

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.

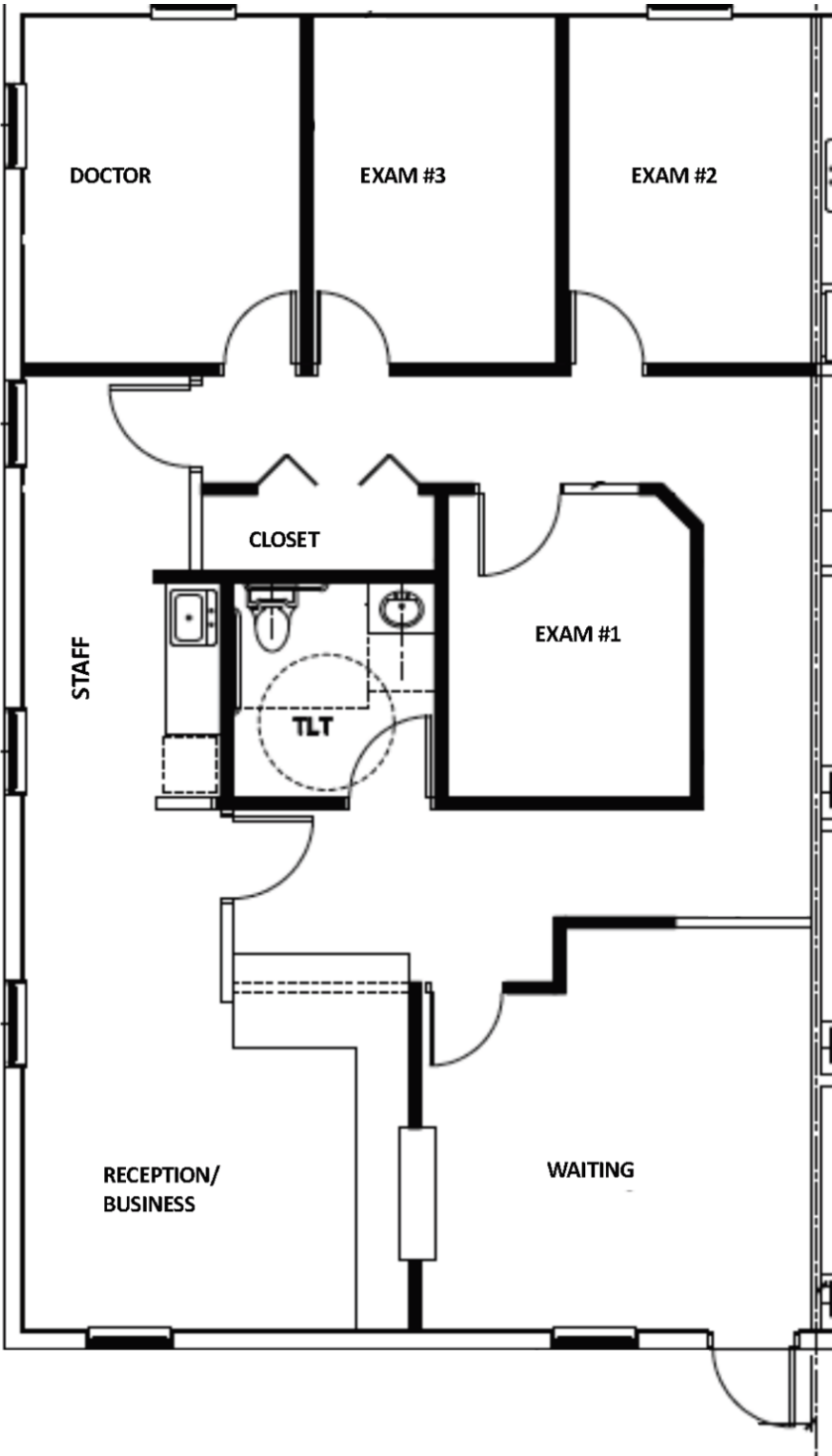
- PROPERTY HIGHLIGHTS**
- Brand New
  - High Visibility
  - Close to major highways
  - Laid out for medical



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# Floor Plans



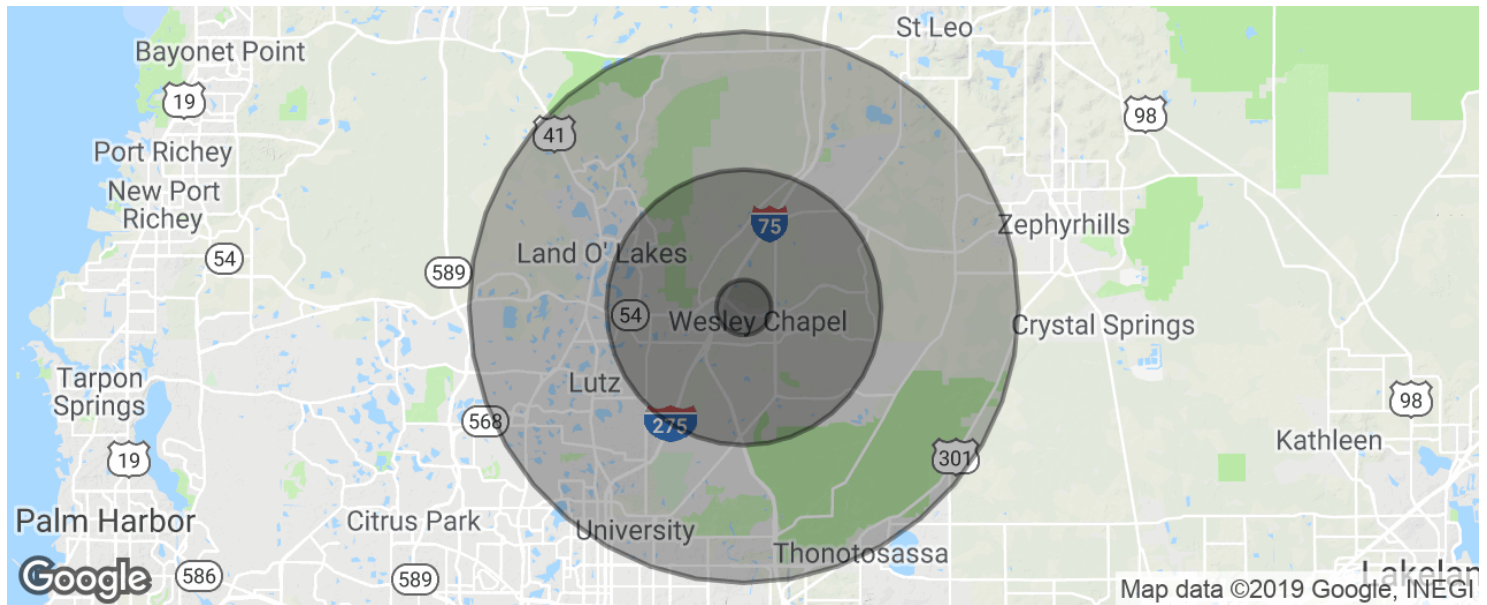
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## Location Maps



