

Walmart

Hospital Chapel

Summerstone  
570 Units

Winding Ridge  
469 Units

Bridge Haven Residential  
305 Units

Childrens  
447 Units

Northwater  
360 Units

Tavallo at  
River Landing  
284 Units

**SITE**

56

22,500 VPD

Bainbridge  
411 Units

Woodcreek  
836 Units

Wynfields  
1,599 Units

River Landing  
484 Units

Rivers Edge  
136 Units

Two Rivers  
+/- 7,000 Units

The Shops at  
Wiregrass Commons  
Dillard's JCPenney  
★ macy's BARNES & NOBLE

Orlando Health  
Wiregrass Ranch Hospital

**ANCHORS & OUTPARCELS AVAILABLE**

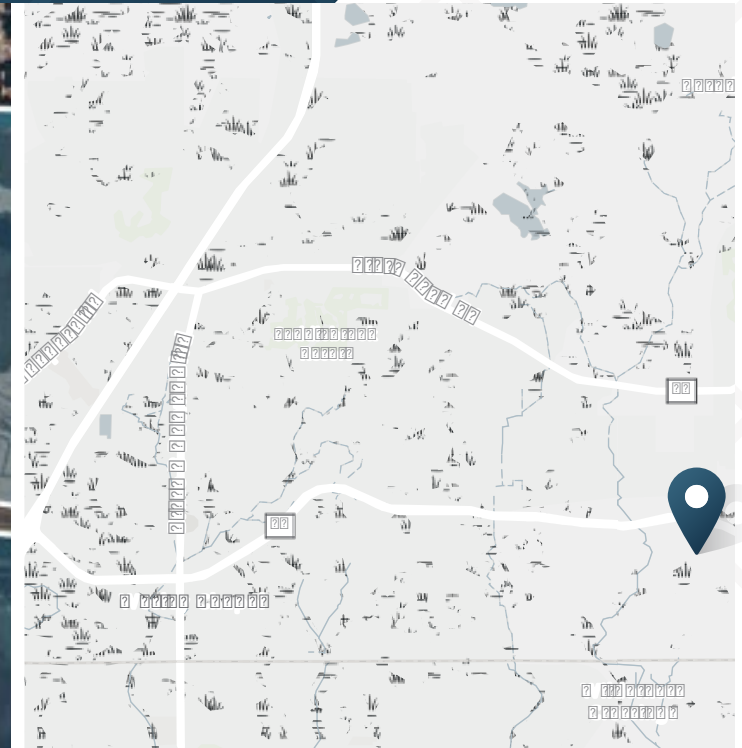
# SR-56 & Morris Bridge Development

SR-56 & Morris Bridge Rd | Wesley Chapel, FL



# SR-56 & Morris Bridge Development

SR-56 & Morris Bridge Rd | Wesley Chapel, FL



**ANCHORS & OUTPARCELS AVAILABLE**

± 24.45 AC  
Available

Contact Broker  
Rate

Developed by:



## ABOUT THE PROPERTY

- ± 24.45 acre site available.
- Big box retail & outparcels.
- Directly across the street from Two Rivers master planned community (±7,000 units).
- Direct access to I-75 from SR-56 and Morris Bridge Rd.
- Strong demographics with the average household income surpassing \$100,000.

