

Wesley Chapel, Pasco County, Florida



#### **Opportunity. Location. Community.**

- Three Signalized Intersections; left turn deceleration lanes and multiple access points
- 25,000 VPD on S.R.54
- Part of a 1,500 home, upscale golf course residential community
- S.R. 54 is being widened, south of the Property, to four lanes to serve, the dynamic trade area
- 5 new auto dealerships within 1.2 miles, 3 are across the street: Hyundai, Mazda and Chevrolet
- High-growth, Affluent Trade Area
- Property owner will consider Joint Venture development proposals
- 500+ Apartment units built or under construction



For more information, pleasecontact:

Bruce K. Erhardt, ALC Executive Director +1 813 2236300 bruce.erhardt@cushwake.com Patrick Berman Managing Director +1 813 2045363 patrick.berman@cushwake.com One Tampa CityCenter Suite3300 Tampa, Florida 33602 phone: +1 813 2236300 cushmanwakefield.com

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rentalor other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representationas to the condition of the property(or properties) in question.



Wesley Chapel, Pasco County, Florida



# Lexington Oaks is an upscale deed restricted community containing over 1,500 homes.

- 26857-26937 Lexington Oaks Blvd., Wesley Chapel, FL 33544
- Site Area: 14.1 Acres Divisible
- Zoning: C-2, MPUD
- Land Use: R.O.R. (retail / office / residential)
- F.A.R.0.60

- 1,000+ feet of frontage on S.R. 54
- Excellent location for retail, office, hotel, medical, and senior living.
- Hard corner signalized access
- Delivered "Pad Ready"



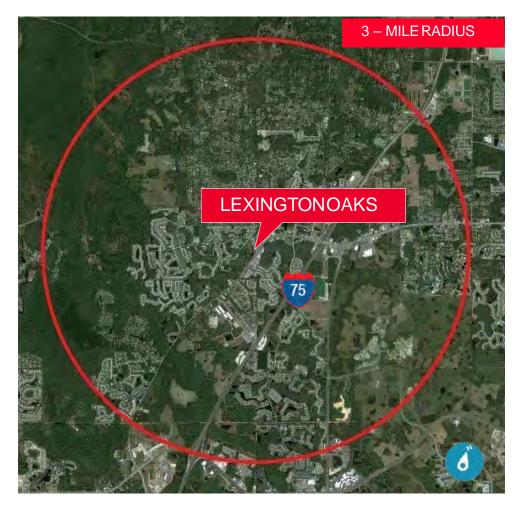
#### PRICING

- Sold
- 2 Sold
  - Retail: 1.54 AC: \$24.00 PSF
- 4 Retail: 1.54 Acres: \$26.00 PSF
- 5 Retail: 1.75 Acres: \$27.50 PSF
- 6 Retail: 1.50 Acres: \$24.00 PSF





Wesley Chapel, Pasco County, Florida



Demographics(5-Mile)	
Population	93,146
Population Growth ('21-'26)	12%
Daytime Employment	19,762
MedianAge	39.1
AverageHH Income	\$108,324
MedianHH Income	\$91,877
Retail Sales	\$3.6 Billion

# **OUT-PARCELS**





Wesley Chapel, Pasco County, Florida



# Pasco County Florida population has grown nearly 40% since 2000

From State Road 54, the retail sites are highly visible, with an average daily traffic count of 25,000 vehicles

Distances and Drive-Times	
I-75	0.5Mile
The Grove(750ksf)	1.00Mile
Publix	1.50Miles
Tampa Premium Outlets (441ksf)	3.00Miles
Shoppes at Wiregrass Ranch (850ksf)	3.50Miles
Downtown Tampa	20.0Miles
Tampa InternationalAirport	25.0Miles



Cushman & Wakefield copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) inquestion.