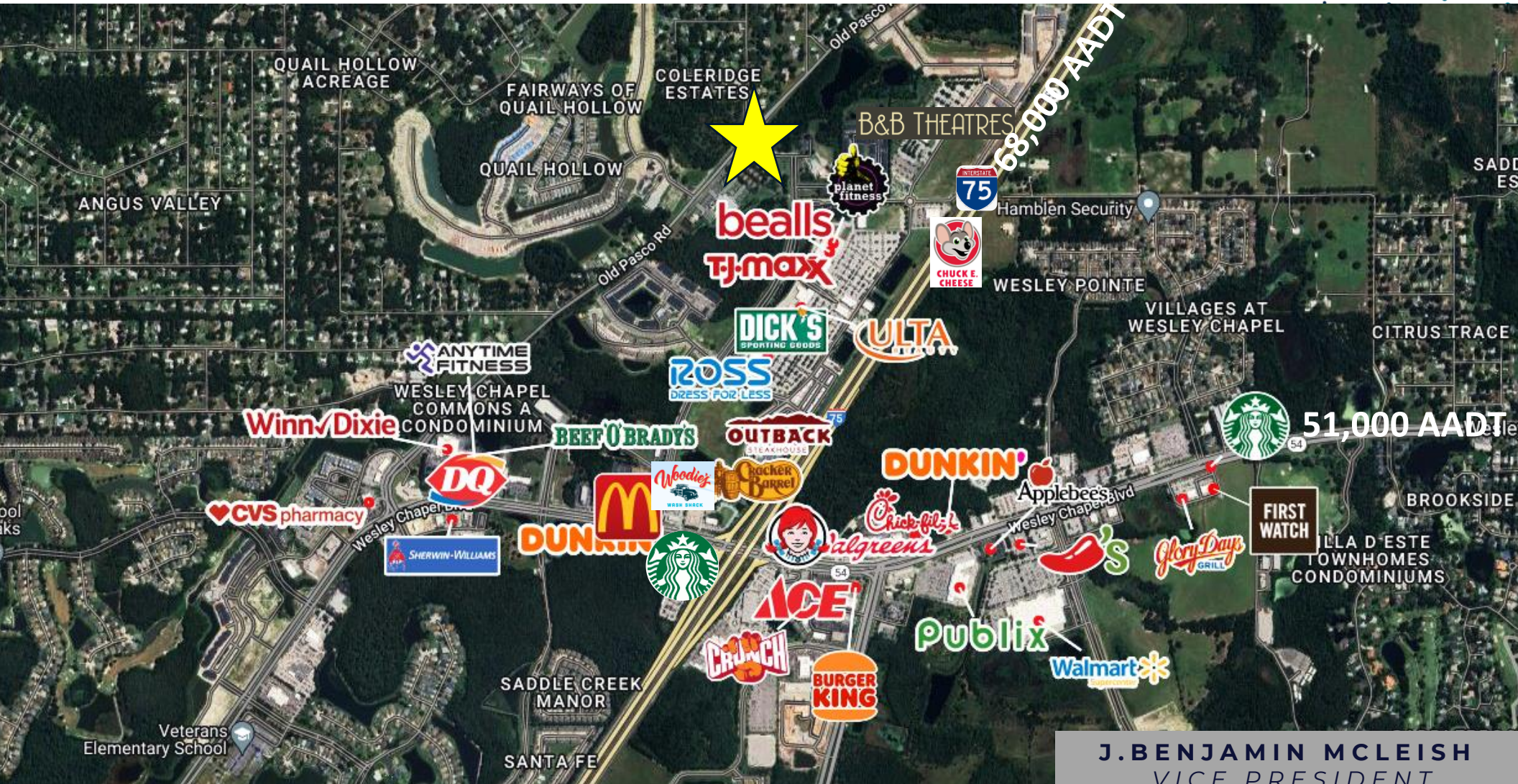


OAKLEY JUNCTION

NEW RETAIL DEVELOPMENT FOR LEASE

NEC OAKLEY BLVD & OLD PASCO ROAD
WESLEY CHAPEL, FL 33544



equity | brokerage

J. BENJAMIN MCLEISH
