

**LAND FOR SALE / LEASE**

# Sale or Pre-Leasing Retail Space

34139 Wesley Chapel Blvd.  
Wesley Chapel, FL 33543

**Brent Nye**  
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# Retail Space for Sale or Lease | Construction Ready

34139 Wesley Chapel Blvd., Wesley Chapel, FL 33543



## PROPERTY DESCRIPTION

Now available for sale or pre-lease, this ±1,400 SF new construction retail building is strategically located at 34139 Wesley Chapel Blvd in Wesley Chapel, Florida, one of Pasco County's most active commercial corridors.

The site benefits from exceptional visibility and access along Wesley Chapel Boulevard, with approximately 32,500 vehicles per day (VPD). Positioned adjacent to Sherwin-Williams, the property is surrounded by a strong mix of national and local retailers, restaurants, and service providers, driving consistent daily traffic and consumer demand.

Designed with modern retail users in mind, the building offers prominent frontage, strong signage opportunities, and convenient access for customers and deliveries. This location is ideal for tenants seeking to establish or expand their presence in a high-growth market with dense residential development and established retail synergy.

## OFFERING SUMMARY

<b>Vanilla Box Lease Rate:</b>	\$55 SF/yr (NNN)
<b>Cold Dark Shell Lease Rate:</b>	\$48.00 SF/yr (NNN)
<b>Sale Price:</b>	\$1,500,000
<b>Available SF:</b>	1,400
<b>Frontage on SR 54</b>	200'
<b>VPD</b>	32,000
<b>Units:</b>	2
<b>NOI:</b>	\$0.00
<b>Cap Rate:</b>	0.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,010	12,344	37,735
<b>Total Population</b>	4,390	31,242	96,044
<b>Average HH Income</b>	\$69,016	\$96,791	\$102,803

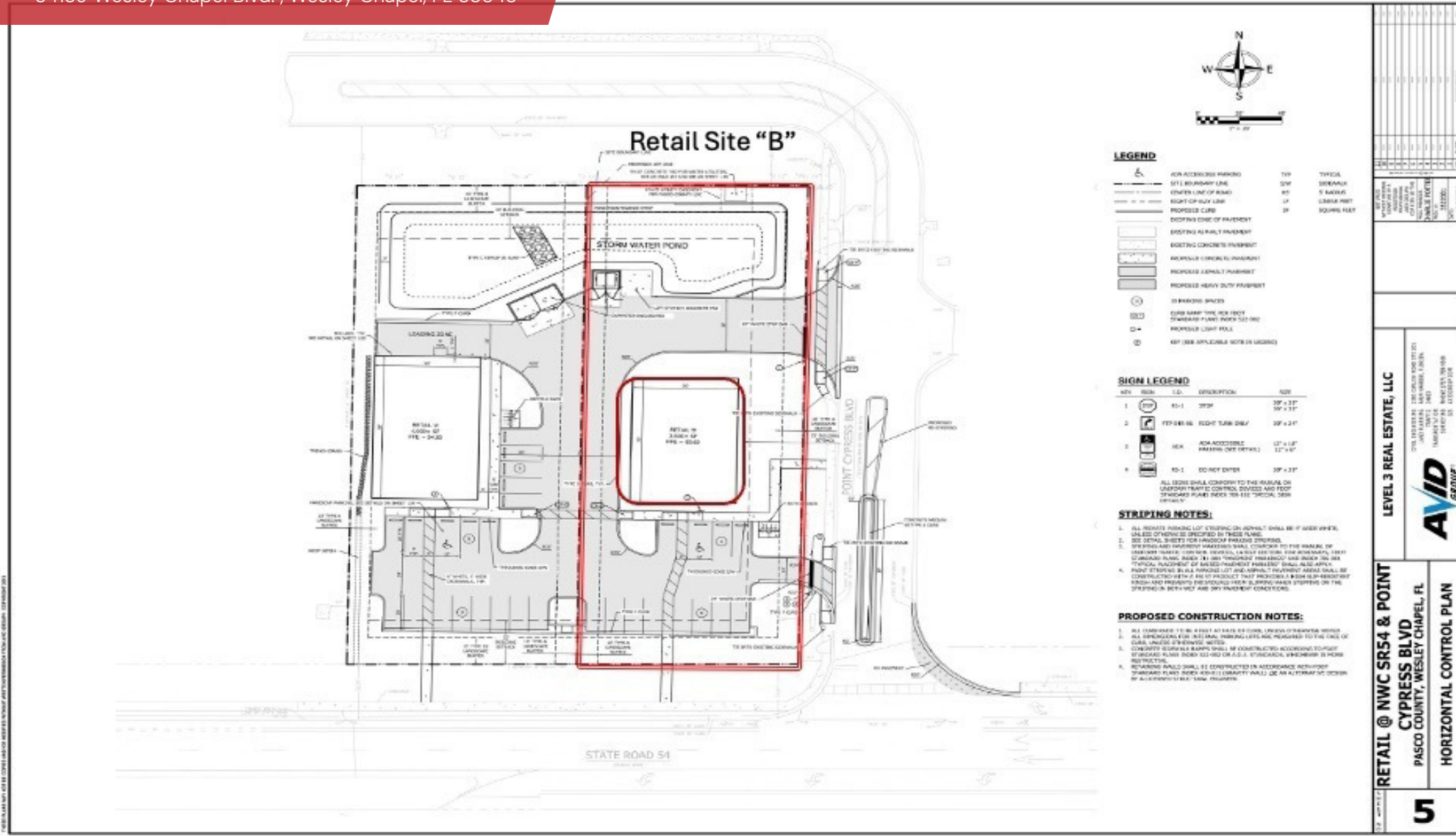
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**LEGEND**

