



LOCATION:

- Wesley Chapel/East Pasco submarket
- 4000 Post Oak Blvd, Wesley Chapel, FL 33544
- Signalized NWC of Wesley Chapel Blvd (SR 54) and Progress Pkwy

TRAFFIC COUNTS:

- Wesley Chapel Blvd: 25,000 Cars per Day
- Interstate 75: 144,500 Cars per Day

Demographics	1-Mile	3-Miles	5-Miles
Total Population	22,800	64,600	165,000
Median Age	37.9	37.3	37.3
Average Income	\$98,354	\$99,444	\$101,394

CONTACT:

David Nekouee
 770-833-4507 | davidnek@capdeseng.com

PROPERTY INFORMATION:

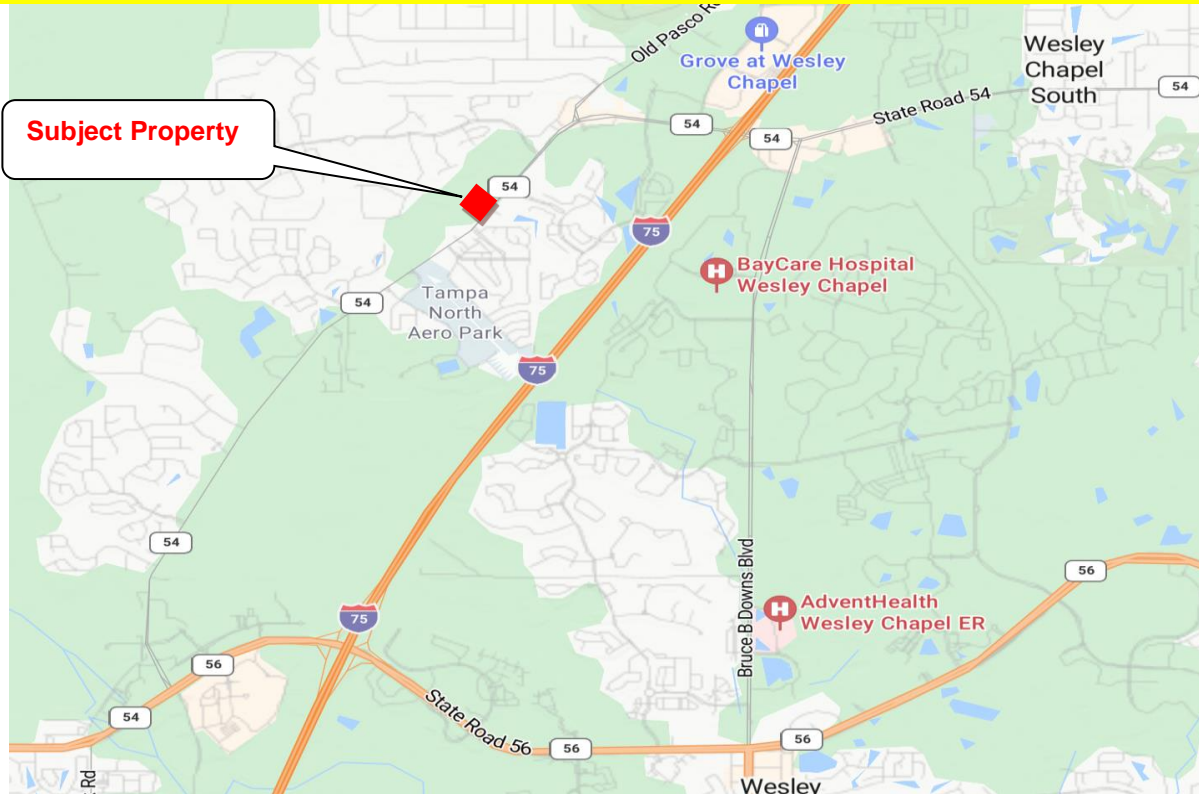
- 15,100 SF ± Retail Center ~ **SPACE AVAILABLE**
- Signalized access with unobstructed visible from SR 54
- Class “A” Retail/Medical Center **nearing construction** well suited for most commercial uses
- Interstate convenience at entrance of Lexington Oaks ~ a 1,500 home upscale golf-course residential community

