

VILLAGE MARKET OF WESLEY CHAPEL – OUTPARCEL

5251 – 5429 Village Market Dr | Wesley Chapel, FL 33544



PROPERTY HIGHLIGHTS:

- 1.03 acre (MOL) outparcel available
- Shopping center anchored by Bealls Outlet and Ace Hardware
- Located 1/4 mile from I-75 with an AADT of 67,000, and only 1/2 mile from The Grove at Wesley Chapel
- Signalized intersection with a combined traffic count of 82,000 (AADT)
- Strong demographics with an average household income of more than \$100,000 within a 3-mile radius
- Area retailers include Publix Super Market, Walmart, Winn-Dixie, Walgreens, CVS, Wawa, Chick-fil-A, Burger King, McDonald's, Wendy's, Popeye's Louisiana Kitchen, Taco Bell, Dairy Queen and Twisted Treat
- Adjacent to Wesley Chapel Toyota and Lexus of Wesley Chapel

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	3,990	30,977	79,888
2019 Estimated Households	1,405	10,952	28,553
INCOME			
2019 Est. Avg HH Income	\$79,566	\$100,104	\$100,489
AGE			
Median Age	36	37	36
DAYTIME DEMOS			
Number of Businesses	251	793	2,454
Number of Employees	2,172	6,752	20,258
Total Daytime Population	3,057	14,749	40,250
TRAFFIC COUNTS			
SR 54 (E/W)	53,500 AADT		
I-75 (E/W)	67,000 AADT		
Bruce B Downs Blvd (N/S)	28,500 AADT		



FOR LEASING INFORMATION:

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