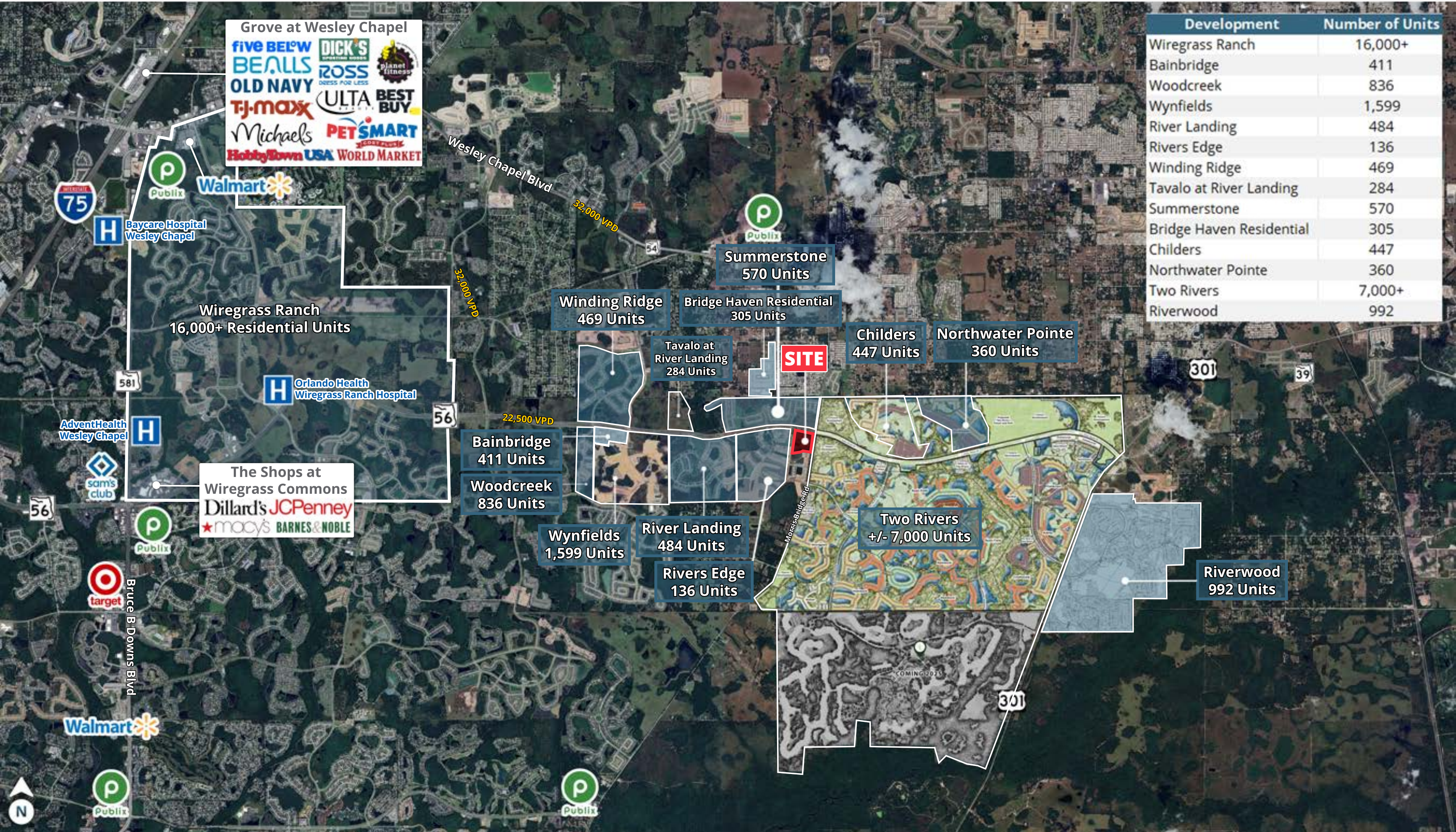
## NEARBY RETAILERS



## TRAFFIC COUNTS

Morris Bridge Rd  
SR-56

10,500 VPD  
22,500 VPD



Development	Number of Units
Wiregrass Ranch	16,000+
Bainbridge	411
Woodcreek	836
Wynfields	1,599
River Landing	484
Rivers Edge	136
Winding Ridge	469
Tavalo at River Landing	284
Summerstone	570
Bridge Haven Residential	305
Childers	447
Northwater Pointe	360
Two Rivers	7,000+
Riverwood	992

**Grove at Wesley Chapel**

**Walmart**

**Wiregrass Ranch**  
16,000+ Residential Units

**Orlando Health**  
Wiregrass Ranch Hospital

**The Shops at Wiregrass Commons**

**Bainbridge**  
411 Units

**Woodcreek**  
836 Units

**Wynfields**  
1,599 Units

**River Landing**  
484 Units

**Rivers Edge**  
136 Units

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305 Units

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284 Units

**SITE**

**Childers**  
447 Units

**Northwater Pointe**  
360 Units

**Two Rivers**  
+/- 7,000 Units

**Riverwood**  
992 Units

Wesley Chapel Blvd

32,000 VPD

22,500 VPD

75

**Baycare Hospital**  
Wesley Chapel

**AdventHealth**  
Wesley Chapel

**sam's club**

**target**

Bruce B Downs Blvd

**Walmart**





Summerstone  
570 Units

**SITE**

Childers  
447 Units

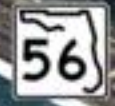
22,500 VPD

10,500 VPD

River Landing  
484 Units

Rivers Edge  
136 Units

Two Rivers  
+/- 7,000 Units



Morris Bridge Rd



# Site Plan

SR-56 & Morris Bridge Rd | Wesley Chapel, FL



State Road 56



Morris Bridge Road

Full Access

Full Access

Barrelman Boulevard

PROPOSED ANCHOR TENANT

PROPOSED POND 3.25 AC.

