

# WESLEY CHAPEL STATION

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

# FOR LEASE




## LOCATION DESCRIPTION

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

## PROPERTY HIGHLIGHTS

- Best in class Organic Grocer and High-end Fitness anchored shopping center under construction
- 1,437 SF - 3,203 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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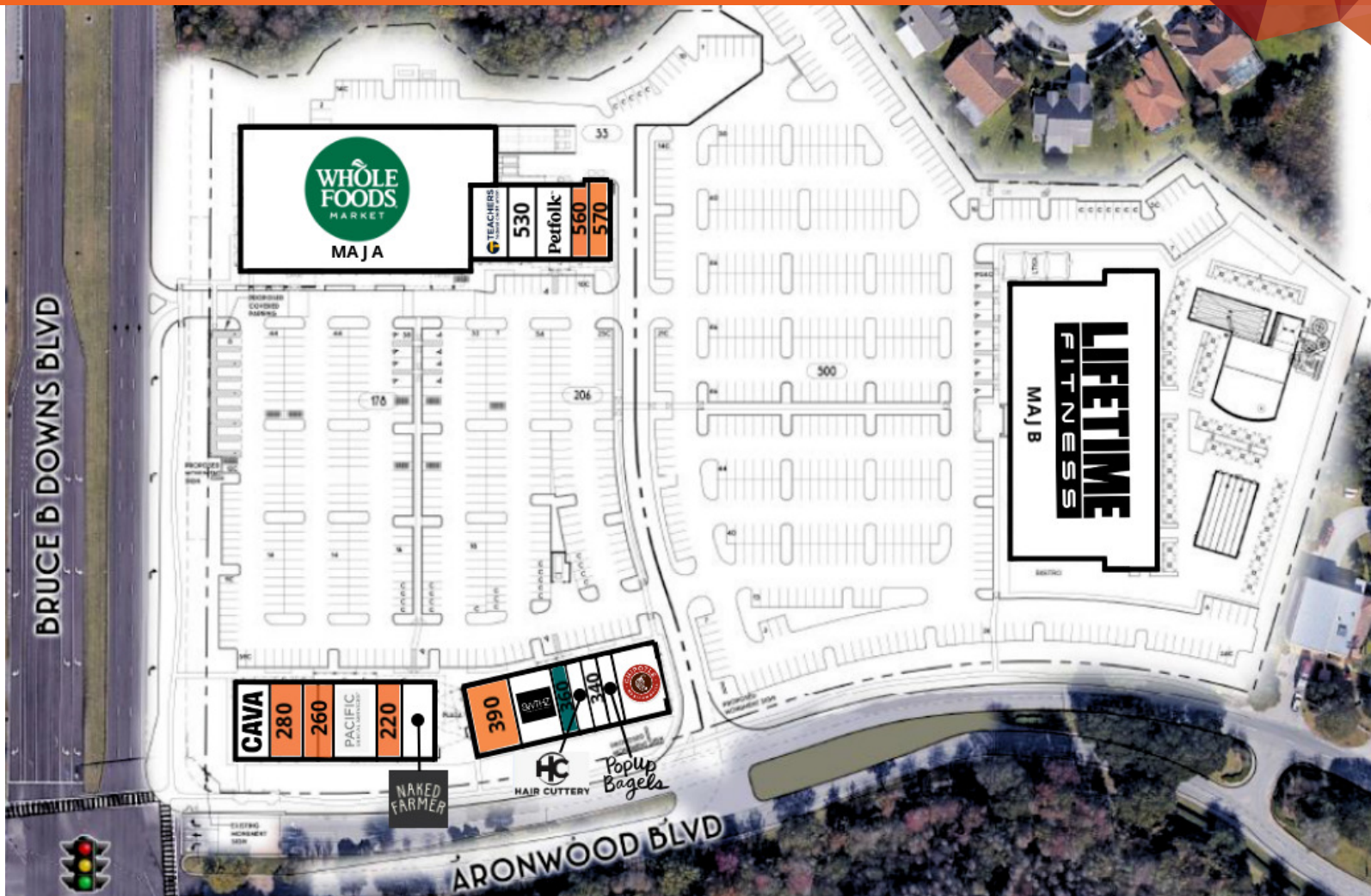


**SJC VENTURES**

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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	Pending Deal	1,908 SF
370	Sweathouz	2,246 SF
390	Restaurant Space Available	3,000 SF

SUITE	TENANT NAME	SPACE SIZE
210	Naked Farmer	2,805 SF
220	Available	1,703 SF
250	Pacific Dental	3,501 SF
260	Available	2,399 SF
280	Available	3,203 SF
290	CAVA	2,406 SF



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