	ADA ACCESSIBLE PARKING	TRP	TRUCK
	SITE BOUNDARY LINE	SRP	STREASUR
	CENTER LINE OF ROAD	RS	RADIUS
	RIGHT OF WAY LINE	SP	SUBMIT POST
	PROPOSED CURVE	SP	SQUARE FEET
	EXISTING CORE OF PAVEMENT		
	EXISTING ASPHALT PAVEMENT		
	EXISTING CONCRETE PAVEMENT		
	PROPOSED GENERAL PAVEMENT		
	PROPOSED ASPHALT PAVEMENT		
	PROPOSED HEAVY DUTY PAVEMENT		
	PA PARKING SPACES		
	DRIVE RAMP 10% PER FOOT		
	STORMWATER POND 10% PER FOOT		
	PROPOSED LIGHT POLE		
	NOT USE APPLICABLE NOTE (IN USE)		

**SIGN LEGEND**

NO.	SYMBOL	S.D.	DESCRIPTION	SIZE
1		RS-1	STOP	30" x 30"
2		RS-1	STOP	30" x 30"
3		RS-1	STOP	30" x 30"
4		RS-1	STOP	30" x 30"

**STRIPING NOTES:**

- ALL EXISTING PARKING LOT STRIPING ON ASPHALT SHALL BE OF USED WHITE, UNLESS OTHERWISE SPECIFIED BY THESE PLANS.
- SEE DETAIL SHEETS FOR DIMENSIONS AND STRIPING.
- STRIPING AND MARKING MATERIALS SHALL CONFORM TO THE MANUAL OF PRACTICES FOR THE DESIGN AND CONSTRUCTION OF HIGHWAY AND STREET MARKINGS, 11TH EDITION, 2010, PUBLISHED BY THE NATIONAL HIGHWAY TRANSPORTATION BUILDING AND CONSTRUCTION ADMINISTRATION (NHTSA).
- ALL STRIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STRIPING AND MARKING MANUAL, 11TH EDITION, 2010, PUBLISHED BY THE NATIONAL HIGHWAY TRANSPORTATION BUILDING AND CONSTRUCTION ADMINISTRATION (NHTSA).

