

# Oakley Junction

## New Retail Development for Lease

NEC Oakley Blvd & Old Pasco Road Wesley Chapel, FL 33544



Commercial Real Estate Solutions®

2144 W Main St.  
Tampa, FL 33607

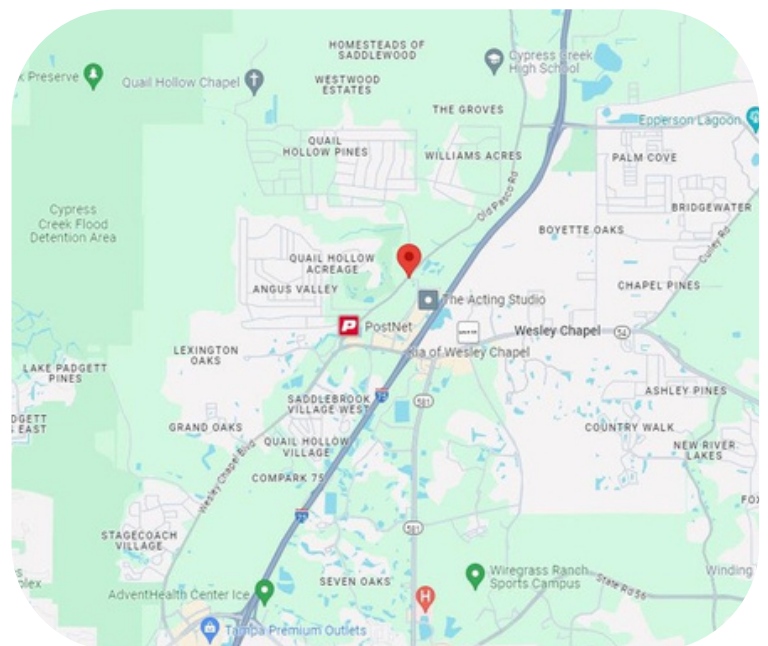


**J.BENJAMIN MCLEISH**  
VICE PRESIDENT  
**MOBILE 813.334.4733**  
**DIRECT 813.490.9817**  
**BMCLEISH@EQUITY.NET**

**LOGAN FRAME**  
ADVISOR  
**MOBILE 860.803.9855**  
**DIRECT 813.490.9827**  
**LFRAME@EQUITY.NET**

## Property Highlights

- Suites from 1,300 SF
- Fully lighted interchange adjacent to the Grove at Wesley Chapel.
- Median Household Income: \$111,661 within 3 miles.
- Trade area serviced by I-75, SR 54, Overpass Road and Old Pasco Road.
- Perfect medical, coffee, pizza, fitness, wireless, and financial services.
- Join area retailers: Starbucks, World Market, Dick's Sporting Goods, Best Buy, PetSmart, TJ Maxx, Old Navy, Winn Dixie, Target and a new Belk Market.





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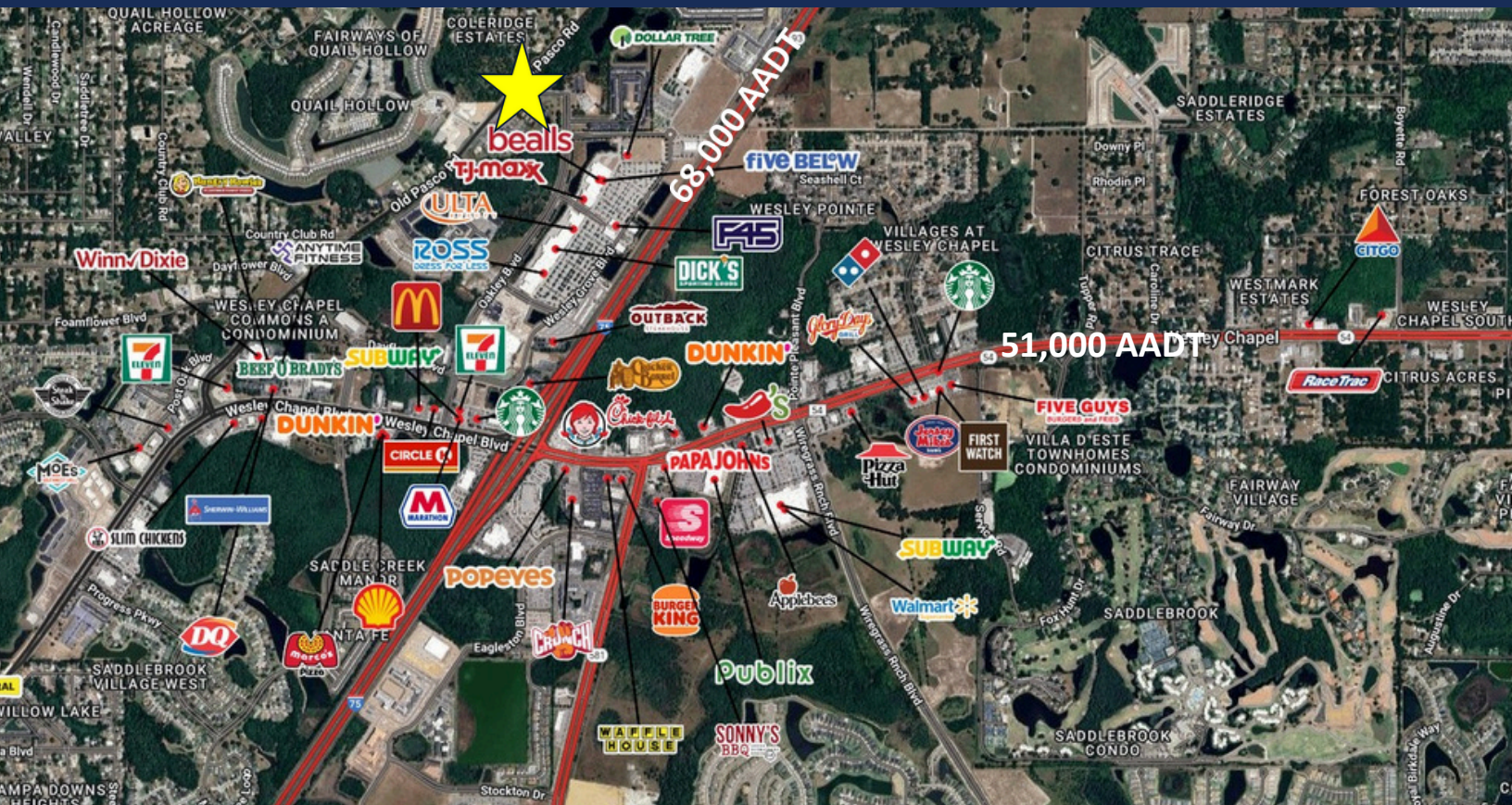
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### Merchant Aerial



