

Grove at Wesley Chapel
 five BELOW BEALLS OLD NAVY T.J. MAXX Michaels HobbyTown USA
 DICK'S SPORTING GOODS ROSS DRESS FOR LESS ULTA BEST BUY PET SMART WORLD MARKET

Walmart

Wiregrass Ranch
 1000+ Residential Units

Orlando Health
 Wiregrass Ranch Hospital

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

Wesley Chapel Blvd
 32,500 VPD

THE HOME DEPOT Publix

Summerstone
 570 Units

Northwater Pointe
 360 Units

TWO RIVERS K-8 SCHOOL
 2,000 STUDENT CAPACITY

Winding Ridge
 469 Units

Bridge Haven Residential
 305 Units

SITE
 Parcel 37 & A

SITE
 Parcel 4a, 4d, & 4c

Tavalo at
 River Landing
 284 Units

Childers
 447 Units

85.0 AC COUNTY PARK
 35.0 AC SURF PARK

SITE
 Parcel 7 (Big Box),
 16a, 16b, 16c, 16d,
 17a, 17b, & 17c

38,500 VPD

Bainbridge
 411 Units

Woodcreek
 836 Units

Walmart

Publix

Two Rivers
 +/- 8,000 Units

River Run
 172 Units

Wynfields
 1,599 Units

River Landing
 484 Units

Rivers Edge
 136 Units

Riverwood
 992 Units

K-Bar Ranch
 672 Units

SITE
 Parcel 14 & 15

FOR LEASE - ANCHOR, JR ANCHOR AND OUTPARCEL AVAILABILITY

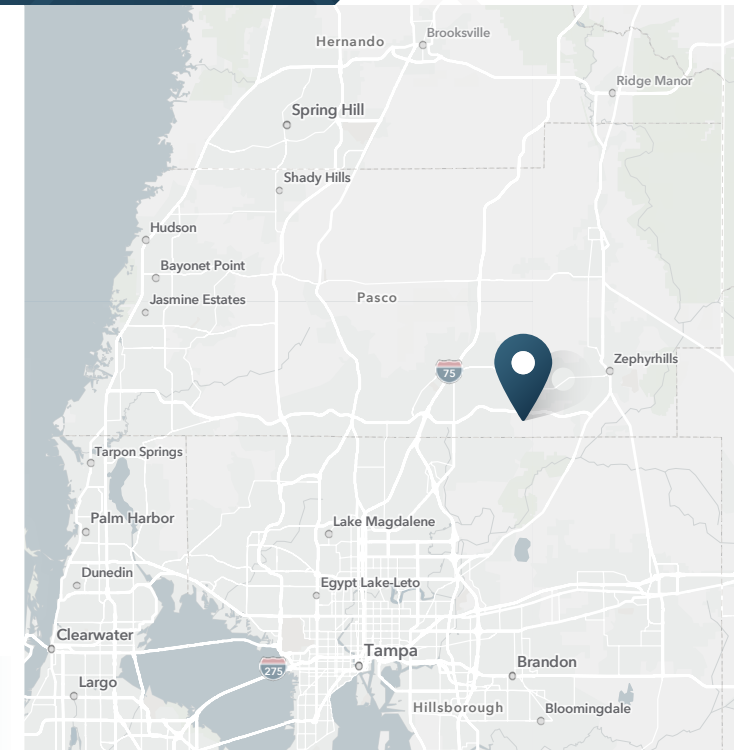
River Place & Two Rivers Outparcels

Two Rivers | Wesley Chapel, FL



Two Rivers Town Center

NWC SR 56 & 301 | Wesley Chapel, FL 33543



ABOUT THE PROPERTY

- Strategically located within the Wesley Chapel submarket of the Tampa MSA
- Two Rivers Town Center is located at the NWC of SR 56 & 301 anchoring the Two Rivers Master Planned Community (+/- 7,000 residential units).
- Fully entitled for up to 600,000 sq. ft. of retail
- Wesley Chapel is recognized as one of the fastest growing residential markets in the country

