

Wesley Chapel Shoppes

28385 State Road 54, Wesley Chapel, FL 33543



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Ground Lease or Build to Suit Pad in booming Wesley Chapel
- Drive-Thru Available!
- Direct Frontage and Access from Florida 54
- Close proximity to I-75 with over 100,000 cars per day
- State Road 54 sees over 54,000 cars per day
- Surrounded by major traffic generators like Walmart, Publix, Crunch Fitness, Chick-fil-A, Starbucks, First Watch, Chipotle, and Chase Bank
- Ideal Uses: QSR, Financial Institution, Retail, Medical and more!

[CLICK HERE FOR SURVEY](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 - 4,600 SF
Lot Size:	0.71 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,147	13,225	33,622
Total Population	3,316	38,810	96,398
Average HH Income	\$145,036	\$138,427	\$134,373

Nick Barbato

954.579.2672

NBarbato@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Wesley Chapel Shoppes

28385 State Road 54, Wesley Chapel, FL 33543



EQUITY
INVESTMENT
SERVICES

PROPERTY PHOTO



Nick Barbato
954.579.2672
NBarbato@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Wesley Chapel Shoppes

28385 State Road 54, Wesley Chapel, FL 33543



EQUITY
INVESTMENT
SERVICES

AERIAL



Nick Barbato
954.579.2672
NBarbato@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

28385 State Road 54, Wesley Chapel, FL 33543



SITE PLAN



	ADA ACCESSIBLE PARKING	TYP	TYPICAL
	SITE BOUNDARY LINE	SWP	SIDEWALK
	CENTER LINE OF ROAD	RS	5' RADIUS
	RIGHT-OF-WAY LINE	LS	LINEAR FEET
	PROPOSED CURB	SF	SQUARE FEET
	EXISTING EDGE OF PAVEMENT		
	EXISTING PAVEMENT		
	EXISTING CONCRETE PAVEMENT		
	PROPOSED CONCRETE PAVEMENT		
	PROPOSED ASPHALT PAVEMENT		
	PROPOSED HEAVY DUTY PAVEMENT		
	10 PARKING SPACES		
	CURB RAMP TYPE PER FOOT STANDARD PLANS INDEX 122-002		
	PROPOSED LIGHT POLE		
	KEY (SEE APPLICABLE NOTE IN LEGEND)		

DEVELOPMENT CALCULATIONS:
CATEGORY 1 WETLANDS=0.19 AC
WATERBODIES= 0 AC
FLU CLASSIFICATION OF CON=0 #
DEVELOPABLE LAND= 0.53 AC

Wesley Chapel Shoppes

28385 State Road 54, Wesley Chapel, FL 33543



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

Nick Barbato
954.579.2672
NBarbato@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Wesley Chapel Shoppes

