

# CLEARWATER CROSSINGS

28800 State Rd. 54, Wesley Chapel, FL 33543

RETAIL PROPERTY FOR LEASE

## PROPERTY HIGHLIGHTS

- Q2 2024 Delivery
- Located at the median opening driveway on State Road 54 (Wesley Chapel Blvd.) and Wesley Brook Dr.
- Co-Tenants Include: Jersey Mike's, Domino's, Venus Nail Bar, Max's Pet Market, First Watch, Five Guys and BayCare
- Close proximity to strong anchors - Publix and Walmart Supercenter
- Strong demographics with major residential and commercial growth planned
- Traffic Counts: 57,000 AADT on State Road 54

## DEMOGRAPHICS

### POPULATION



3 Mile 37,028  
5 Mile 91,924  
10 Minute 48,881

### HOUSEHOLDS



3 Mile 12,577  
5 Mile 31,900  
10 Minute 16,339

### DAYTIME POPULATION



3 Mile 17,070  
5 Mile 42,521  
10 Minute 25,933

### AVE. HOUSEHOLD INCOME



3 Mile \$146,362  
5 Mile \$137,727  
10 Minute \$147,686

### DAILY TRAFFIC COUNTS AADT





State Road 54 57,000





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**ALEX WRIGHT**  
SENIOR DIRECTOR

 813.682.6135  
 Alex.Wright@FranklinSt.com

**BRONWYN EYEINGTON**  
SENIOR ASSOCIATE

 813.577.3830  
 Bronwyn.Eyeington@franklinst.com

**MAX MCGEACHY**  
ASSOCIATE

 813.345.5873  
 Max.Mcgeachy@franklinst.com





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