OUTPARCEL 4  
1.13 AC.  
BANK  
PROP BUILD  
3,333 SF

OUTPARCEL 3  
1.33 AC.  
QSR  
PROP BUILD  
2,564 SF

OUTPARCEL 2  
1.28 AC.  
QSR  
PROP BUILD  
3,694 SF

OUTPARCEL 1  
1.57 AC.  
GAS  
PROP BUILD  
3,982 SF

OUTPARCEL 5  
1.02 AC.  
QSR  
PROP BUILD  
3,694 SF

PROPOSED BUILDING  
5,000 SF

PROPOSED CART CORRAL (TYP)

PROPOSED TRASH ENCLOSURE

50' BUILDING SETBACK

30' LANDSCAPE BUFFER

# SR-56 & Morris Bridge Development

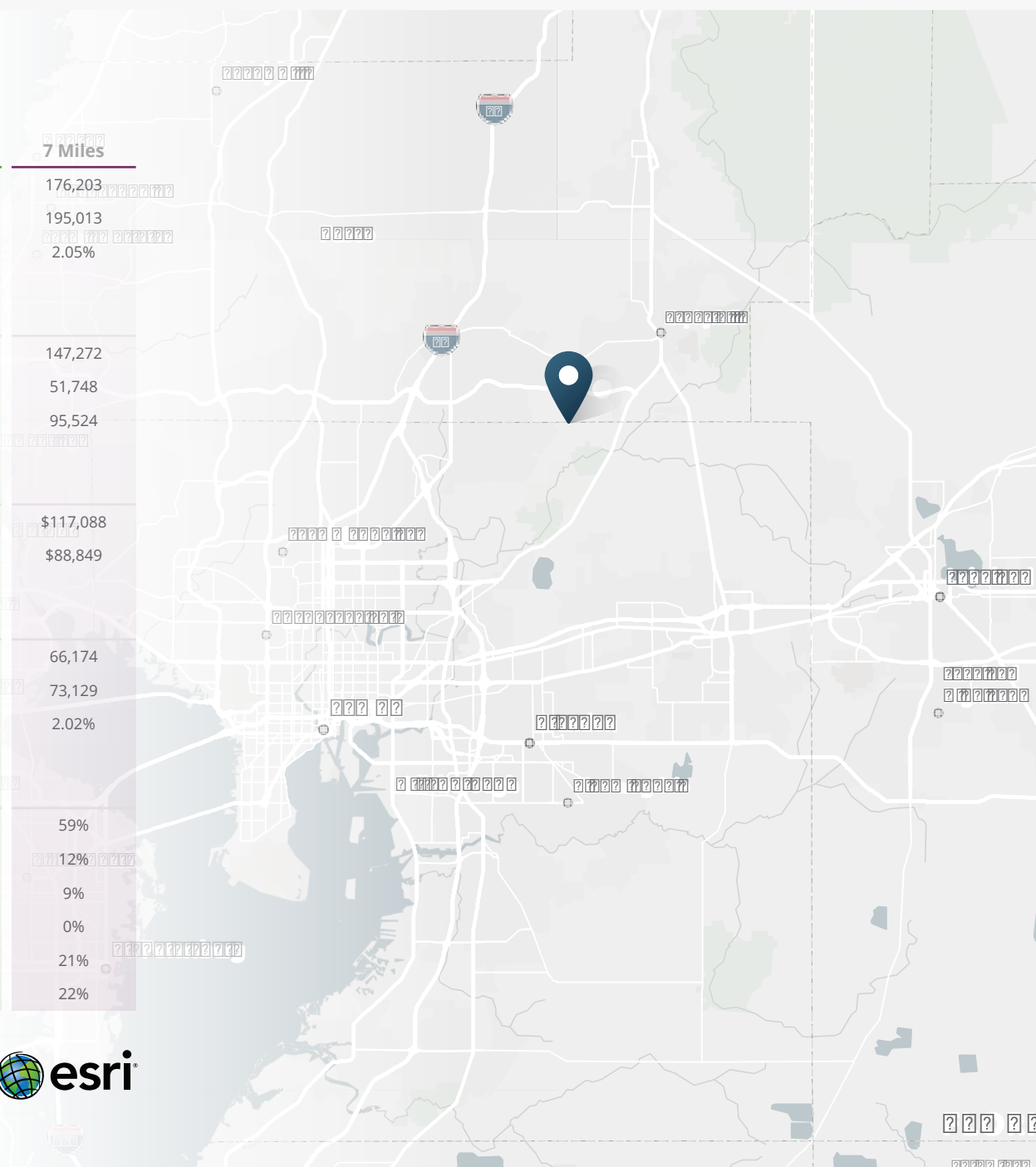
SR-56 & Morris Bridge Rd | Wesley Chapel, FL

