

FOR LEASE

GROUND LEASE OR BTS

WESLEY CHAPEL, FL 33543

**1.93 AC
AVAILABLE**

HCA 
Healthcare

Shared Access to New River Road

**Direct Access
To/From SR-54**

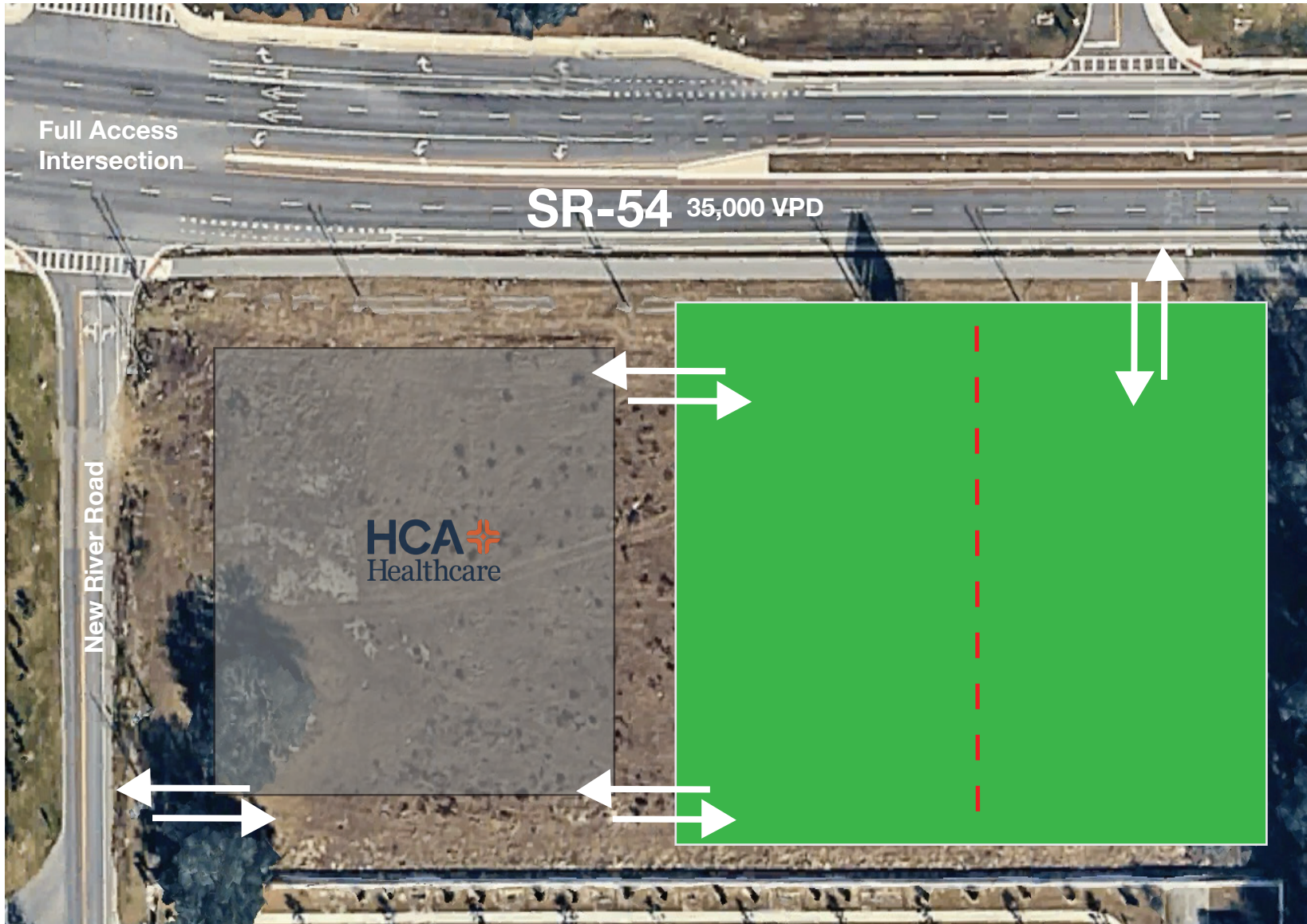
SR 54 | 35,000+ VPD

New River Road

**Full Access
Intersection**



PROPERTY OVERVIEW



Property Overview

+/-1.93 AC available for Ground Lease or Build-to Suit

Frontage: 312 FT on SR 54

Traffic Count: SR-54- 35,000 VPD

Rent: Available Upon Request

Zoning: Commercial

Parcel ID: 13-26-20-0000-00800-0000

Prime Location

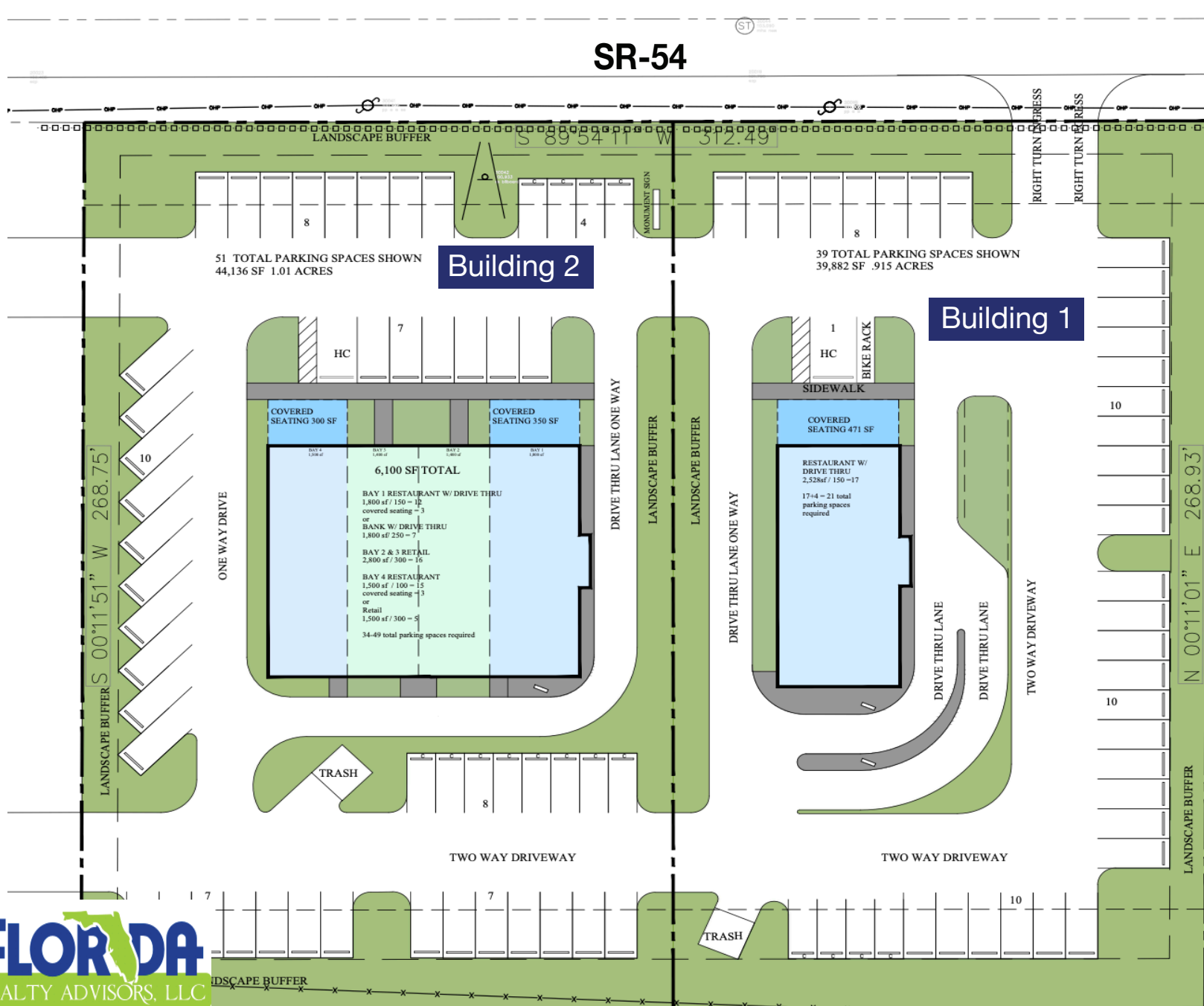
Directly across the street from Avalon Park, Wesley Chapel's newest 1,600+ AC master planned community.

\$43M SR-54 expansion just completed.

Turn lane to be constructed on SR-54 as well as access to New River Road.

Site accommodates drive-thru users.

PROPOSED SITE PLAN



Building 1

Free Standing Building

- 2,528 RSF + 471 SF outdoor patio
- Two drive-thru lanes
- 39 Parking Spaces
- .91 AC

Building 2

Retail Strip Center

- 6,100 RSF
- Bay 1: 1,800 RSF, 350 SF of outdoor patio space + drive-thru
 - Bay 2: 1,400 RSF
 - Bay 3: 1,400 RSF
 - Bay 4: 1,500 RSF, 300 SF of outdoor patio.