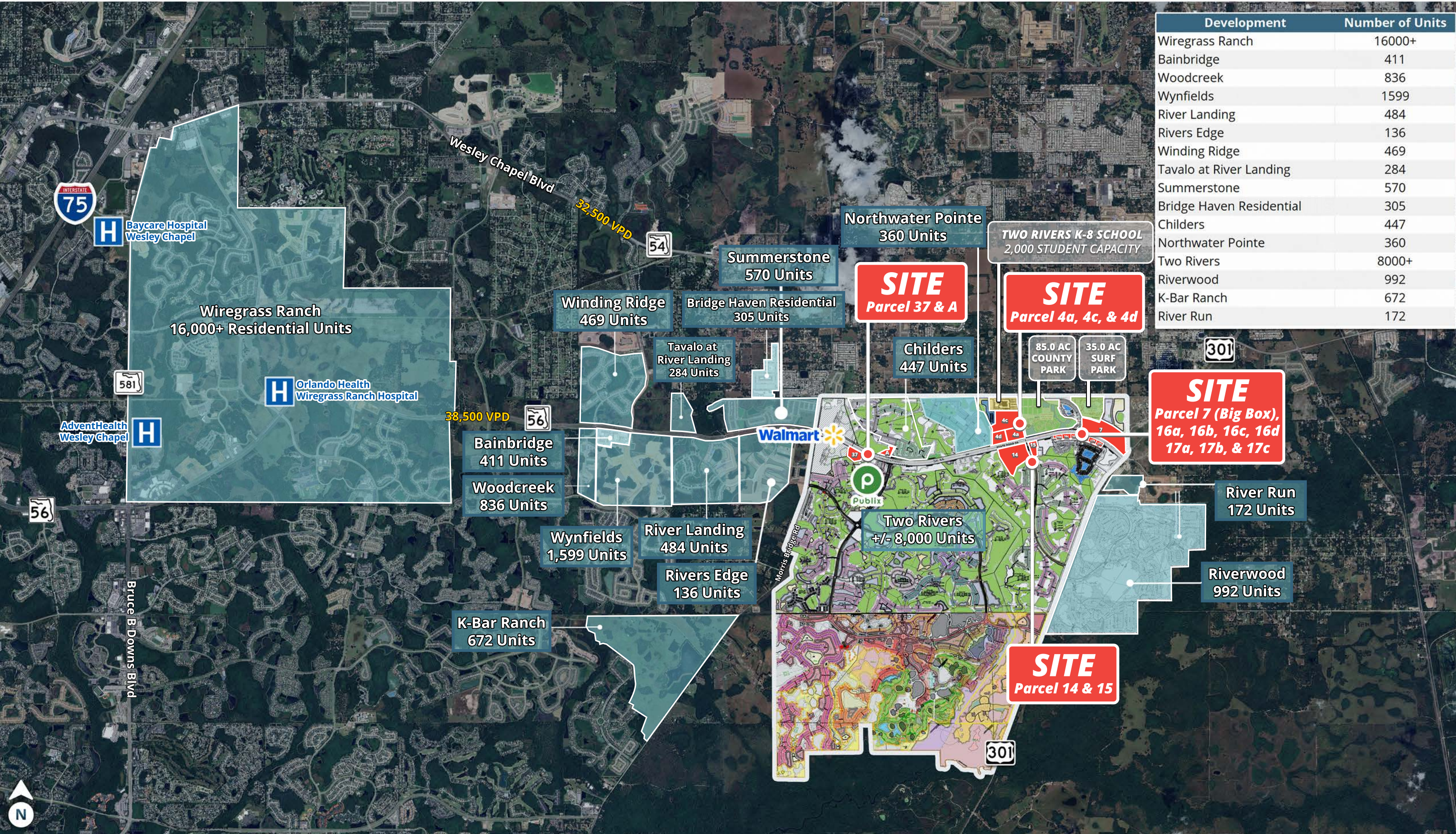
JOIN THESE RETAILERS



TRAFFIC COUNTS

SR-56	38,500 VPD
Hwy. 301	20,000 VPD
Source: FDOT	

Contact
Broker
Rate



Development	Number of Units
Wiregrass Ranch	16000+
Bainbridge	411
Woodcreek	836
Wynfields	1599
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	8000+
Riverwood	992
K-Bar Ranch	672
River Run	172

