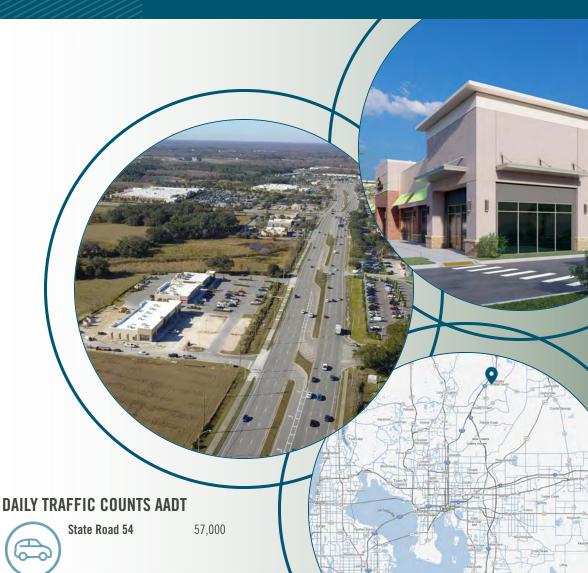
RETAIL PROPERTY FOR LEASE

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

OP DEMOGRAPHICS

POPULATION		•	HOUSEHOLDS		
3 Mile 5 Mile 10 Minute	37,028 91,924 48,881	• • • • •	3 Mile 5 Mile 10 Minute	12,577 31,900 16,339	
DAYTIME POPULAT	ION	•	AVE. HOUSEHOLD I	NCOME	: [



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ALEX WRIGHT

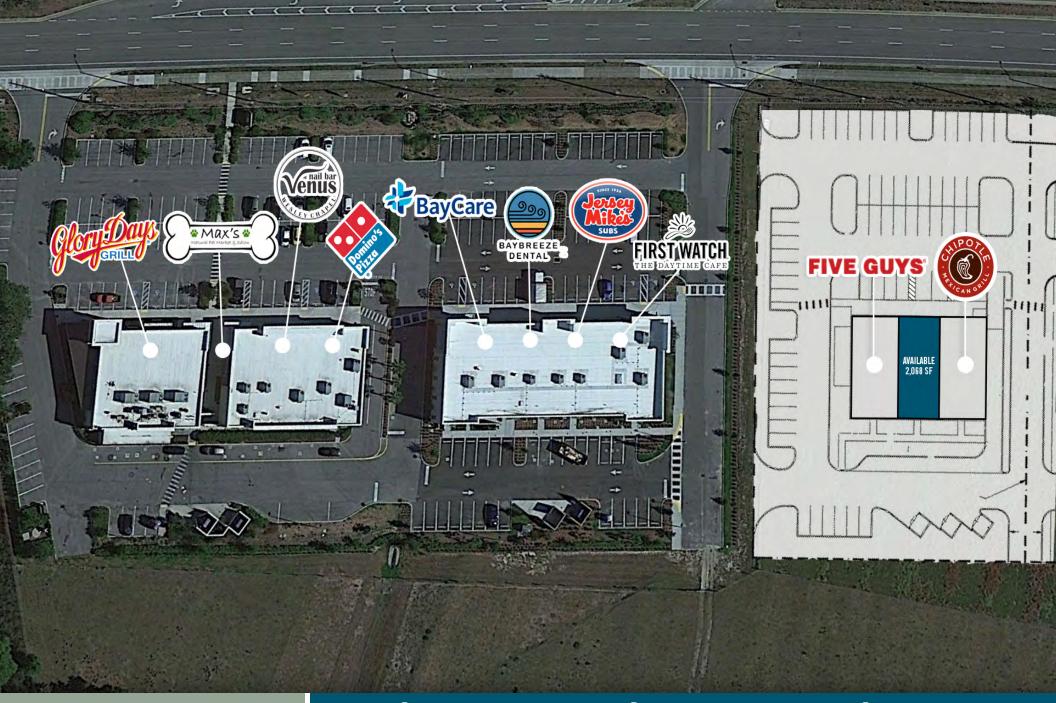
SENIOR DIRECTOR S 813.682.6135 Alex.Wright@FranklinSt.com

BRONWYN EYEINGTON Senior Associate

Statistics
 Statistics

MAX MCGEACHY ASSOCIATE (C) 813.345.5873 (C) Max.Mcgeachy@franklinst.com





LICENSED REAL ESTATE BROKER I FranklinSt.com

ALEX WRIGHT (C) 813.682.6135 BRONWYN EYEINGT SENIOR DIRECTOR (B) Alex.Wright@FranklinSt.com SENIOR ASSOCIATE

BRONWYN EYEINGTON 🛈 813.577.3830

Bronwyn_Eyeington@franklinst.com ASSOCIATE

MAX MCGEACHY (© 813.345.5873 ASSOCIATE (🐵 Max.Mcgeachy@franklinst.com

CLEARWATER CROSSINGS 28800 State Rd. 54, Wesley Chapel, FL 33543

FranklinStreet



LICENSED REAL ESTATE BROKER I FranklinSt.com

() 813.682.6135 ALEX WRIGHT SENIOR DIRECTOR (2) Alex.Wright@FranklinSt.com SENIOR ASSOCIATE

BRONWYN EYEINGTON (813.577.3830

MAX MCGEACHY (813.345.5873 Bronwyn.Eyeington@franklinst.com ASSOCIATE

Max.Mcgeachy@franklinst.com