

Wesley Chapel Shoppes

28385 State Road 54, Wesley Chapel, FL 33543



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Ground Lease or Endcap Available in booming Wesley Chapel
- Drive-Thru Available!
- Direct Frontage and Access from Florida 54
- Close proximity to I-75 with over 100,000 cars per day
- State Road 54 sees over 54,000 cars per day
- Surrounded by major traffic generators like Walmart, Publix, Crunch Fitness, Chick-fil-A, Starbucks, First Watch, Chipotle, and Chase Bank
- Ideal Uses: QSR, Financial Institution, Retail, Medical and more!

[Click Here For Survey](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,680 - 4,600 SF
Lot Size:	0.71 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,147	13,225	33,622
Total Population	3,316	38,810	96,398
Average HH Income	\$145,036	\$138,427	\$134,373

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PROPERTY PHOTO



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AERIAL



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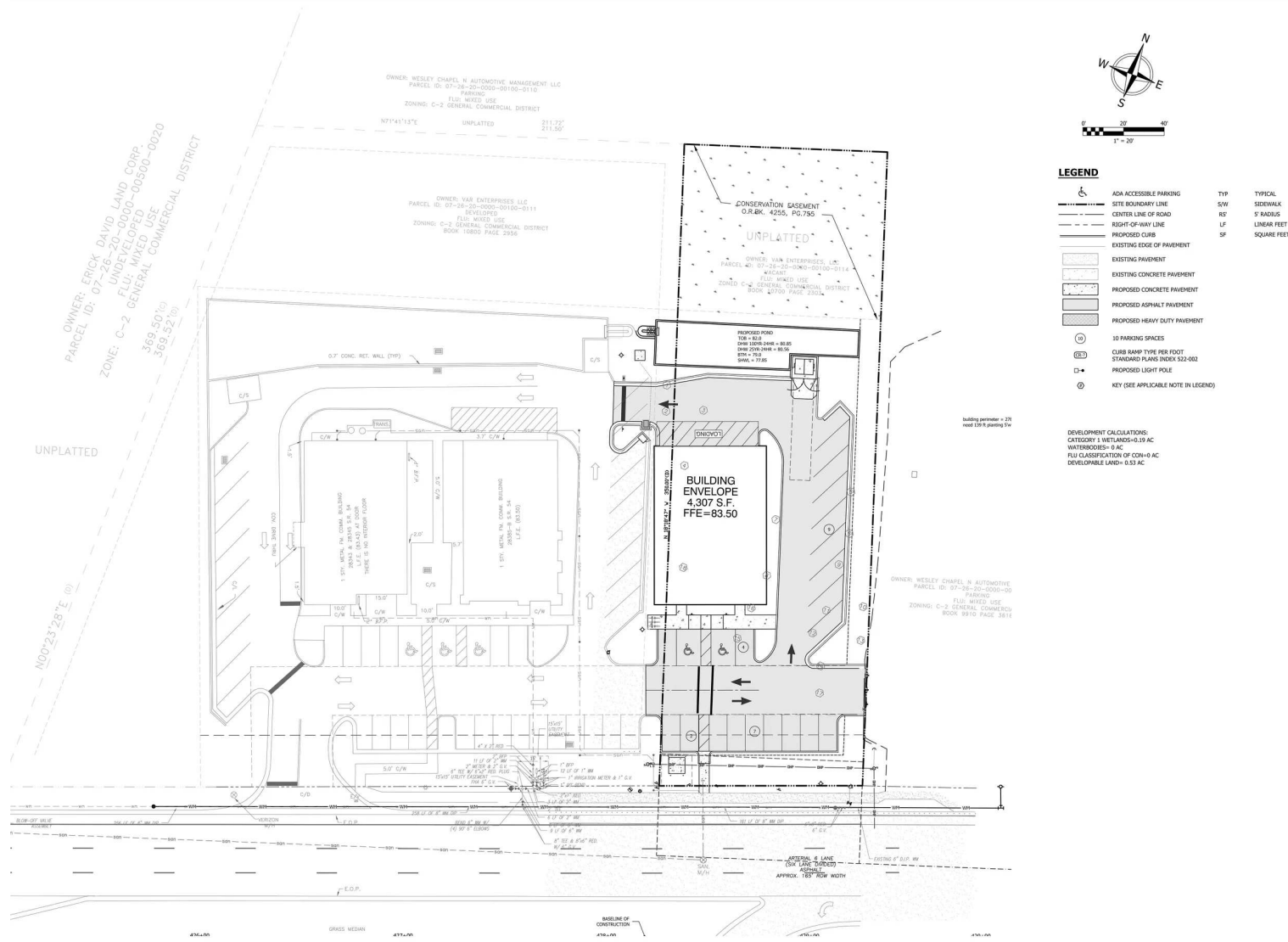