Wiregrass Ranch
16,000+ Residential Units

H Baycare Hospital Wesley Chapel

H Orlando Health Wiregrass Ranch Hospital

H AdventHealth Wesley Chapel

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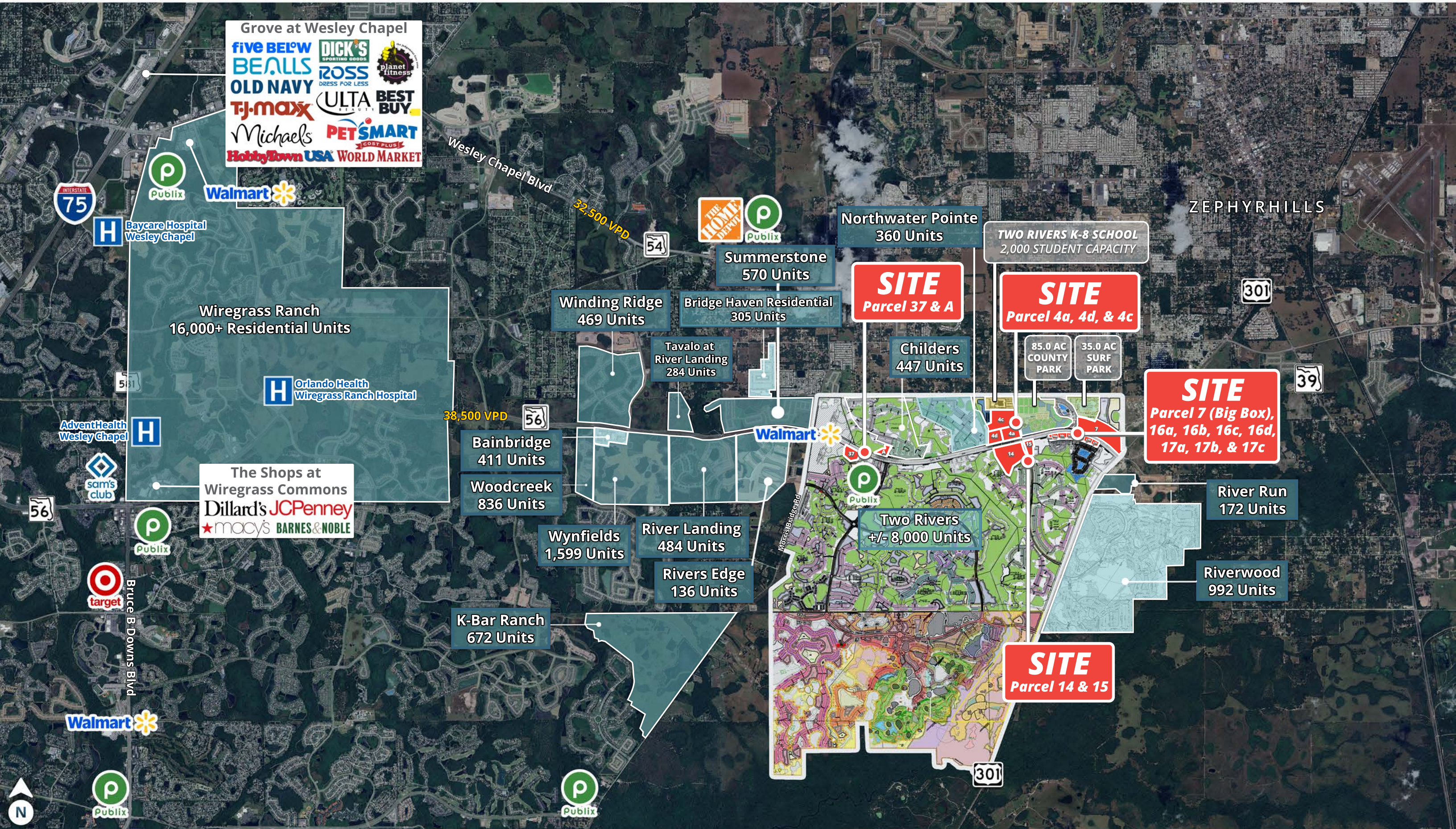
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BEALL'S
OLD NAVY
TJ-maxx
Michael's
HobbyTown USA

