

# WESLEY CHAPEL STATION

FOR LEASE

BRUCE B DOWNS BLVD & ARONWOOD BLVD, WESLEY CHAPEL, FL 33544



## LOCATION DESCRIPTION

New development located at the signalized intersection of Bruce B Downs Blvd & Aronwood Blvd

## PROPERTY HIGHLIGHTS

- Whole Foods Market and Lifetime Fitness anchored shopping center under construction
- 1,437 SF - 3,697 SF space available
- Nestled in the fast-growing trade area of Wesley Chapel
- Highly desirable co-tenancy in one of the strongest submarkets in Tampa Bay
- Anticipated delivery Q3 2026
- Traffic Counts (AADT): Bruce B Downs Blvd - 44,500



|  DEMOGRAPHICS | 1 MILE    | 3 MILES   | 5 MILES   |
|--|-----------|-----------|-----------|
| Total Population   | 9,128     | 60,893    | 144,167   |
| Daytime Population   | 10,640    | 55,949    | 125,422   |
| Households   | 3,366     | 22,545    | 51,881    |
| Average HH Income  | \$131,775 | \$146,301 | \$149,975 |

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| SUITE | TENANT NAME                | SPACE SIZE |
|-------|----------------------------|------------|
| MAJ A | Whole Foods Market         | 40,100 SF  |
| MAJ B | Lifetime Fitness           | 84,280 SF  |
| 510   | Teachers Credit Union      | 2,504 SF   |
| 530   | Aria Nail                  | 2,004 SF   |
| 550   | Pet Folk                   | 2,504 SF   |
| 560   | Available                  | 1,437 SF   |
| 570   | Restaurant Space Available | 1,894 SF   |

| SUITE | TENANT NAME                | SPACE SIZE |
|-------|----------------------------|------------|
| 310   | Chipotle                   | 2,803 SF   |
| 330   | PopUp Bagels               | 1,402 SF   |
| 340   | The Tox                    | 1,402 SF   |
| 350   | Hair Cuttery               | 1,260 SF   |
| 360   | SweatHouz                  | 2,257 SF   |
| 370   | Available                  | 1,687 SF   |
| 390   | Restaurant Space Available | 3,206 SF   |

| SUITE | TENANT NAME    | SPACE SIZE |
|-------|----------------|------------|
| 210   | Naked Farmer   | 2,805 SF   |
| 220   | Available      | 1,703 SF   |
| 250   | Pacific Dental | 3,501 SF   |
| 260   | At Lease       | 1,905 SF   |
| 280   | Available      | 3,697 SF   |
| 290   | CAVA           | 2,406 SF   |



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