

# THE GROVE AT WESLEY CHAPEL

PASCO, FLORIDA



EXCLUSIVE LEASING PACKAGE

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# OVERVIEW

The Grove at Wesley Chapel

	1 MILE	3 MILES	5 MILES
Total Population	3,372	32,851	69,178
Daytime Population	3,808	24,170	53,856
Households	1,191	11,033	23,792
Average HH Income (\$)	96,378	103,806	98,249

# PROPERTY INFORMATION

- GLA: 471,279 SF
- Available 64,000 Former Toys R Us (divisible)
- Several Outparcels available
- Excellent frontage on I-75
- Tenant's include CineBistro, Best Buy, Cost Plus World Market, Dick's Sporting Goods, Bed, Bath & Beyond, TJ Maxx, Michael's, Old Navy, Ulta and Petsmart
- Traffic Counts (AADT): I-75 - 67,000; Wesley Grove Blvd - 53,500



## PROPERTY

- Inline lease available of the former 64,000 SF Toys R Us Anchor Bay
- The Grove at Wesley Chapel is a large-format community center that includes an additional +/- 114.0 acres of land for commercial and residential development.
- The Grove at Wesley Chapel offers 471,279 square feet retail space and is currently 76.1% occupied by some of the nation's leading retailers including Dick's Sporting Goods, Ross Dress for Less, TJ Maxx, Best Buy and 16 screen Cobb Theater.

## LOCATION

- Wesley Chapel, Florida is one of the fastest growing and affluent areas in North Tampa (Tampa MSA).
- Excellent visibility, exposure and access at I-75 interchange.
- Situated on the west side of I-75 in Pasco County, north of State Road 54
- Traffic counts I-75 (67,000) AADT, Wesley Chapel Blvd 53,500) AADT

## NEIGHBORS

- Regional Trade Area location
- One full mile of I-75 frontage, at the intersection of the most traveled roads in Pasco County allowing for excellent visibility and easy access.
- The Grove at Wesley Chapel is close to airports, highways and major cities such as Tampa, St. Petersburg and Clearwater which provide the growth potential and expansion of the residential and business communities.



# THE GROVE AT WESLEY CHAPEL

6105 Wesley Grove Boulevard, Wesley Chapel, FL 33544



SUITE	TENANT NAME	SPACE SIZE
6105	Available	64,000 SF
B	Available	24,997 SF
OP E-1	Available	3.51 Acres
OP E-2	Available	3.18 Acres
OG-1	Available	1.44 Acres
OG-2	Available	1.47 Acres

EXCLUSIVE AGENTS

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