



LOCATION:

- Wesley Chapel/East Pasco submarket
- 5807 Ellerbee Rd, Wesley Chapel, FL 33545
- Intersection of SR 54 and Ellerbee Rd

TRAFFIC COUNTS:

- SR-54: 25,000 Cars per Day
- Interstate 75: 144,500 Cars per Day

| Demographics | 1-Mile | 3-Miles | 5-Miles |
|------------------|----------|----------|-----------|
| Total Population | 22,800 | 64,600 | 165,000 |
| Median Age | 37.9 | 37.3 | 37.3 |
| Average Income | \$98,354 | \$99,444 | \$101,394 |

CONTACT:

David Nekouee
 Capital Design Development
 Phone: 770-833-4507
 Email: davidnek@capdeseng.com

PROPERTY INFORMATION:

- 15,075 SF_± Retail Center ~ **SPACE AVAILABLE**
- Class "A" Retail/Medical Center **nearing construction** well suited for most commercial uses
- Unobstructed visibility from SR 54 near signalized access
- Interstate convenience less than 2 miles from I-75
- Near highly desirable growth area Wesley Chapel Downtown Avalon Park Development

PROPOSED USES:

- Zoned C-2
- Site can be used for Retail, Medical, Office, QSR

NOTES:

- 300+ Luxury Apartments recently built adjacent to site
- 1000+ Upscale Homes been built adjacent to site
- 200+ Multifamily been built adjacent to site
- High growth affluent trade area in between Tampa Premium Outlets, The Grove at Wesley Chapel & The Avalon Park Downtown Wesley Chapel
- Class "A" Retail/Medical Center to be delivered Q4 2025
- Multiple space sizes available ~ 5 per 1000 parking





