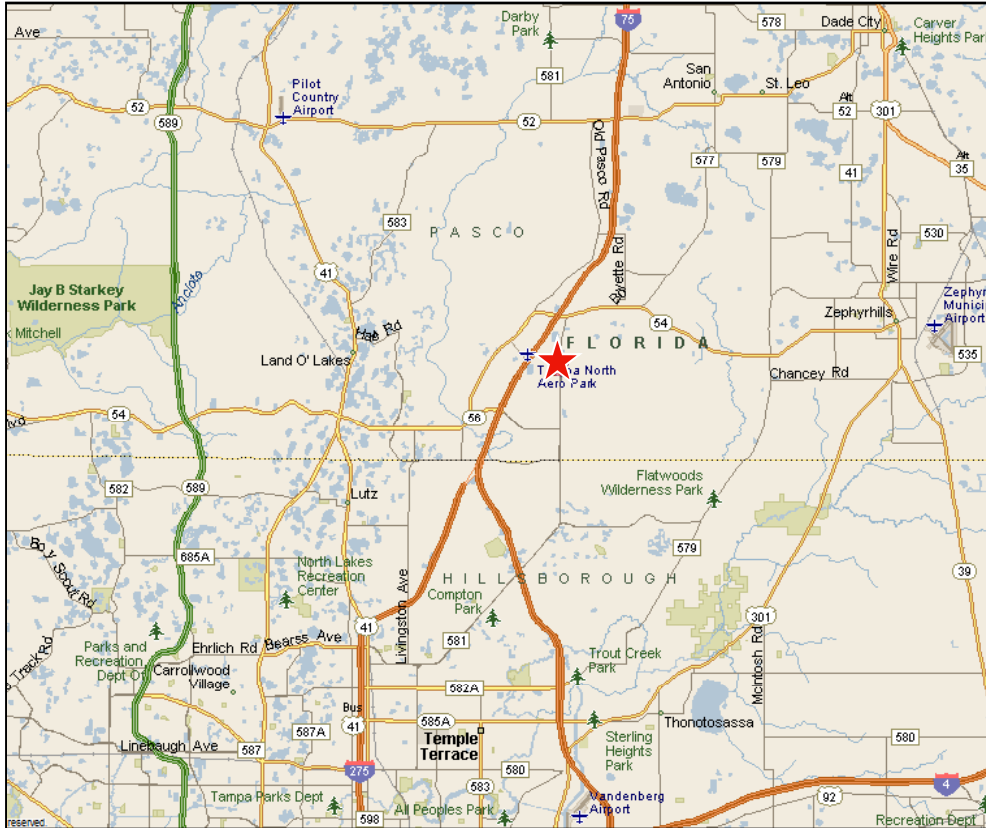




FOR SALE LAND

2.6 Acres Commercial Site

3741 Bruce B. Downs Boulevard
Wesley Chapel, Florida 33544



LOCATION: Northwest corner of 3741 Bruce B. Downs Boulevard and Mystic Oak Boulevard, Wesley Chapel (Pasco County), Florida 33544

SIZE: 2.6 Acres

PRICE: \$1,925,000 (\$17.00 PSF)

ZONING: C-2 (Commercial General)

UTILITIES: At site

COMMENTS

- Frontage and access on Bruce B. Downs Boulevard
- Located in close proximity to over 1 million SF of retail at SR 56 and Bruce B. Downs Boulevard, and to a future regional hospital
- 25,500 vehicles per day on Bruce B. Downs Boulevard
- Future signalized intersection
- Bruce B. Downs Boulevard is being widened to six (6) lanes

DEMOGRAPHICS

Population:	27,186
Avg. HH Income:	\$94,800
Median HH Income:	\$81,835
Retail Sales:	\$431 Million
Median Age:	35.8

FOR MORE INFORMATION, PLEASE CONTACT:

Patrick G. Berman
Senior Director
(813) 204-5363

Patrick.berman@cushwake.com

Bruce K. Erhardt, ALC
Executive Director
(813) 223.6300

Bruce.erhardt@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA, INC.

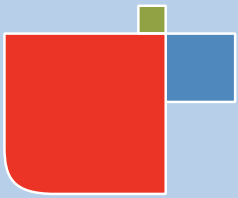
Licensed Real Estate Brokers
One Tampa City Center, Suite 3600
Tampa, Florida 33602
(813) 223-6300

Cushwakelandfl.com/tampa

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