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# Demographics Map & Report



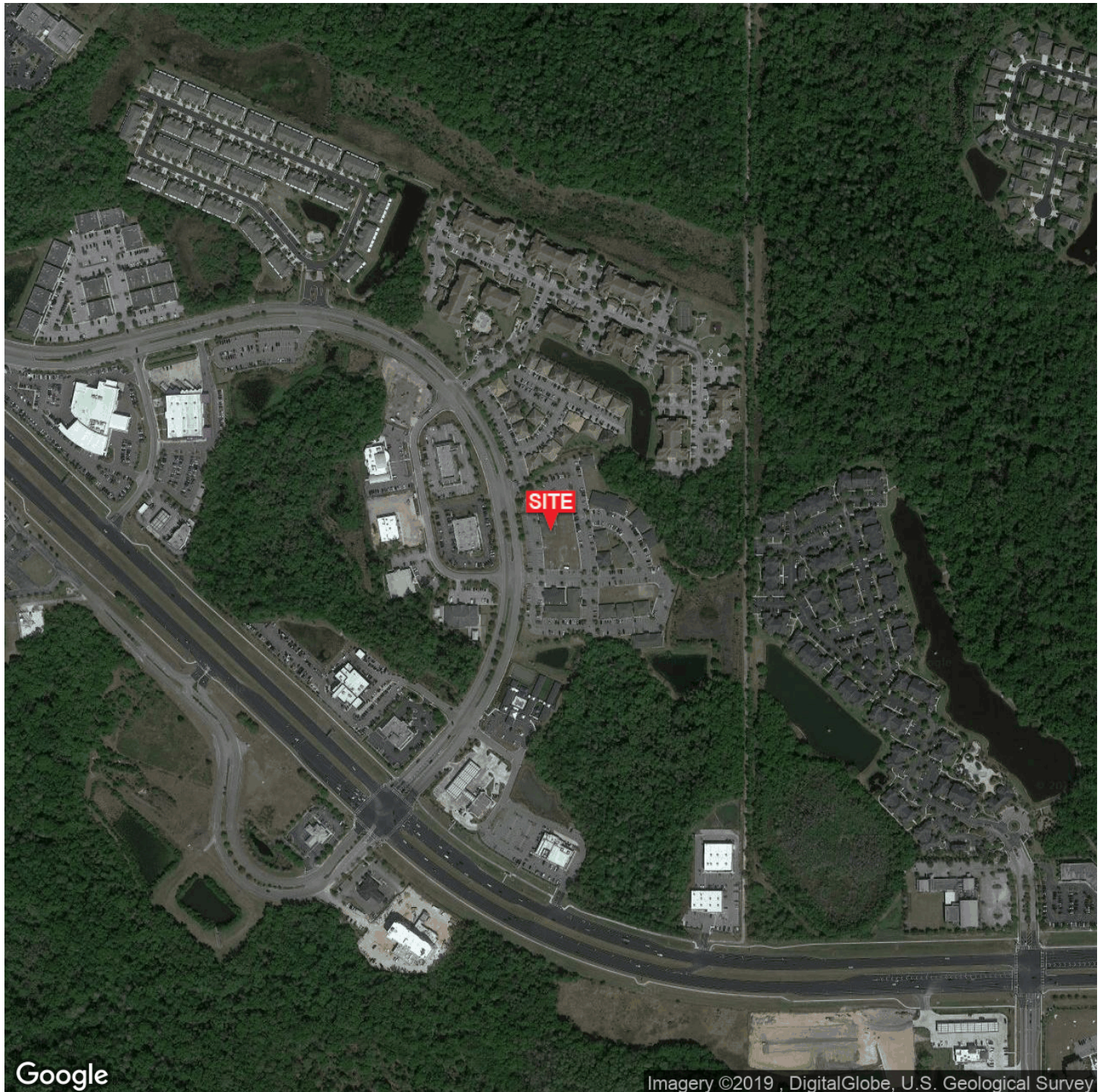
POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,201	102,178	293,819
Median age	32.3	34.5	35.2
Median age (Male)	29.2	34.2	34.8
Median age (Female)	34.3	34.5	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,190	36,210	109,880
# of persons per HH	2.7	2.8	2.7
Average HH income	\$77,311	\$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

