

POMELO SQUARE

📍 NEC Old Pasco Rd & Overpass Rd Wesley Chapel, FL

RETAIL SPACE AVAILABLE
FOR LEASE



- **AVAILABLE: 42,800 SF**
- 92 town homes & 325 Apartments: adding 417 residential units, enhancing on-site density and contributing to a vibrant mixed-use environment
- On-site hotel plans for the development, adding lodging accommodations that will serve both short-term visitors and business travelers
- Easy access from I-75 provides convenient access for both local residents and visitors traveling within the Tampa region
- Site design incorporates park amenities and green space

AREA POPULATION



3 Mile	30,304
5 Mile	67,094
10 Minute	289,299

AVG. HOUSEHOLD INCOME



3 Mile	\$146,119
5 Mile	\$144,843
10 Minute	\$127,603

DAILY TRAFFIC COUNTS AADT



Overpass Rd	15,200
I-75	104,000
Old Pasco Rd	4,800

AREA RETAILERS:



FranklinStreet

LICENSED REAL ESTATE BROKER
BROKER OF RECORD: DARRON KATTAN, #BK3256503
DARRON.KATTAN@FRANKLINST.COM

ALEX WRIGHT

SENIOR DIRECTOR

📞 813.682.6135

✉ Alex.Wright@FranklinSt.com

BRONWYN EYEINGTON

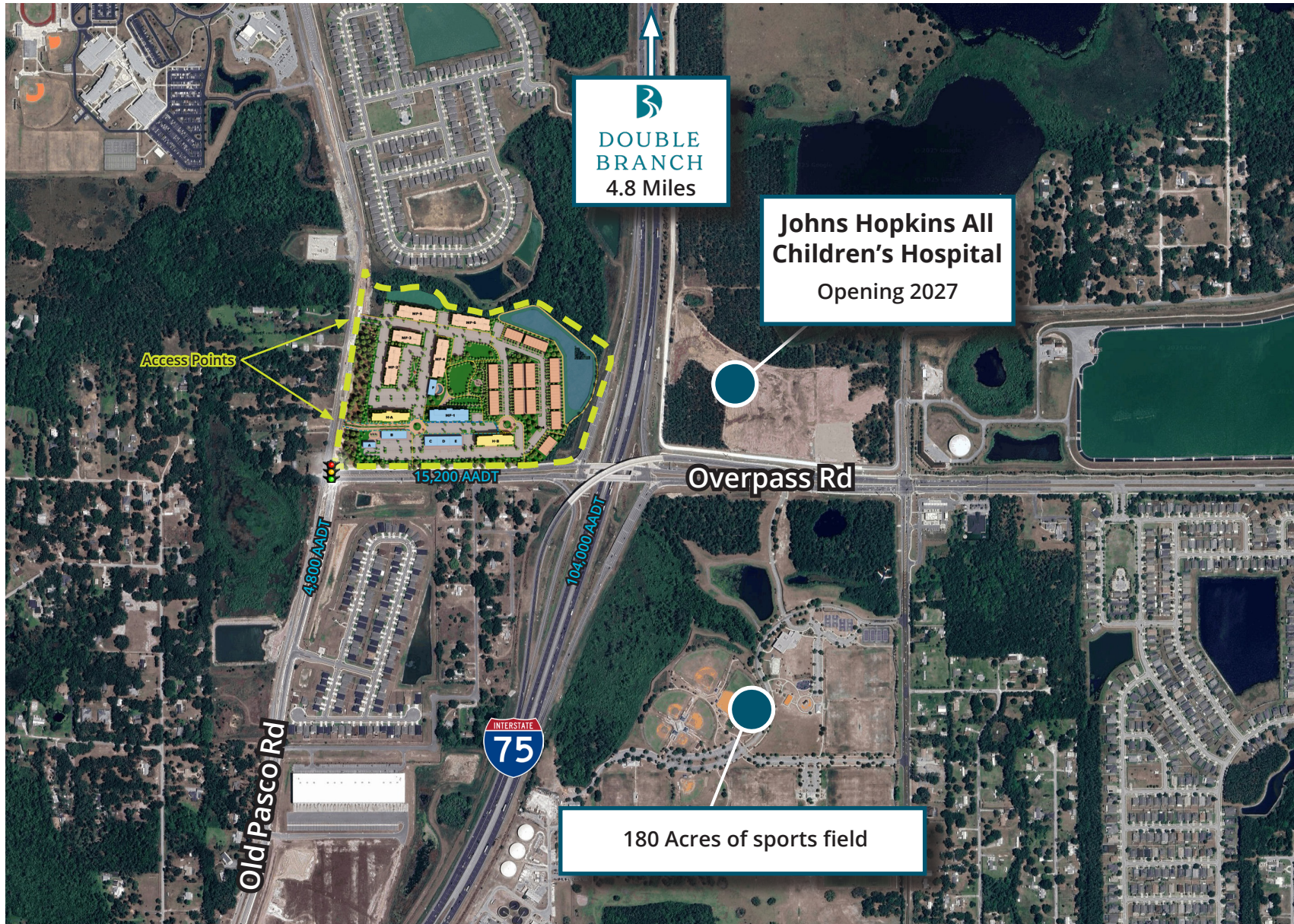
SENIOR ASSOCIATE

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✉ Bronwyn.Eyeington@FranklinSt.com

FLOOR PLAN







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