

VILLAGE MARKET OF WESLEY CHAPEL

SWC of S.R. 54 & Bruce B. Downs Blvd. • Wesley Chapel, FL



FEATURES:

- Easy access to Interstate 75
- Signalized intersection with high traffic counts
- Strong national & regional tenant mix

ANCHORS:

- Bealls Outlet
- Ace Hardware

GROSS LEASABLE AREA:

- 100,421 S.F. (mol)

TRAFFIC COUNTS:

- Bruce B. Downs Blvd.: 14,800 A.D.T. (N/S)
- S.R. 54: 41,000 A.D.T. (E/W)



5251-5429 Village Market Dr. Wesley Chapel, FL



Kerri Atkins • 800.728.5379 Ext-264 • katkins@rmcpg.com
1733 W. Fletcher Ave • Tampa, FL 33612 • www.RMCPG.com

VILLAGE MARKET OF WESLEY CHAPEL

SWC of S.R. 54 & Bruce B. Downs Blvd. • Wesley Chapel, FL



TENANTS:

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
1215251	Family care	2,626	5331-33	Laundry	1,672
5252	Frank Pettinato, DDS	1,325	5335-37	Vallarta's	4,520
5256	Frank Pettinato, DDS	1,323	5339	Available	780
5268	Surgpro Medical	3,959	5341	Available	1,000
5259,65,69	Pediatric Health	3,828	5351	Bealls Outlet	30,537
5313	China Wok	1,253	5371	Ace Hardware	14,963
5315	Party Your Way	2,426	5419	Bounce U	11,238
5317	Chiropractor	1,213	5417	PNA Liquors	2,262
5319	Blood Services	1,820	5421	Waffle House	1,716
5321	Blood Services	1,860	5423	A Nails	1,300
5325	Available	1,200	5425	Subway	1,300
5327	Pizza	1,200	5429	Sports Grill & Bar	3,900
5329	Dani & Co. Salon	1,200	28136	Burger King	OP

POPULATION:

• 1-mile:	3,744
• 3-mile:	24,182
• 5-mile:	65,403

HOUSEHOLDS:

• 1-mile:	1,388
• 3-mile:	8,845
• 5-mile:	65,403

AVG HH INCOME:

• 1-mile:	\$78,616
• 3-mile:	\$79,484
• 5-mile:	\$84,127

MEDIAN AGE:

• 1-mile:	34
• 3-mile:	35
• 5-mile:	35