

Shoppes of Wesley Chapel

2653 Bruce B Downs Blvd.
Wesley Chapel, FL 33544

Space for Lease (Available 7/1/2025)



AVAILABLE:

Suites 201-205
9,587 Total SF

Capital Improvements:

Building paint (2024)
Parking lot paving/stripping (2024)
Roof (2023)

LEASE RATE:

\$28/PSF, \$16.64/PSF NNN

CO-TENANTS:

Edward Jones, Playa Bowls, Dickey's
BBQ, Dietrich & Kelso Orthodontics,
SORBO Coffee, Goin' Postal, The
Hungry Greek

LOCATION:

Located directly across the street from Advent
Health Wesley Chapel and Wiregrass Mall on
Bruce B Downs Boulevard. This property is a
part of Seven Oaks CDD.

1.5 miles north of SR 56/Bruce B Downs
2.4 miles south of BayCare Wesley Chapel
3.5 miles west of Tampa Premium Outlets
4.4 miles south of The Grove/KRATE

SUMMARY:

Space is currently built out as office/medical.
Can be divided in to (4) individual spaces if
needed. Building signage available.

TRAFFIC (AADT):

Bruce B Downs: 30,000
SR 56: 81,000



16057 Tampa Palms Blvd. W.
#395
Tampa, FL 33647
spgfl.com

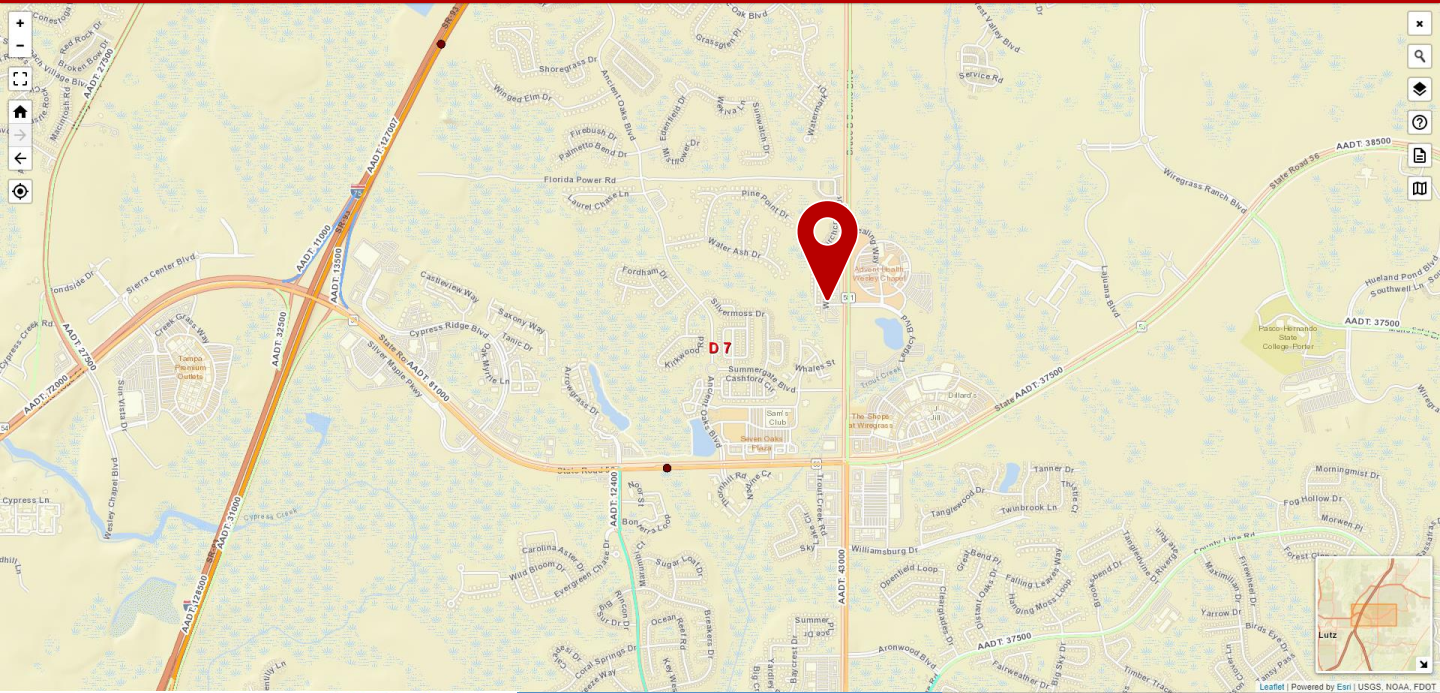
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SPACE FOR LEASE

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Space for Lease



Radius	1 mi	3 mi	5 mi
Population	16,701	81,787	153,757
HH Income	\$104,182	\$100,110	\$98,638
Households	5,678	27,244	51,763



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