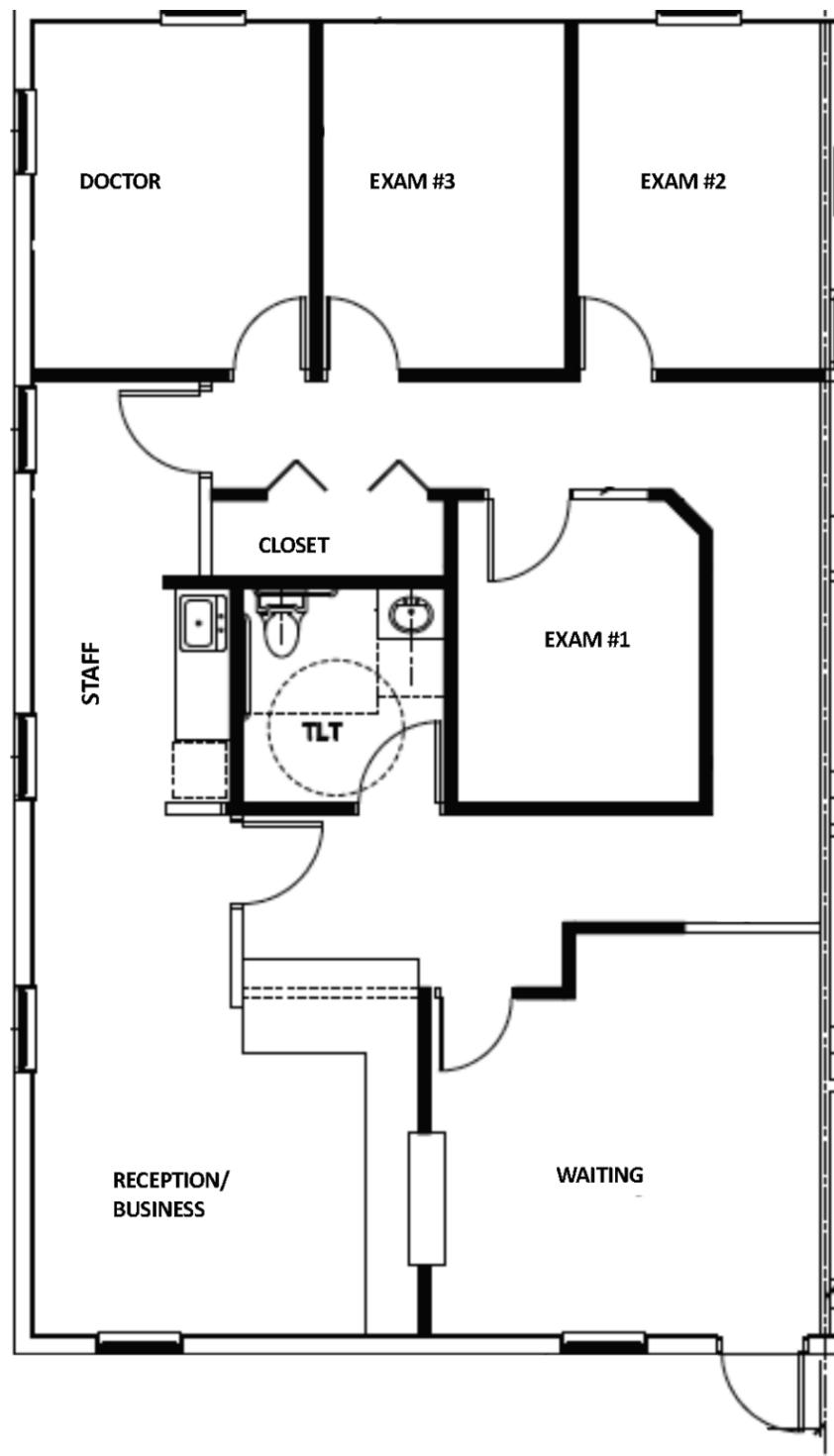
Located just off busy State Road 56 this office space is close to plenty of local amenities as well as providing easy access to interstates I-75 and I-275. Being at the very front of the park it also has high visibility to Cypress Ridge Blvd.

