

# 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
<b>POPULATION</b>			
2021 Estimated Population	39,388	91,457	176,595
2021 Estimated Households	13,756	31,925	62,853
<b>INCOME</b>			
2021 Estimated Avg HH Income	\$102,421	\$102,017	\$107,612
<b>AGE</b>			
Median Age	36	37	37
<b>DAYTIME DEMOS</b>			
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
<b>TRAFFIC COUNTS</b>			
Bruce B Downs Blvd (N/S)	24,500 AADT		
SR 54 (E/W)	48,000 AADT		



### FOR LEASING INFORMATION:

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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
<b>5351</b>	<b>AVAILABLE SOON</b>	<b>30,537</b>
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
OP1	Burger King	
OP3	Twistee Treat	

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