



OFFICE BUILDING FOR LEASE

Brookfield Professional Park Unit 101

FOR LEASE

WESLEY CHAPEL
AVALON PARK

33853 State Road 54
Wesley Chapel, FL 33543

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Brookfield Professional Park

33853 State Road 54, Wesley Chapel, FL 33543



PROPERTY DESCRIPTION

Uncover the ideal professional setting located at 33853 State Road 54, Wesley Chapel, FL, 33543. This exceptional office space is thoughtfully designed to meet the needs of modern businesses, featuring six separate offices, a designated lab area, a welcoming lobby area, and a convenient bathroom. Situated adjacent to the new Avalon Park Development, the location offers a prime opportunity to establish a prominent business presence in a rapidly growing area. Whether you're in search of a dynamic workspace, a cutting-edge laboratory facility, or a functional office environment, this property presents a versatile and attractive opportunity for your business needs.

PROPERTY HIGHLIGHTS

- Traffic Counts: 22,500
- Ample Parking – 10 spaces
- 6 Separate Offices, Lab Area, Restroom (ADA Compliant)
- Affluent Neighborhood – Median Household income: \$101,089

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	1,250 SF
Building Size:	2,527 SF

DEMOGRAPHICS	3 MILES	6 MILES	9 MILES
Total Households	13,021	49,588	87,465
Total Population	33,457	129,101	232,186
Average HH Income	\$101,446	\$109,187	\$117,133