28385 State Road 54, Wesley Chapel, FL 33543



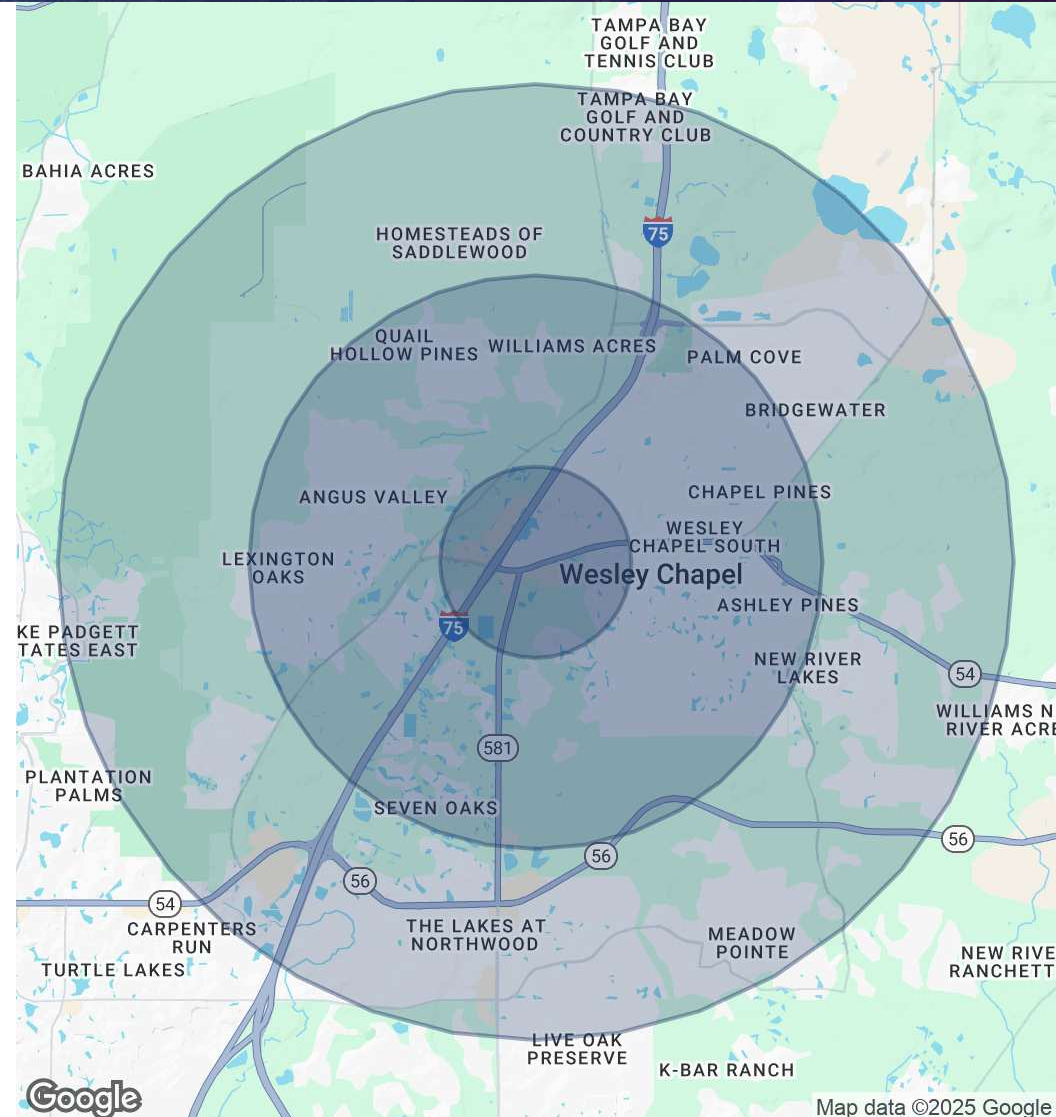
EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,316	38,810	96,398
Average Age	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,147	13,225	33,622
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$145,036	\$138,427	\$134,373
Average House Value	\$446,186	\$432,578	\$420,312

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,778	21,894	52,315
Total Population - Black	406	4,320	11,808
Total Population - Asian	254	2,525	7,103
Total Population - Hawaiian	3	39	104
Total Population - American Indian	9	147	338
Total Population - Other	250	2,836	7,118



Nick Barbato
954.579.2672
NBarbato@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Wesley Chapel Shoppes

