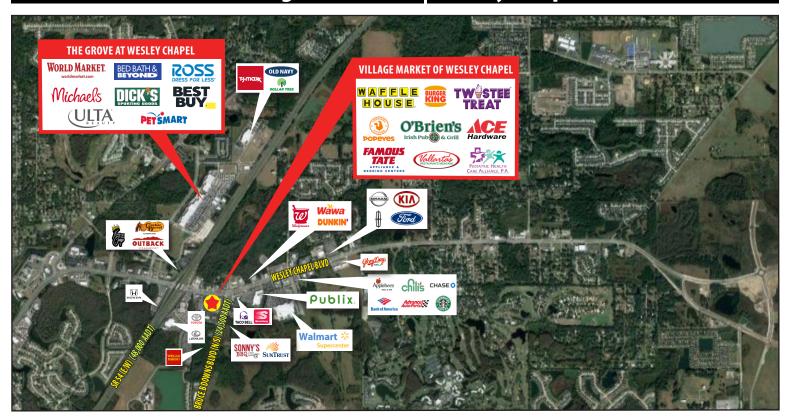
## VILLAGE MARKET OF WESLEY CHAPEL 5251 – 5429 Village Market Dr | Wesley Chapel, FL 33544



## **PROPERTY HIGHLIGHTS:**

- 30,537 SF available soon (may be expanded)
- Visibility from signalized intersection
- Pylon signage available
- Close proximity to The Grove at Wesley Chapel and adjacent to I-75
- Excellent access: RI/RO on SR 54 and full access on Bruce B Downs Blvd
- Shopping center total GLA: 100,421 SF (MOL)



KEY DEMOS	3 MILE	5 MILES	7 MILES			
POPULATION						
2021 Estimated Population	39,388	91,457	176,595			
2021 Estimated Households	13,756	31,925	62,853			
INCOME						
2021 Estimated Avg HH Income	\$102,421	\$102,017	\$107,612			
AGE						
Median Age	36	37	37			
DAYTIME DEMOS						
Number of Businesses	2,053	4,005	7,530			
Number of Employees	13,083	24,982	43,733			
Total Daytime Population	24,295	49,720	95,040			
TRAFFIC COUNTS						
Bruce B Downs Blvd (N/S)	24,500 AADT					
SR 54 (E/W)	48,000 AADT					



**FOR LEASING INFORMATION:** 

Kerri Atkins 813.712.3062 katkins@rmcpg.com

## VILLAGE MARKET OF WESLEY CHAPEL 5251 – 5429 Village Market Dr | Wesley Chapel, FL 33544



UNIT	TENANT	SF
5251-69	Pediatric Health Care Alliance	6,454
5252-60	Dr. Frank C. Pettinato, DDS	3,998
5268	Music World	2,609
5313	China Wok	1,253
5315	Hibachi Express	2,426
5317	Augustine Chiropractic	1,213
5319-21	OneBlood	3,680
5325	Medilish Mediterranean Grill	1,200

UNIT	TENANT	SF
5327	Fratelli's Pizza & Café	1,200
5329	Graceland Pharmacy & Medical Supply	1,200
5331-33	Wesley Chapel Coin Laundromat	1,672
5335-37	Vallarta's Resaurante Mexicano	4,520
5339	Cell Phone & Computer Sales & Repair	780
5341	Wesley Chapel Barber Shop	1,000
5351	AVAILABLE SOON	30,537
5371	Ace Hardware	14,963

UNIT	TENANT	SF
5419	Famous Tate Appliance & Bedding Centers	11,238
5417	Wesley Chapel Liquors and Cigars	2,262
5421	Waffle House	1,716
5423-25	A-Nails	2,600
5429	O'Brien's Irish Pub & Grill	3,900
0P1	Burger King	
0P3	Twistee Treat	

All information given herein is obtained from sources considered reliable. However; we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 051122



## FOR LEASING INFORMATION:

Kerri Atkins 813.712.3062 katkins@rmcpg.com