

# OUTPARCEL OPPORTUNITY – FOR SALE OR LEASE

## SEC of Wesley Chapel Blvd (SR 54) & Old Pasco Rd | Wesley Chapel, FL 33544



### PROPERTY HIGHLIGHTS:

- Located at a signalized intersection with a combined traffic count of 40,000 AADT
- 1/2 mile from I-75, with an AADT of 67,000
- Strong demographics with an average household income of over \$104,000 within a 3-mile radius
- Co-tenancy with Advance Auto Parts, Sherwin Williams, Hardee's and Goodyear
- Winn-Dixie, CVS and 7-Eleven located directly across the street
- Located 1/2 mile from The Grove at Wesley Chapel, which includes Cobb Cinebistro Theater, Ross, Bed Bath & Beyond, Michaels, Best Buy, Dick's Sporting Goods, Ulta, PetSmart, TJ Maxx, Old Navy, Cost Plus World Market, Chuck E. Cheese and Dollar Tree

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2019 Estimated Population	5,021	27,206	83,033
2019 Estimated Households	1,843	9,753	29,498
<b>INCOME</b>			
2019 Est. Avg HH Income	\$89,660	\$104,515	\$99,717
<b>AGE</b>			
Median Age	36	38	36
<b>DAYTIME DEMOS</b>			
Number of Businesses	166	759	2,659
Number of Employees	1,174	6,591	21,648
Total Daytime Population	2,283	13,650	42,539
<b>TRAFFIC COUNTS</b>			
Wesley Chapel Blvd (SR 54) (E/W)	25,500 AADT		
I-75 (N/S)	67,000 AADT		



### FOR SALE OR LEASING INFORMATION:

Brandon Eggleston  
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OUTPARCEL	TENANT	SIZE
<b>Outparcel 1</b>	<b>AVAILABLE FOR SALE OR LEASE</b>	<b>1.58 AC (MOL)</b>
Outparcel 2	Advance Auto Parts	.076 AC
Outparcel 3	Sherwin Williams	.069 AC
Outparcel 4	Hardee's	.069 AC

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