PROPERTY HIGHLIGHTS

- Brand New
- High Visibility
- Close to major highways
- Laid out for medical

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Floor Plans



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Location Maps

**Google****PAUL CROSS**

Broker Associate

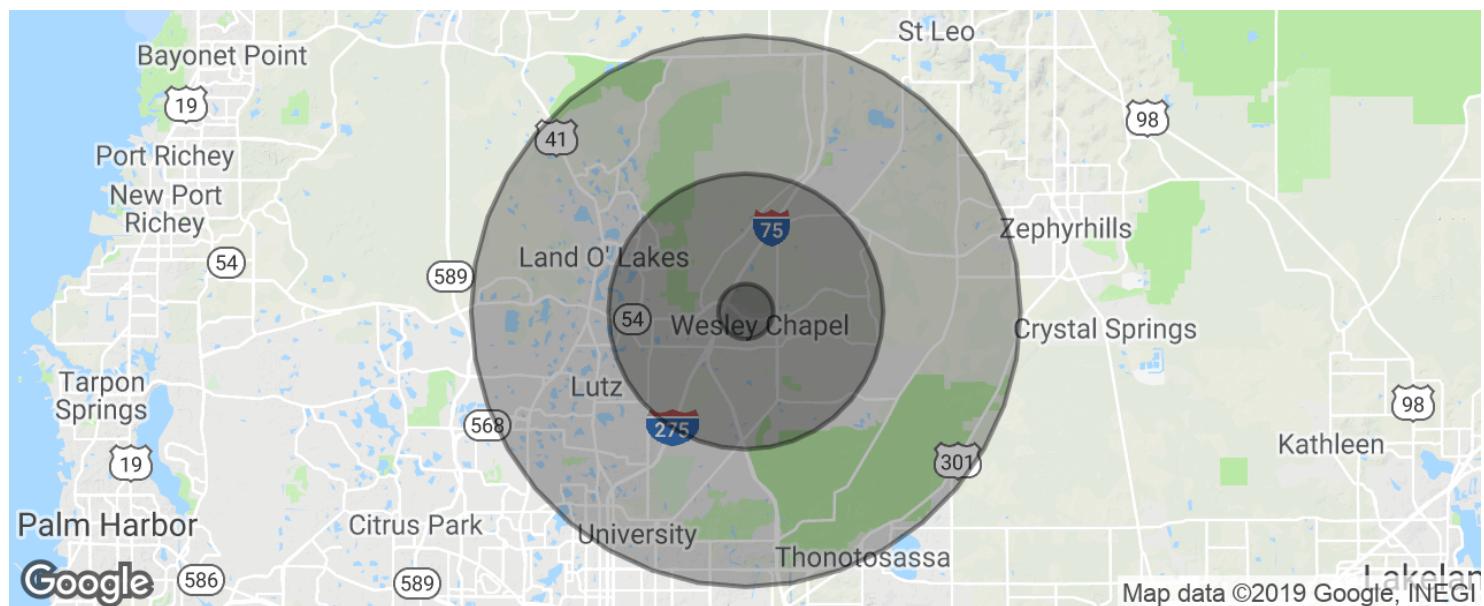
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Demographics Map & Report



