

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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