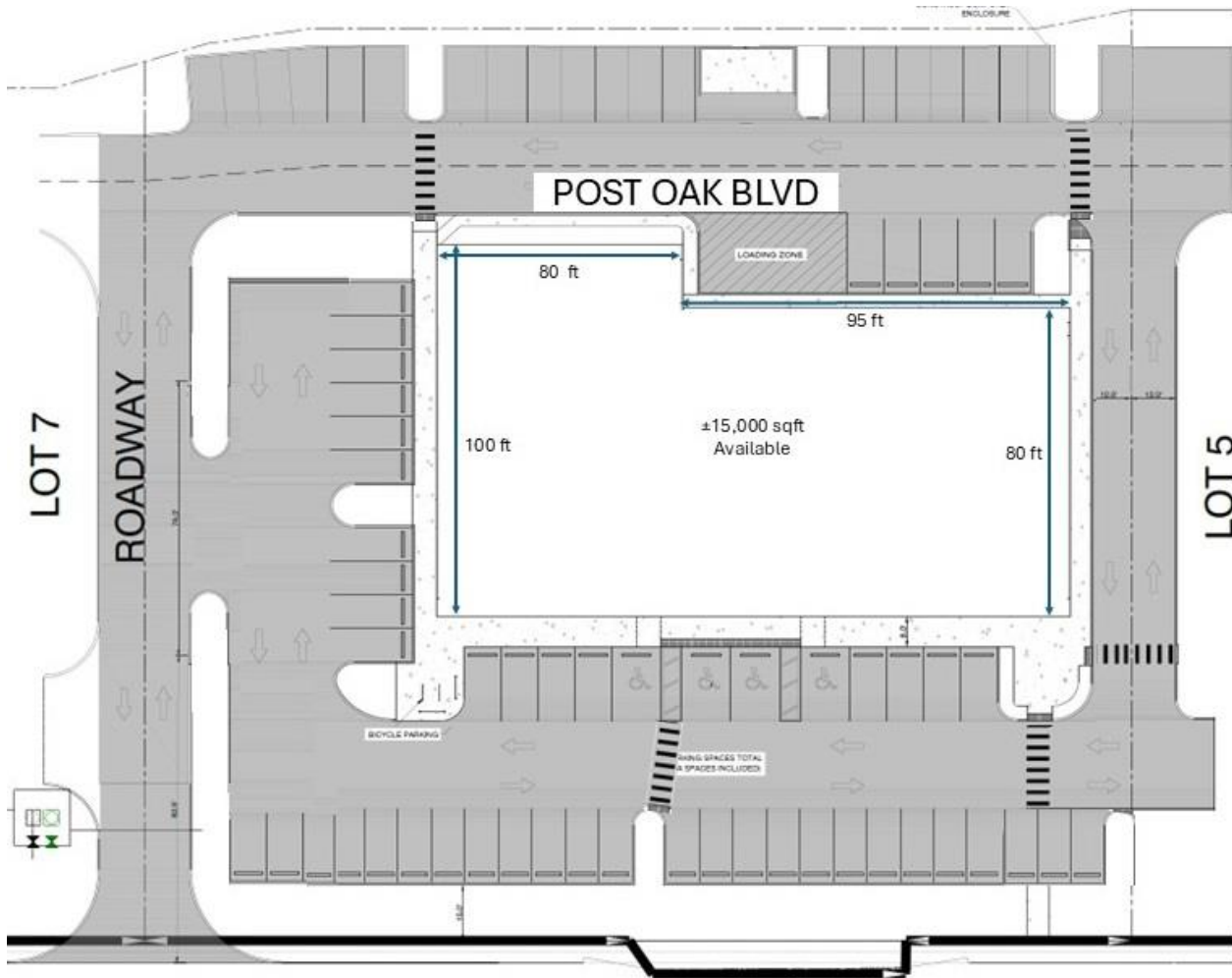
PROPOSED USES:

- Zoned C-2
- Site can be used for Retail, Medical, Office, QSR

NOTES:

- 500+ Luxury Apartments recently built adjacent to site
- High growth affluent trade area in between Tampa Premium Outlets & The Grove at Wesley Chapel
- Class “A” Retail/Medical Center to be delivered Q1 2025
- Multiple space sizes available ~ 5 per 1000 parking
- SR 54 being widened to 4 lanes South of property





WESLEY CHAPEL BLVD.
54 STATE Rd 54