**PROPOSED CONSTRUCTION NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 FLORIDA BUILDING CODE, UNLESS OTHERWISE SPECIFIED BY THESE PLANS.
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**LEVEL 3 REAL ESTATE, LLC**

**RETAIL @ NWC SR54 & POINT CYPRESS BLVD**

**PASCO COUNTY, WESLEY CHAPEL, FL**

**HORIZONTAL CONTROL PLAN**

**5**

**AVID GROUP**

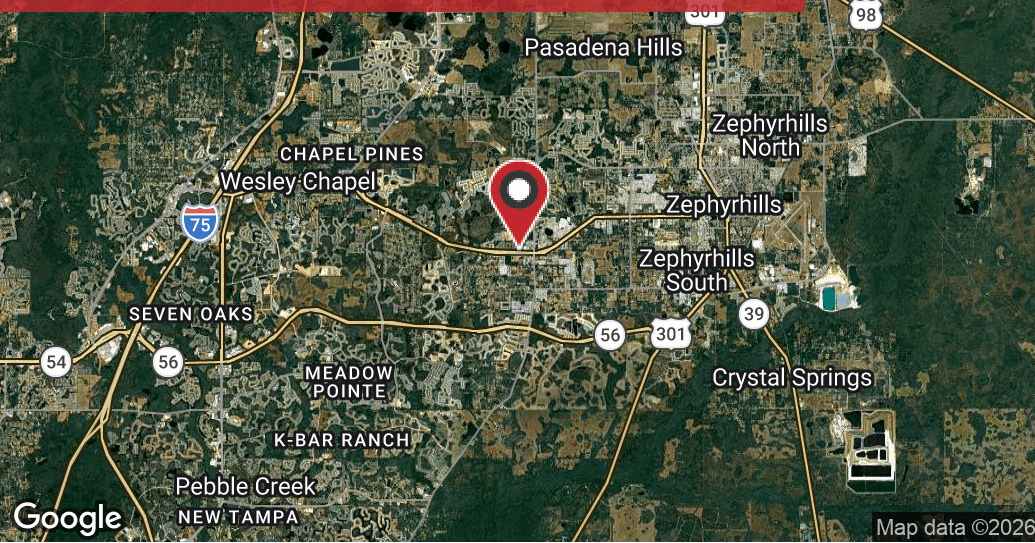
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Property Type	Land
Property Subtype	Retail-Pad
APN	18-26-21-0000-01600-0020
Building Size	3,500 SF
Lot Size	0.65 Acres
Year Built	2026

- Pre-lease opportunity (new construction)
- Adjacent to Sherwin-Williams
- ±32,500 VPD on Wesley Chapel Blvd
- Excellent visibility and accessibility
- Surrounded by strong retail and commercial uses
- Located in a rapidly growing Wesley Chapel trade area

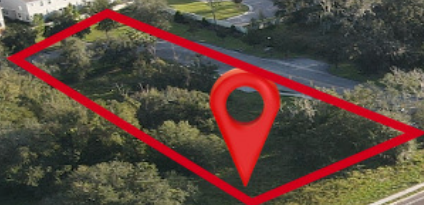
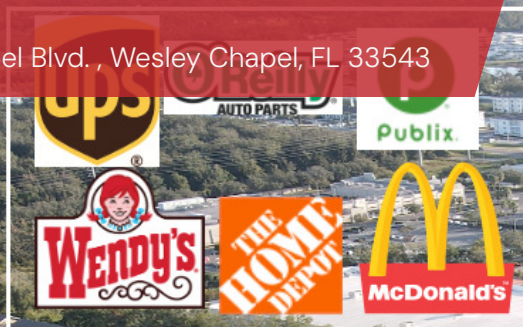
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# Retailers