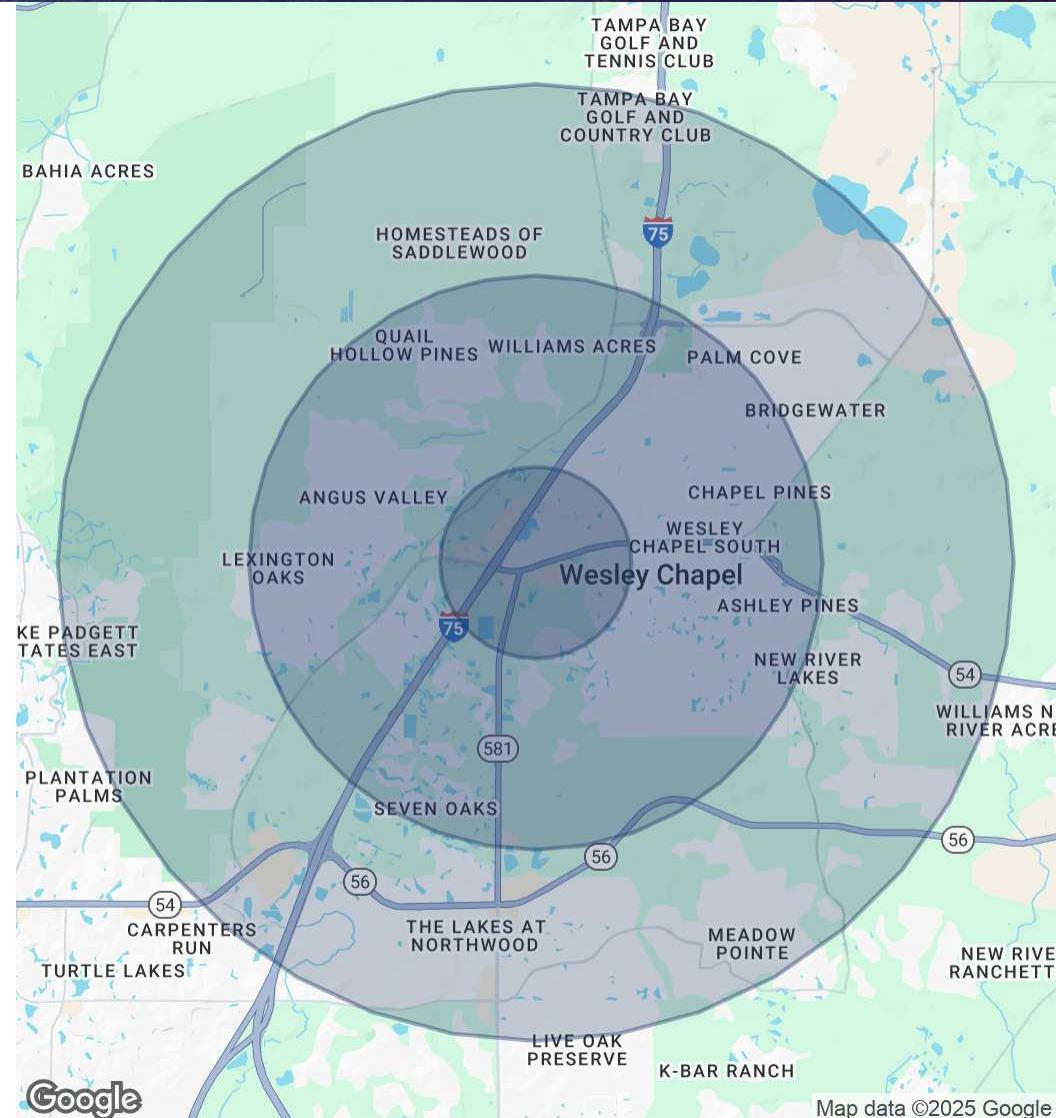
28385 State Road 54, Wesley Chapel, FL 33543



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0-4	170	1,983	5,077
5-9	203	2,365	5,769
10-14	270	3,024	7,157
15-17	155	1,813	4,435
18-20	148	1,741	4,281
21-24	180	2,111	5,238
25-34	322	3,866	10,213
35-44	492	5,474	13,612
45-54	523	5,936	14,470
55-64	394	4,775	11,885
65-74	276	3,464	8,616
75-84	148	1,843	4,600
85+	36	414	1,045



Map data ©2025 Google

Nick Barbato
954.579.2672
NBarbato@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com