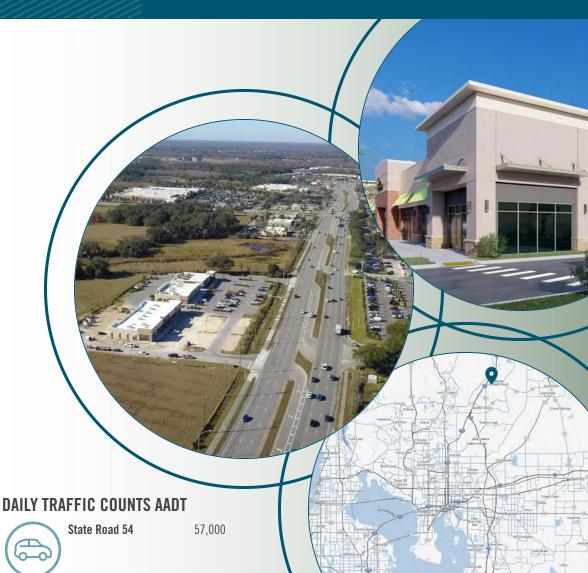
## RETAIL PROPERTY FOR LEASE

#### **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

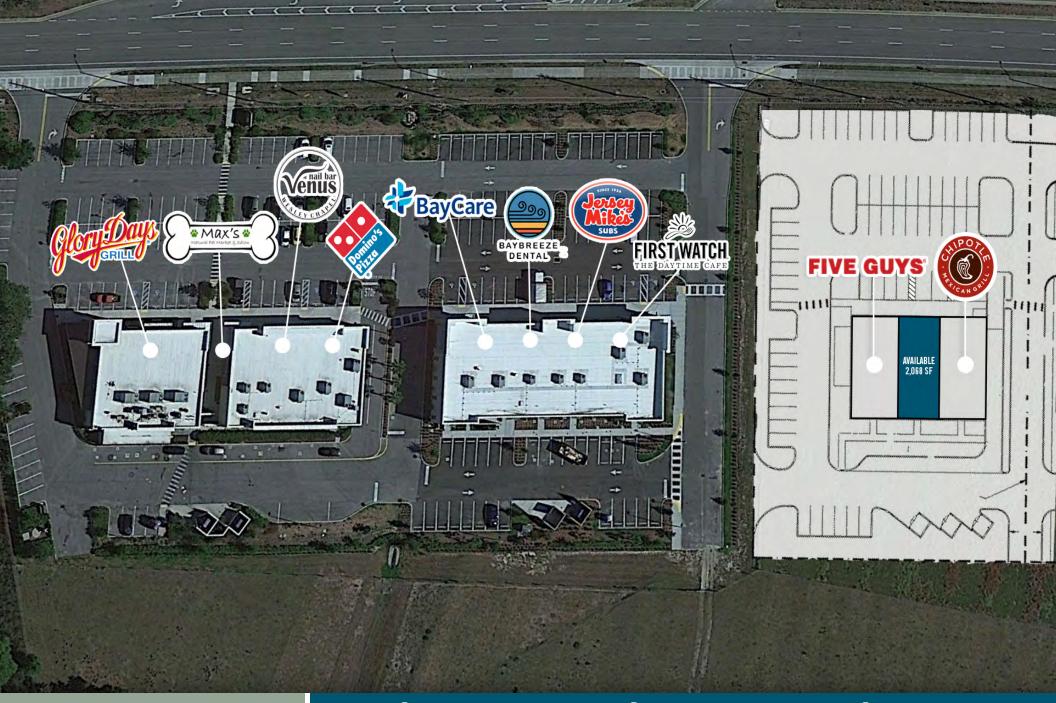
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#### CLEARWATER CROSSINGS 28800 State Rd. 54, Wesley Chapel, FL 33543

## **FranklinStreet**



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