DICK'S SPORTING GOODS
ROSS DRESS FOR LESS
ULTA BEAUTY
PET SMART COST PLUS
WORLD MARKET

planet fitness

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

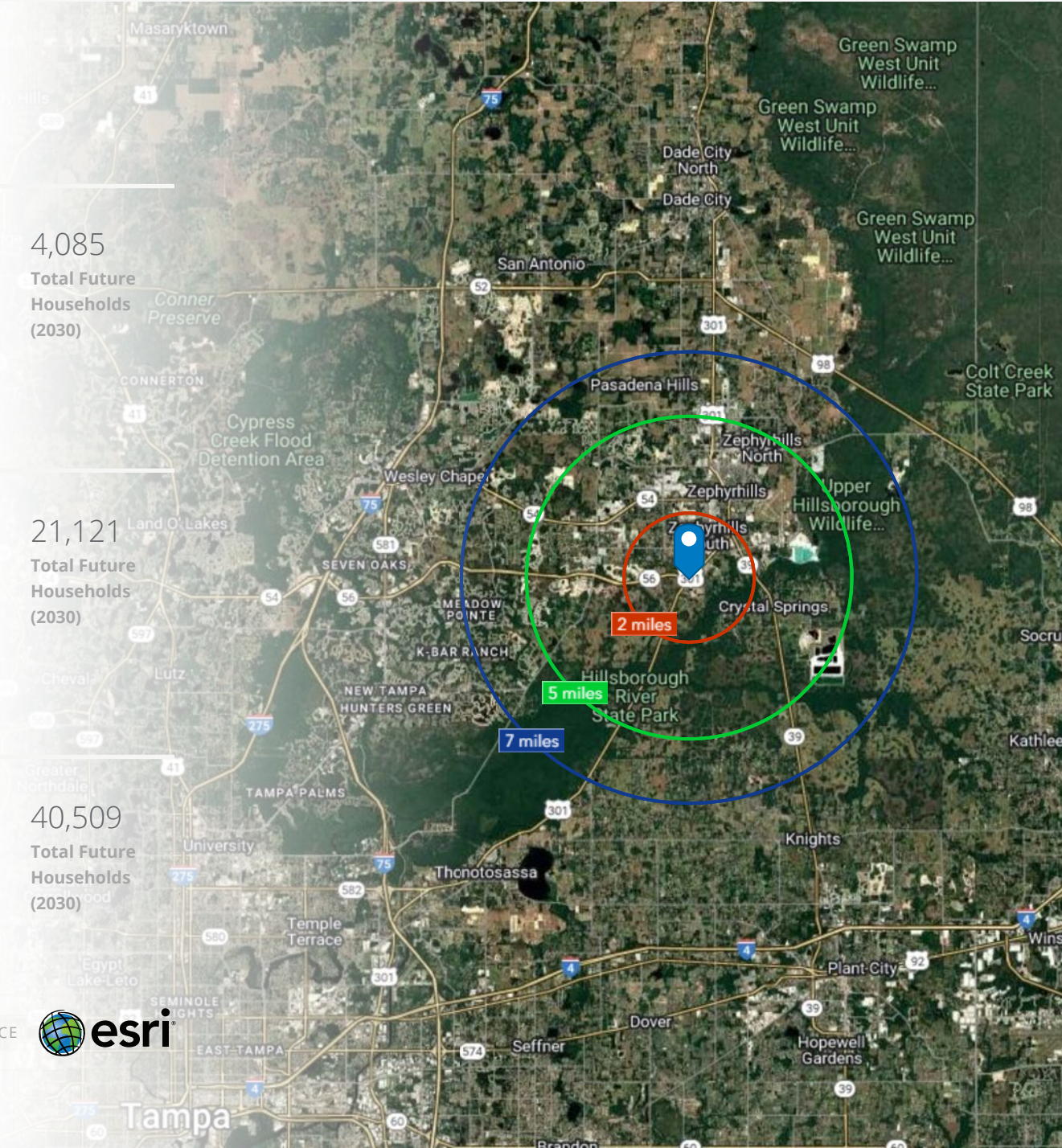
4,160 Population	2,494 Total Daytime Population	\$116,335 Average Household Income	4,085 Total Future Households (2030)
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3 MILES

36,718 Population	26,023 Total Daytime Population	\$123,671 Average Household Income	21,121 Total Future Households (2030)
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5 MILES

109,586 Population	83,156 Total Daytime Population	\$128,775 Average Household Income	40,509 Total Future Households (2030)
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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