VICE PRESIDENT
MOBILE 813.334.4733
DIRECT 813.490.9817
BMCLEISH@EQUITY.NET

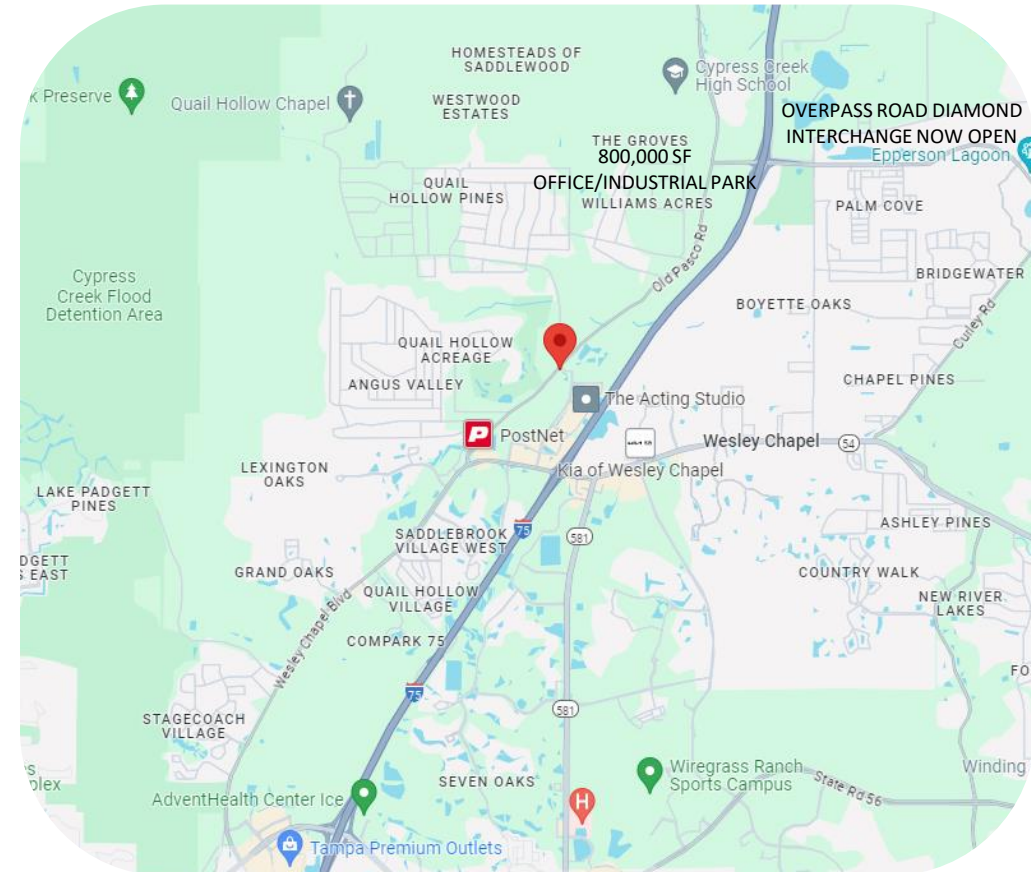
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PROPERTY HIGHLIGHTS