### Area Information

2025 Est.	5 Miles
Population	83,230
Households	32,902
Median HH Income	\$115,400
Total Employees	22,423

### Site Plan



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# CLOSE UP AERIAL



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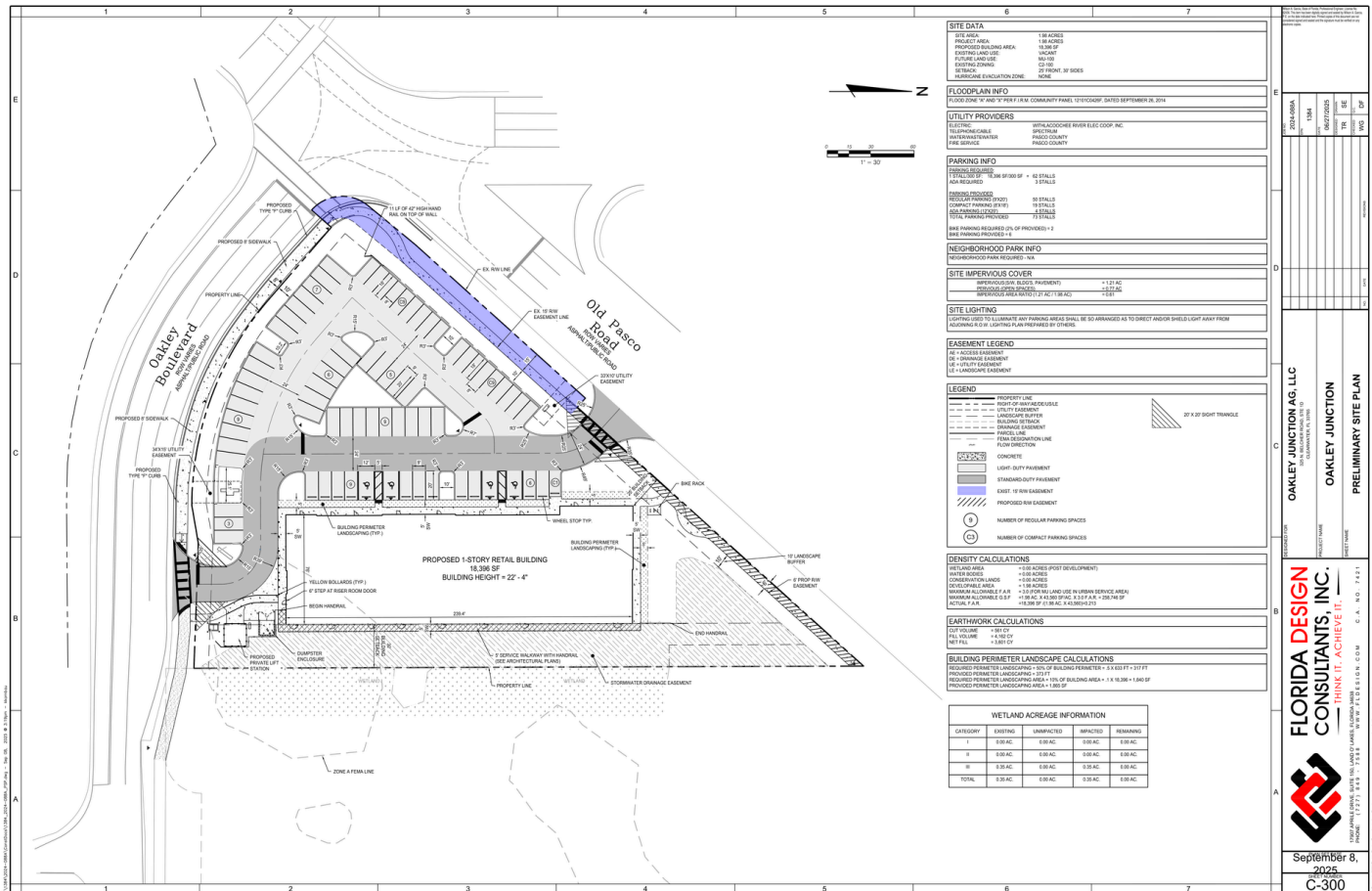
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bmcleish@equity.net

www.equity.net

Logan Frame - Advisor

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lframe@equity.net