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SITE PLAN



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RETAILER MAP



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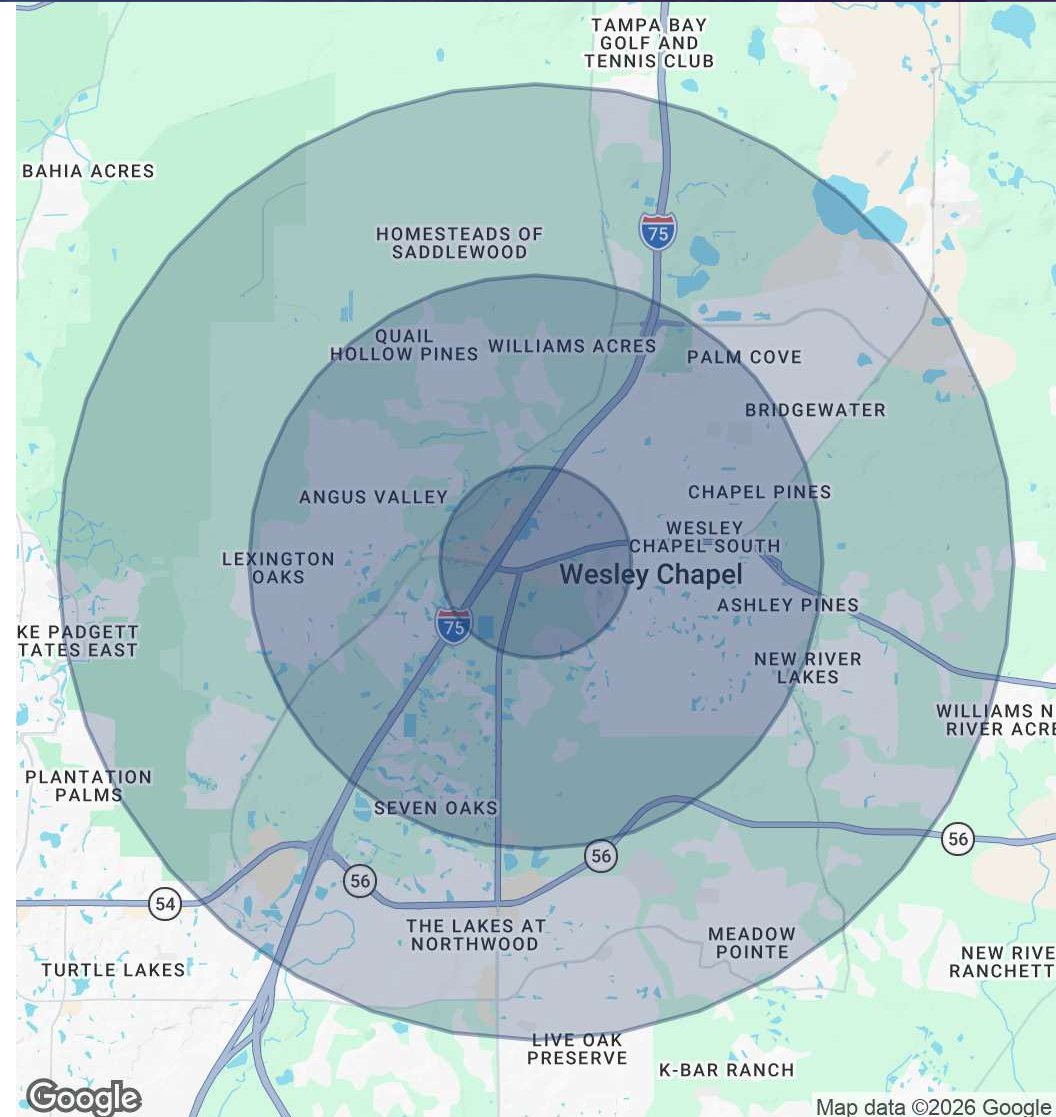
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,316	38,810	96,398
Average Age	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,147	13,225	33,622
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$145,036	\$138,427	\$134,373
Average House Value	\$446,186	\$432,578	\$420,312