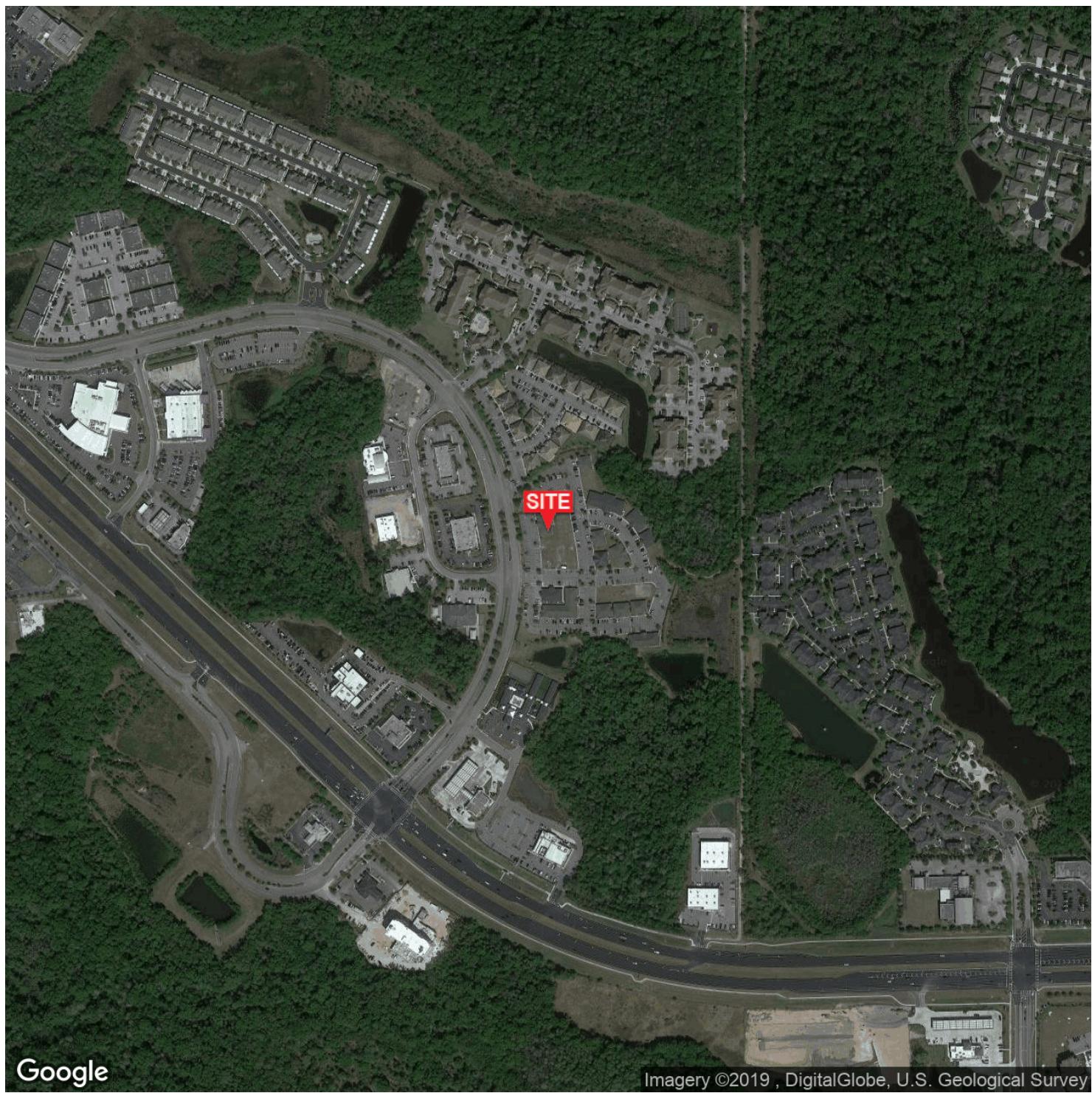
POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,201	102,178	293,819
Median age	32.3	34.5	35.2
Median age (Male)	29.2	34.2	34.8
Median age (Female)	34.3	34.5	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,190	36,210	109,880
# of persons per HH	2.7	2.8	2.7
Average HH income	\$77,311	\$86,628	\$74,837
Average house value		\$258,452	\$267,907

* Demographic data derived from 2010 US Census

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Aerial Maps



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Retailer Map



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