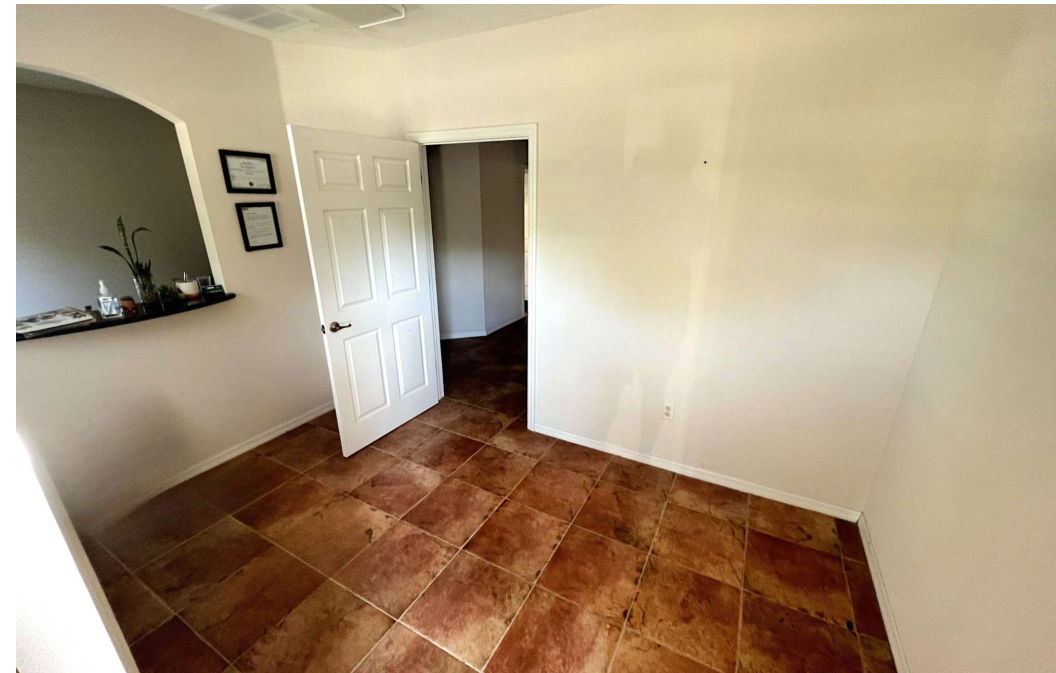
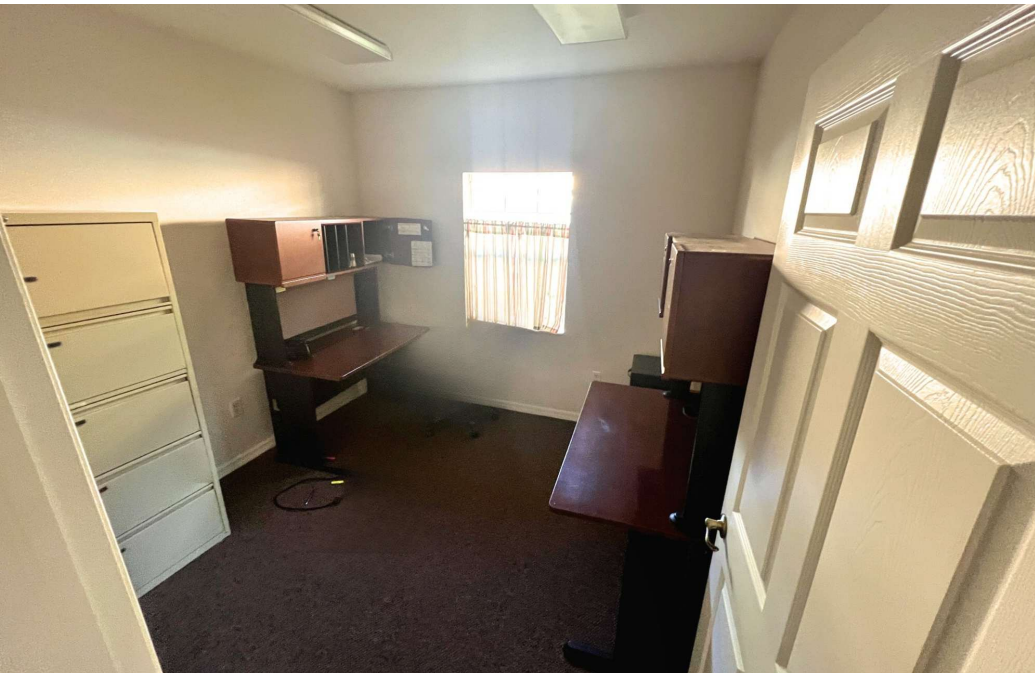
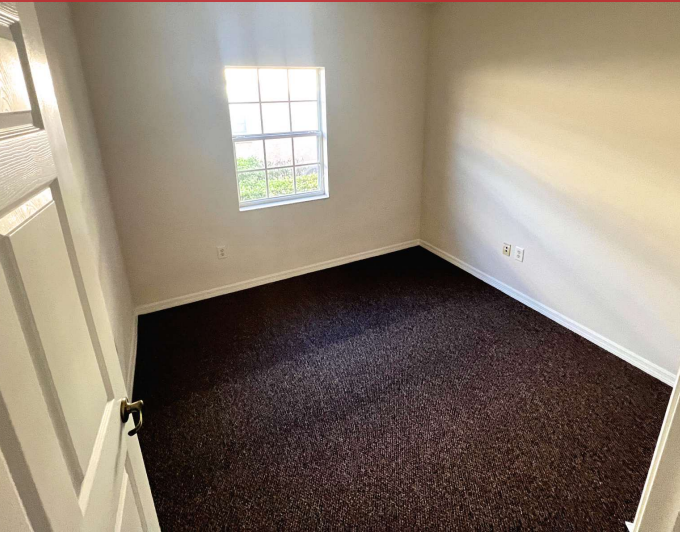
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Interior Images

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Surrounding Housing Developments