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,778	21,894	52,315
Total Population - Black	406	4,320	11,808
Total Population - Asian	254	2,525	7,103
Total Population - Hawaiian	3	39	104
Total Population - American Indian	9	147	338
Total Population - Other	250	2,836	7,118



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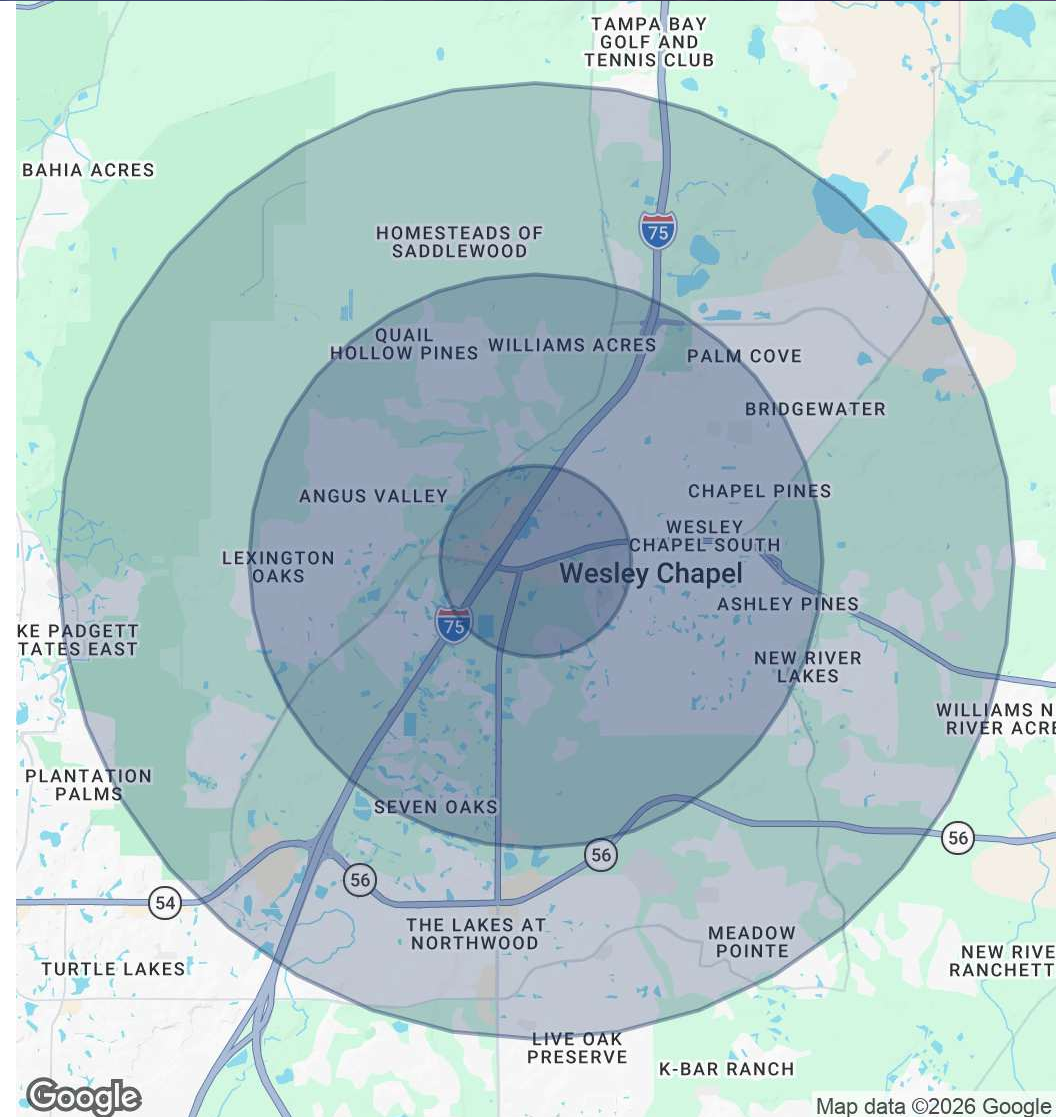
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0-4	170	1,983	5,077
5-9	203	2,365	5,769
10-14	270	3,024	7,157
15-17	155	1,813	4,435
18-20	148	1,741	4,281
21-24	180	2,111	5,238
25-34	322	3,866	10,213
35-44	492	5,474	13,612
45-54	523	5,936	14,470
55-64	394	4,775	11,885
65-74	276	3,464	8,616
75-84	148	1,843	4,600
85+	36	414	1,045



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