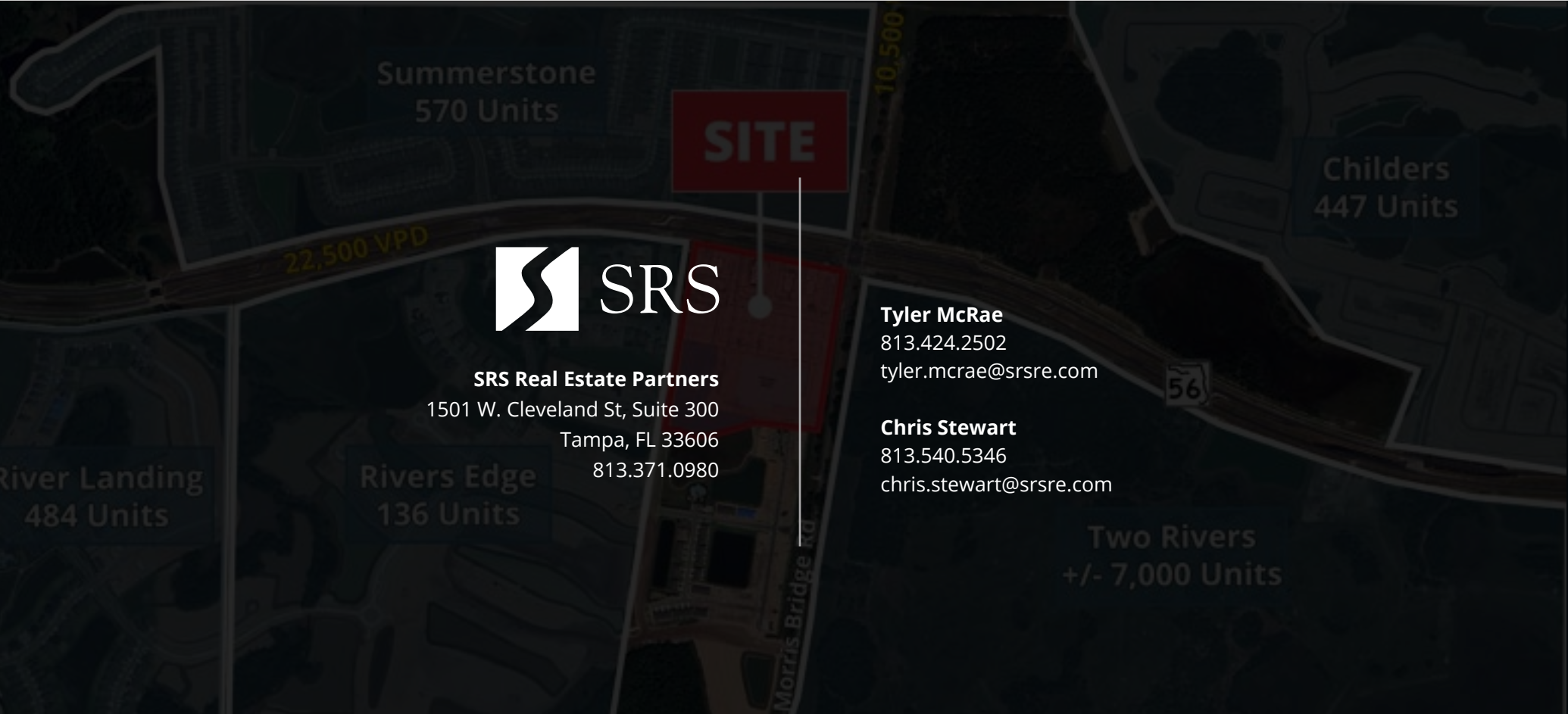


## DEMOGRAPHIC HIGHLIGHTS

Population	3 Miles	5 Miles	7 Miles
2024 Estimated Population	26,807	85,674	176,203
2029 Projected Population	32,069	95,972	195,013
Projected Annual Growth 2023 to 2028	3.65%	2.30%	2.05%
<b>Daytime Population</b>			
2024 Daytime Population	20,584	64,114	147,272
Workers	4,172	15,486	51,748
Residents	16,412	48,628	95,524
<b>Income</b>			
2024 Est. Average Household Income	\$104,919	\$108,103	\$117,088
2024 Est. Median Household Income	\$71,467	\$77,373	\$88,849
<b>Households &amp; Growth</b>			
2024 Estimated Households	10,526	32,938	66,174
2029 Projected Households	12,522	36,724	73,129
Projected Annual Growth 2023 to 2028	3.53%	2.20%	2.02%
<b>Race &amp; Ethnicity</b>			
2024 Est. White	67%	61%	59%
2024 Est. Black or African American	9%	11%	12%
2024 Est. Asian or Pacific Islander	5%	7%	9%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	19%	20%	21%
2024 Est. Hispanic	20%	21%	22%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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