



### LOCATION:

- Wesley Chapel/East Pasco submarket
- 5807 Ellerbee Rd, Wesley Chapel, FL 33545
- Intersection of SR 54 and Ellerbee Rd

### TRAFFIC COUNTS:

- SR-54: 25,000 Cars per Day
- Interstate 75: 144,500 Cars per Day

Demographics	1-Mile	3-Miles	5-Miles
Total Population	22,800	64,600	165,000
Median Age	37.9	37.3	37.3
Average Income	\$98,354	\$99,444	\$101,394

### CONTACT:

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### PROPERTY INFORMATION:

- 14,520 SF  $\pm$  Retail Center ~ **SPACE AVAILABLE**
- Signalized access with unobstructed visible from SR 54
- Class "A" Retail/Medical Center **nearing construction** well suited for most commercial uses
- Interstate convenience at entrance of Ellerbee Rd
- Near highly desirable growth area Wesley Chapel Downtown Avalon Park Development

### PROPOSED USES:

- Zoned C-2
- Site can be used for Retail, Medical, Office, QSR

### NOTES:

- 300+ Luxury Apartments recently built adjacent to site
- 1000+ Upscale Homes been built adjacent to site
- 200+ Multifamily been built adjacent to site
- High growth affluent trade area in between Tampa Premium Outlets, The Grove at Wesley Chapel & The Avalon Park Downtown Wesley Chapel
- Class "A" Retail/Medical Center to be delivered Q4 2025
- Multiple space sizes available ~ 5 per 1000 parking
- SR 54 being widened to 4 lanes South of property