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Surrounding Retail

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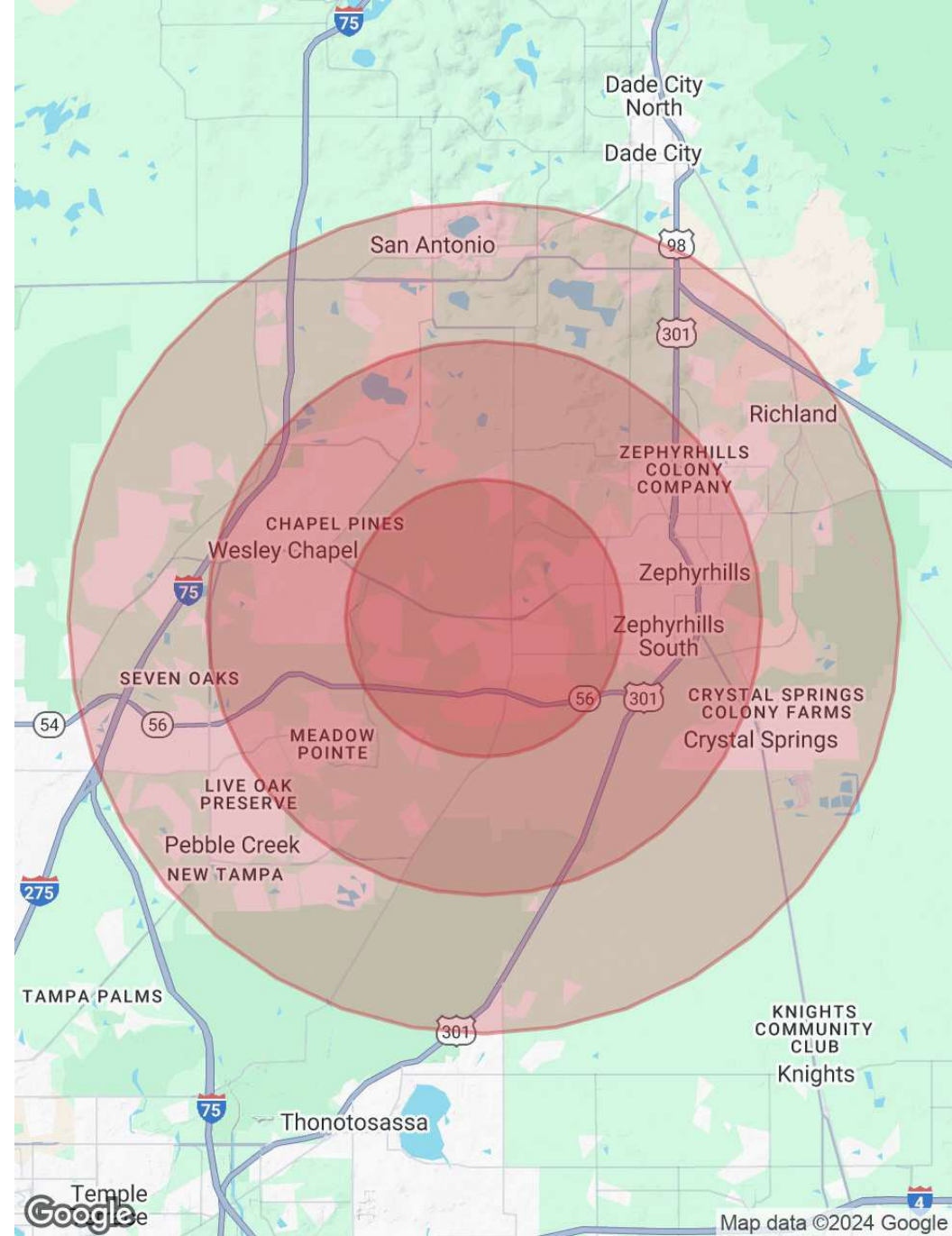
Unit 101

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POPULATION	3 MILES	6 MILES	9 MILES
Total Population	33,457	129,101	232,186
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	13,021	49,588	87,465
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$101,446	\$109,187	\$117,133
Average House Value	\$313,748	\$331,864	\$374,266

Demographics data derived from AlphaMap



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Meet the Team

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