

VILLAGE MARKET OF WESLEY CHAPEL

SWC of SR 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
- Inline space and outparcels available

ANCHORS

- Bealls Outlet
- Ace Hardware

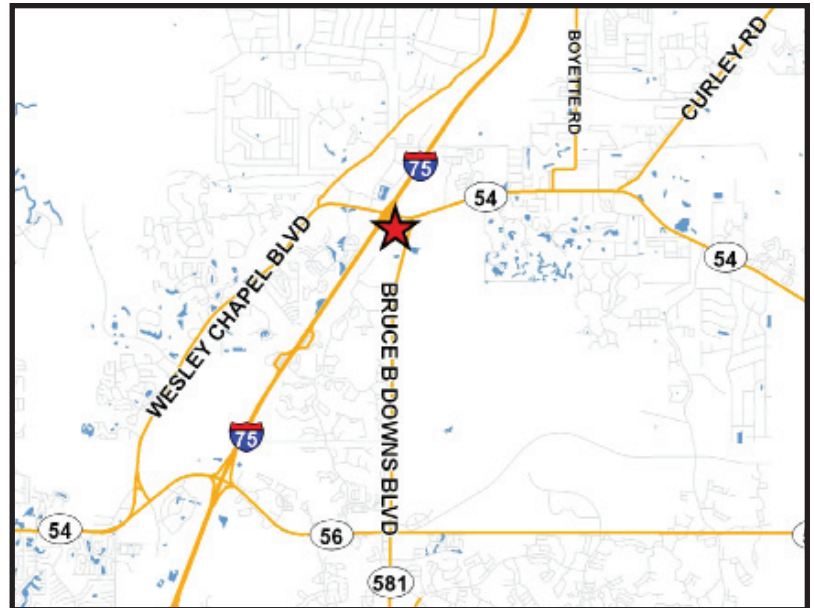
GROSS LEASABLE AREA

100,421 S.F. (mol)

TRAFFIC COUNTS

Bruce B. Downs Blvd: 14,800 A.D.T. (N/S)

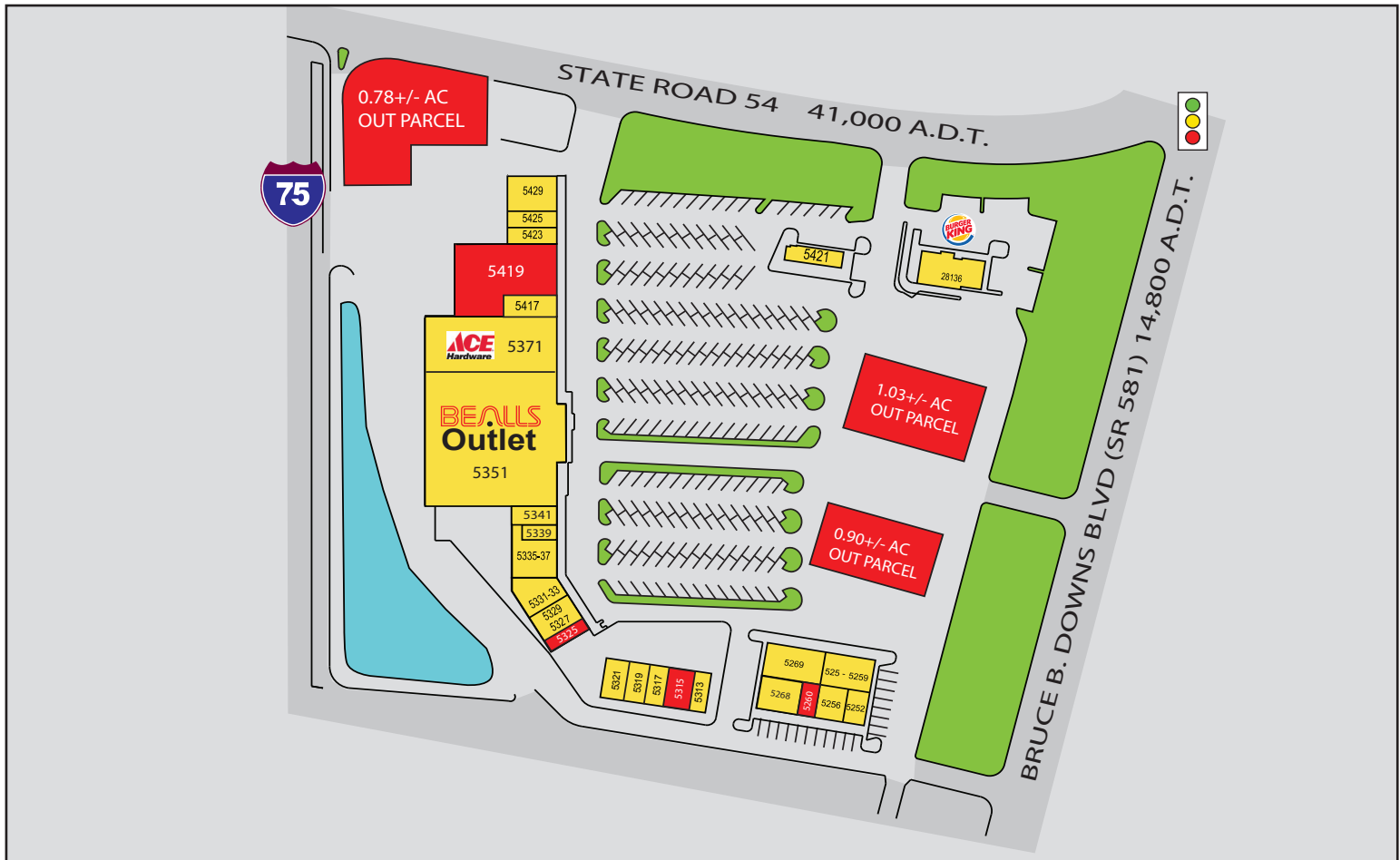
S.R. 54: 41,000 A.D.T. (E/W)



5251-5429 Village Market Drive
Wesley Chapel, FL

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UNIT	TENANT	SF
5251	Family Care	2,626
5252-56	Frank Pettinato, DDS	2,648
5259-69	Pediatric Health	3,828
5260	AVAILABLE	1,350
5268	Wesley Chapel Martial Arts	2,609
5313	China Wok	1,253
5315	AVAILABLE	2,426
5317	Chiropractor	1,213
5319-21	Blood Services	3,680
5325	AVAILABLE	1,200
5327	Woody's Pizza	1,200
5329	Dani & Co. Salon	1,200
5331-33	Laundry	1,672

UNIT	TENANT	SF
5335-37	Vallarta's	4,520
5339	Pharmacy	780
5341	Jewelry & Coins	1,000
5351	Bealls Outlet	30,537
5371	Ace Hardware	14,963
5419	AVAILABLE	11,238
5417	PNA Liquors	2,262
5421	Waffle House	1,716
5423	A Nails	1,300
5425	Subway	1,300
5429	Sports Grill & Bar	3,900
28136	Burger King	OP

OUTPARCEL	SIZE
1	0.78 Acres
2	1.03 Acres
3	0.90 Acres

POPULATION AVG HH INCOME

• 1-mile: 1,517	• 1-mile: \$57,628
• 3-mile: 22,629	• 3-mile: \$62,580
• 5-mile: 60,563	• 5-mile: \$66,773

HOUSEHOLDS MEDIAN AGE

• 1-mile: 566	• 1-mile: 33
• 3-mile: 8,266	• 3-mile: 34
• 5-mile: 21,516	• 5-mile: 35