

FOR LEASE GROVE AT WESLEY CHAPEL

6105 WESLEY GROVE BLVD | WESLEY CHAPEL | FL, 33544

RETAIL



3 MILE RADIUS
POPULATION GROWTH CHANGE: **29%**
AVERAGE HOUSEHOLD INCOME: **\$140,700**

PROPERTY HIGHLIGHTS:

- **FASTEST GROWING AND AFFLUENT LOCATION IN THE UNITED STATES.** Surrounded by 12,000+ residential units with an average household income of \$92,000+ within a 5-mile radius.
- Premier regional shopping destination strategically located at the I-75 interchange, offering over 1 mile of frontage with outstanding visibility and accessibility.
- Innovative entertainment hub, featuring KRATE, a unique container park with 46 unique restaurants and retail shops, plus family-friendly attractions like mini-golf, a movie-screen venue, and playground.
- **6 MILLION ANNUAL VISITORS** drawn by an exceptional mix of top national retailers, including Dick's Sporting Goods, Ross, TJ Maxx, Best Buy, Old Navy, Michaels, Ulta, PetSmart, Target, and World Market.



PROPERTY SIZE: 621,279 SQUARE FEET	MAJOR TENANTS	
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CONTACT US:

KEREN GOLD

Director of Leasing
407-636-1266
keren@mgoldgroup.com

JEREMY FOLEY

Vice President
702-683-4584
jeremy@mgoldgroup.com



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MISHORIM GOLD REAL ESTATE INVESTMENTS LTD.

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PROPERTY INFORMATION

ADDRESS: 6105 Wesley Grove Boulevard, Wesley Chapel, FL 33544
At the intersection of Route 60 and Route 76

CENTER SIZE: 471,279 SF

AVAILABLE: Suite 6009: 1,801 SF
Suite MS2202: 1,802 SF
Suite 5845: 30,000 SF
Outparcel sale information available upon request.

LEASE RATE: Contact Agent for pricing
*Major incentives for qualified prospects

TRAFFIC COUNTS: I-75: 60,000 vpd
Wesley Chapel Blvd: 35,000 vpd

PARKING SPACES (RATIO): 3,099 Spaces (6.6 per 1,000 SF)

FEATURES: Signalized Entrance
Ample Parking
High visibility

Demographics	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION (2028 Estimate)	24,000	62,600	141,900
AVERAGE HOUSEHOLD INCOME	\$120,403	\$140,702	\$140,172
PERCENTAGE GROWTH	12%	29%	30%

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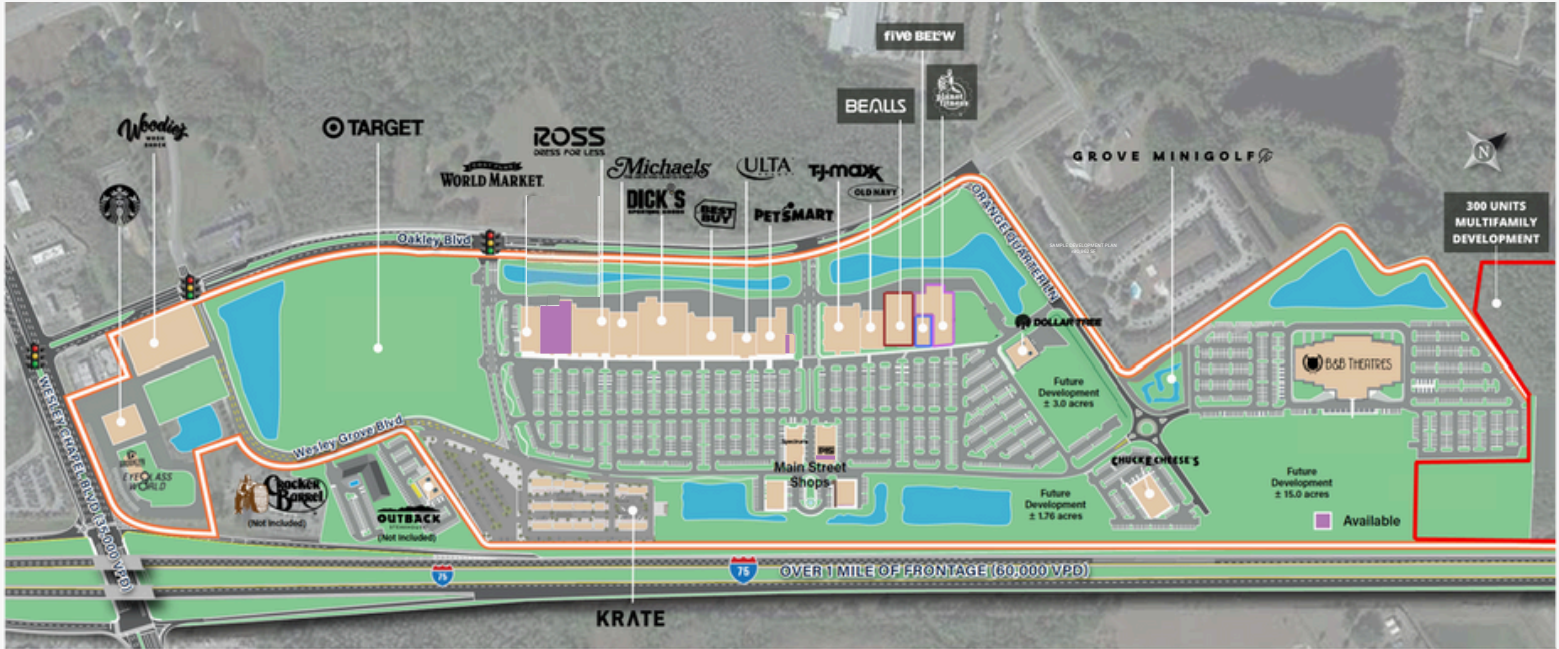
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SITE PLAN



TENANCY SUMMARY														
5831	Cost Plus World Market	18,670	6009	AVAILABLE	1,801	7835-100	Brooklyn Bagel	2,400	MS1108	Spectrum	2,998	MS2201	Power Martial Arts	1,300
5845	AVAILABLE	30,000	6021	GNC	1,439	7835-100B	King of the Coop	1,600	MS1201	Brent Cross Group	1,656	MS2202	AVAILABLE	1,802
5901	Ross Dress for Less	30,017	6075	Old Navy	15,000	7835-110	EyeGloss World	3,800	MS1202	Pasco EDC	3,800	MS2203	The Acting Studio	2,243
5913	Michael's	21,301	6015A	Planet Fitness	25,000	OP-01	Chuck E Cheese	GL	MS1203	The Roman Group	1,200	MS2205	Prime Barbers	1,616
5925	Dick's Sporting Goods	45,088	6015B	BAELLS	26,493	MS1101	Dessert Box	1,128	MS1204	RAW Space	2,600	MS2207	Breaking the Blue	2,495
5947	Best Buy	30,000	6015C	Five Below	8,167	MS1102	Cookie Plug	1,200	MS2101	Go On Coffee	1,128	MS3101	Treble Makers	5,600
5953	ULTA	9,900	6145	Dollar Tree	10,059	MS1103	B Creative Painting	1,200	MS2102	F45	3,384	MS3105	BlueFin Sushi	2,800
6001	PetSmart	20,193	6333	B&B Movie Theatres	76,987	MS1104	Lee Spa Nails	1,200	MS2205	Falabella Family Bistro	2,497			
6035	TJ Maxx	28,000	OP-02	Grove Minigolf	GL	MS1105	Management	1,730	MS2107	900 Degrees NY Pizza	2,400			

