

VILLAGE MARKET OF WESLEY CHAPEL

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



PROPERTY HIGHLIGHTS:

- Visibility from signalized intersection
- Pylon signage available
- Close proximity to The Grove at Wesley Chapel and adjacent to I-75
- Excellent access: RI/RO on SR 54 and full access on Bruce B Downs Blvd
- Shopping center total GLA: 100,421 SF (MOL)



KEY DEMOS	3 MILE	5 MILES	7 MILES
POPULATION			
2023 Estimated Population	37,709	95,416	182,457
2023 Estimated Households	12,937	32,864	64,874
INCOME			
2023 Estimated Avg HH Income	\$100,676	\$93,830	\$199,915
AGE			
Median Age	36	36	37
DAYTIME DEMOS			
Number of Businesses	2,087	4,719	8,958
Number of Employees	11,851	26,169	51,894
Total Daytime Population	21,174	49,601	101,808
TRAFFIC COUNTS			
Bruce B Downs Blvd (N/S)	29,000 AADT		
SR 54 (E/W)	54,500 AADT		



FOR LEASING INFORMATION:

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UNIT	TENANT	SF
5251-69	Pediatric Health Care Alliance	6,454
5252-60	Dr. Frank C. Pettinato, DDS	3,998
5268	Music World	2,609
5313	China Wok	1,253
5315	Hibachi Express	2,426
5317	Augustine Chiropractic	1,213
5319-21	OneBlood	3,680
5325	Dummy Crabby Seafood	1,200

UNIT	TENANT	SF
5327	Fratelli's Pizza & Café	1,200
5329	Graceland Pharmacy & Medical Supply	1,200
5331-33	Wesley Chapel Coin Laundromat	1,672
5335-37	Vallarta's Resaurante Mexicano	4,520
5339	H&M Cellphones and Accessories	780
5341	Wesley Chapel Barber Shop	1,000
5351	Crunch Fitness	30,537
5371	Ace Hardware	14,963

UNIT	TENANT	SF
5419	Famous Tate Appliance & Bedding Centers	11,238
5417	Wesley Chapel Liquors and Cigars	2,262
5421	Waffle House	1,716
5423-25	A-Nails	2,600
5429	O'Brien's Irish Pub & Grill	3,900
OP1	Burger King	
OP3	Twistee Treat	

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