OAKLEY JUNCTION

NEW RETAIL DEVELOPMENT FOR LEASE
NEC OAKLEY BLVD & OLD PASCO RD
WESLEY CHAPEL, FL 33544

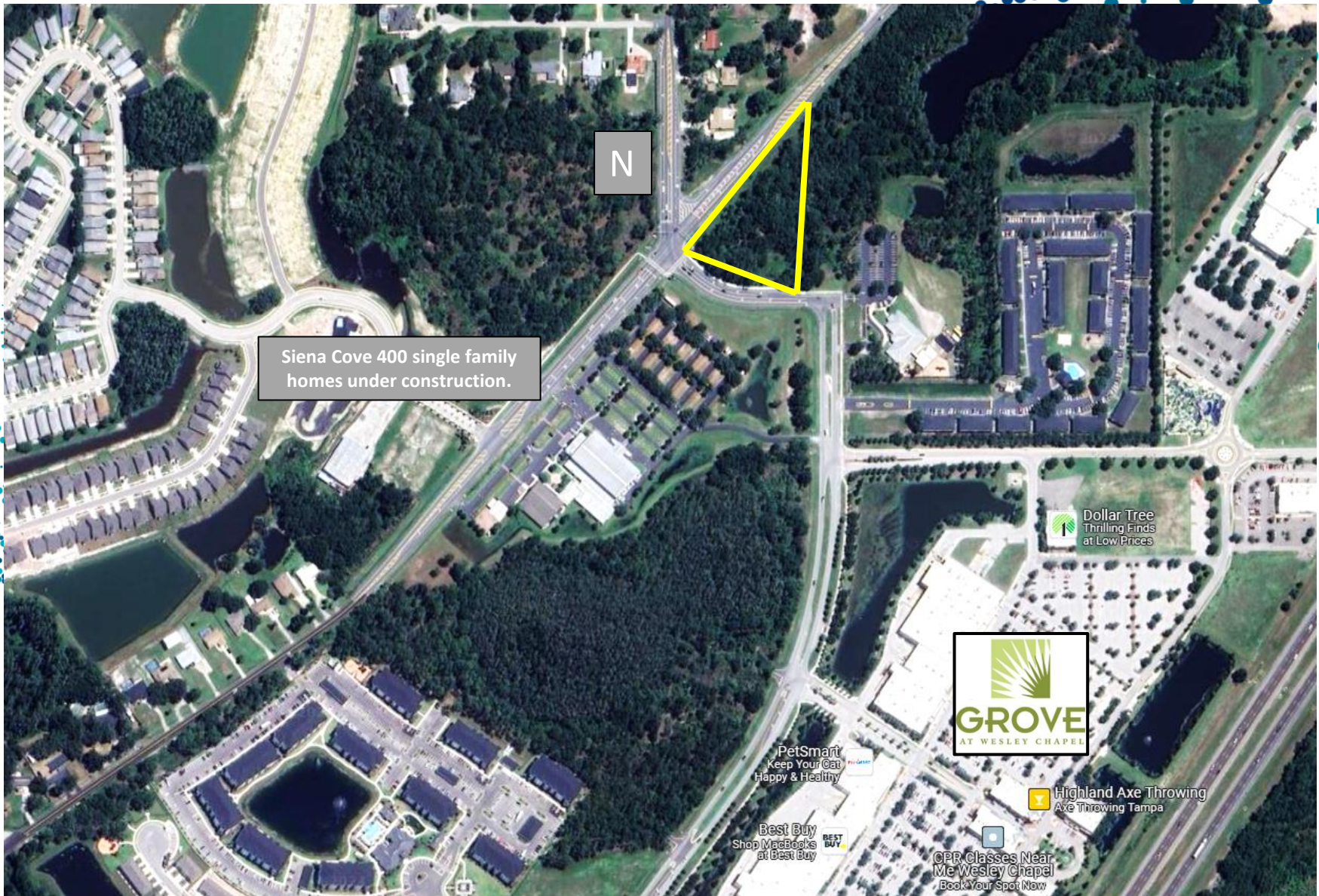
- SUITES FROM 1,400 SF
- FULLY LIGHTED INTERCHANGE ADJACENT TO THE GROVE AT WESLEY CHAPEL
- MEDIAN HOUSEHOLD INCOME \$111,661 WITHIN 3 MILES
- TRADE AREA SERVICED BY I-75, SR 54, OVERPASS ROAD AND OLD PASCO RD
- PERFECT FOR MEDICAL, COFFEE, PIZZA, FITNESS, WIRELESS, AND FINANCIAL SERVICES
- SIGNED TENANTS INCLUDE: BATTERIES PLUS, EUPHORIA VAPE AND OTHERS
- JOIN AREA RETAILERS: STARBUCKS, DICK'S SPORTING GOODS, BEST BUY, PETSMART, TJ MAXX, OLD NAVY, HOBBYTOWN, WINN DIXIE, AND NEW TARGET OPENING 1Q 2026



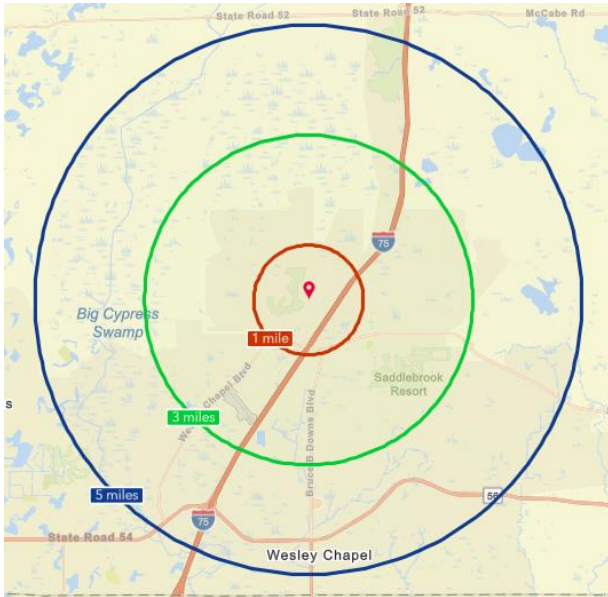
SITE PLAN



CLOSE UP AERIAL



5-MILE RADIUS DEMOS



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KEY FACTS

83,230
Population

2.8
Average
Household Size

40
Median Age

\$115,400
Median Household Income

BUSINESS

2,676

Total Businesses

22,423

Total Employees

EDUCATION

5.8%

No High School
Diploma

19.8%

High School
Graduate

28.7%

Some
College

45.7%

Bachelor's/Grad/Prof
Degree

INCOME

\$49,791

Per Capita
Income

\$115,400

Median
Household
Income

\$514,602

Average
Household
Income

EMPLOYMENT

74.2%

White
Collar

12.1%

Blue
Collar

13.7%

Services