

RETAIL SHOPS OF 56

3182 Hueland Pond Blvd. , Wesley Chapel, FL 33543

RETAIL PROPERTY FOR LEASE

PROPERTY HIGHLIGHTS

- **SPACE AVAILABLE:** +/-1,500 SF (AT LEASE) | +/-2,000 SF (AT LEASE) | +/-2,200 SF
- Strong demographics with major residential and commercial growth planned
- Q1 of 2024 estimated delivery
- Located on the corner of State Road 56 and Hueland Pond Blvd.
- Located near Wiregrass Ranch High School, Wiregrass Ranch Elementary School, and Pasco-Hernando State College

DEMOGRAPHICS

POPULATION



3 Miles 45,985
5 Mile 128,343
10 Minute 60,314

HOUSEHOLDS



3 Miles 15,835
5 Mile 44,485
10 Minute 20,815

DAYTIME POPULATION



3 miles 25,490
5 mile 67,456
10 minute 33,112

AVE. HOUSEHOLD INCOME



3 Miles \$99,538
5 Mile \$106,972
10 Minute \$99,124

DAILY TRAFFIC COUNTS AADT



Mansfield Blvd 35,500
SR-56 30,000



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