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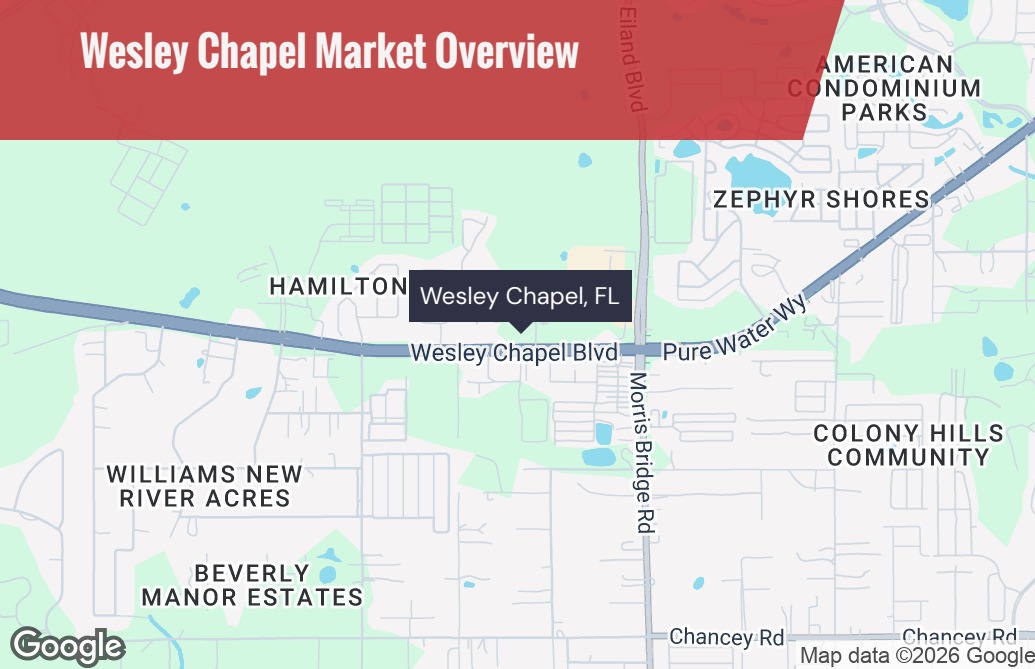


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# Wesley Chapel Market Overview



## WESLEY CHAPEL, FL

Wesley Chapel, FL is experiencing unprecedented growth, transforming into one of the most dynamic markets in the Tampa Bay region. Major mixed-use developments such as Avalon Park, Wiregrass Ranch, and Connected City are creating vibrant live-work-play communities, while retail giants like Whole Foods and Target expand the area's commercial footprint.

Significant healthcare investments, including AdventHealth's \$80M expansion and a new Johns Hopkins facility, underscore strong infrastructure growth. Combined with rapid population increases and ongoing road improvements, Wesley Chapel offers a compelling environment for long-term investment and sustained economic vitality.

## MAJOR DEVELOPMENTS



### AVALON PARK WESLEY CHAPEL

1,800-acre master-planned "downtown" concept with 4,800 homes, 500K sq. ft. commercial space, parks, and amphitheater.



### CONNECTED CITY CORRIDOR

176-acre mixed-use plan with 1,275 multifamily units, 365K sq. ft. hospital, hotel, retail, and office space.



### WIREGRASS RANCH

5,000-acre expansion of retail, office and residential development. Entertainment hub with concert hall, food hall, and hotel with alignment of Orlando Health Wiregrass Hospital opening. Planned light rail stops, park & ride, and SR 56 extension for improved connectivity.

## RETAIL EXPANSION

Whole Foods Market Plaza | Bruce B. Downs Blvd

Walmart | SR 56 & Morris Bridge Rd

Target | opening among largest in the nation

## RESIDENTIAL GROWTH

Communities like Chapel Crossings, Persimmon Park, Pasadena Woods, and Twinflowers Estates offering homes from \$300K-\$900K

Verve Wesley Chapel: 360-unit luxury multifamily with resort-style amenities

## HEALTHCARE & INFRASTRUCTURE

Johns Hopkins All Children's Hospital | Under Construction

AdventHealth Wesley Chapel | \$80M Expansion

\$22M Old Pasco Road widening | new I-75 interchange improving connectivity

## ECONOMIC DEVELOPMENT

VantagePoint AI | \$4.6M in expansion, adding 60 high-tech jobs

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