PROPOSED SITE PLAN

SR-54



Building 1

Retail Strip Center

6,000 RSF

- Bay 1: 4,000 RSF
- Bay 2: 2,000 RSF

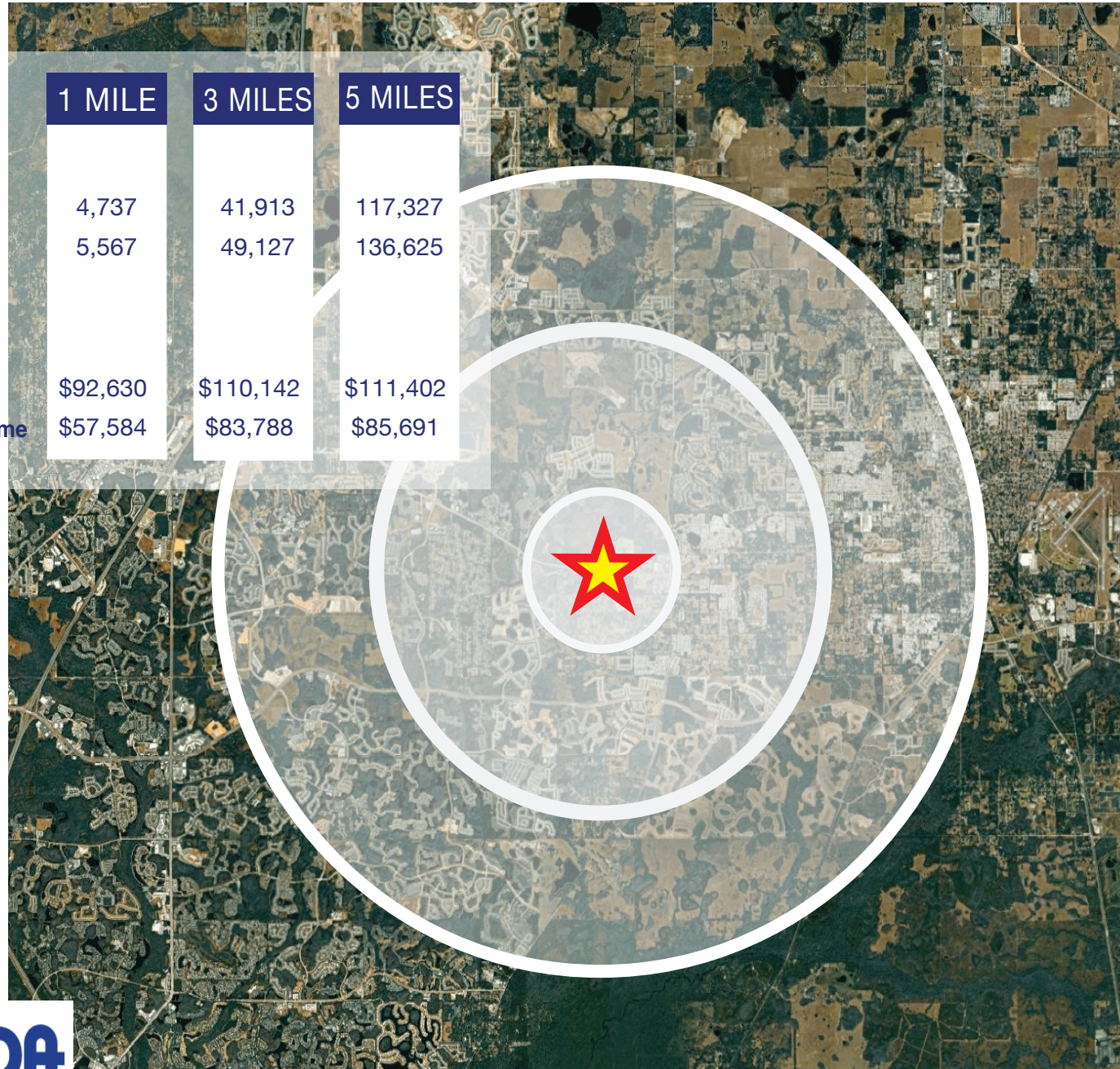
Building 2

Retail Strip Center

6,100 RSF

- Bay 1: 1,800 RSF, 350 SF of outdoor patio space + drive-thru
- Bay 2: 1,400 RSF
- Bay 3: 1,400 RSF
- Bay 4: 1,500 RSF, 300 SF of outdoor patio.

DEMOGRAPHICS



Location Highlight

±7 miles from I-75, providing seamless regional connectivity to Tampa and surrounding high-growth corridors.

Surrounded by strong retail momentum, with several national brands under construction in 2026 including Chipotle, Sherwin-Williams, Wawa, and Dunkin Donuts.

COMMERCIAL COORIDOR

AVALON PARK
DOWNTOWN
WESLEY CHAPEL

1,600 AC New Master
Planned Community
+680K SF of Commercial & Office

DUNKIN' DONUTS
Under Construction

Little Greek
2026

THE HOME DEPOT
Under Construction
SHERWIN-WILLIAMS

SUPERCUTS
T-Mobile
ups
KUMON

Jersey Mike's
P

O'Reilly
AUTO PARTS

Wendy's

McDonald's

7-ELEVEN

.2 Miles

Wawa
Starbucks
HEARTLAND
tropical SMOOTHIE CAFE
DUTCH BROS
Coffee
Under Construction

Value store II
SELF STORAGE

BUBBLE DOWN
CAR WASH

HCA Healthcare
Newly Approved

SUBJECT SITE

CHIPOTLE
MEXICAN GRILL
2026

TACO BELL

FAMILY DOLLAR

DOLLAR TREE

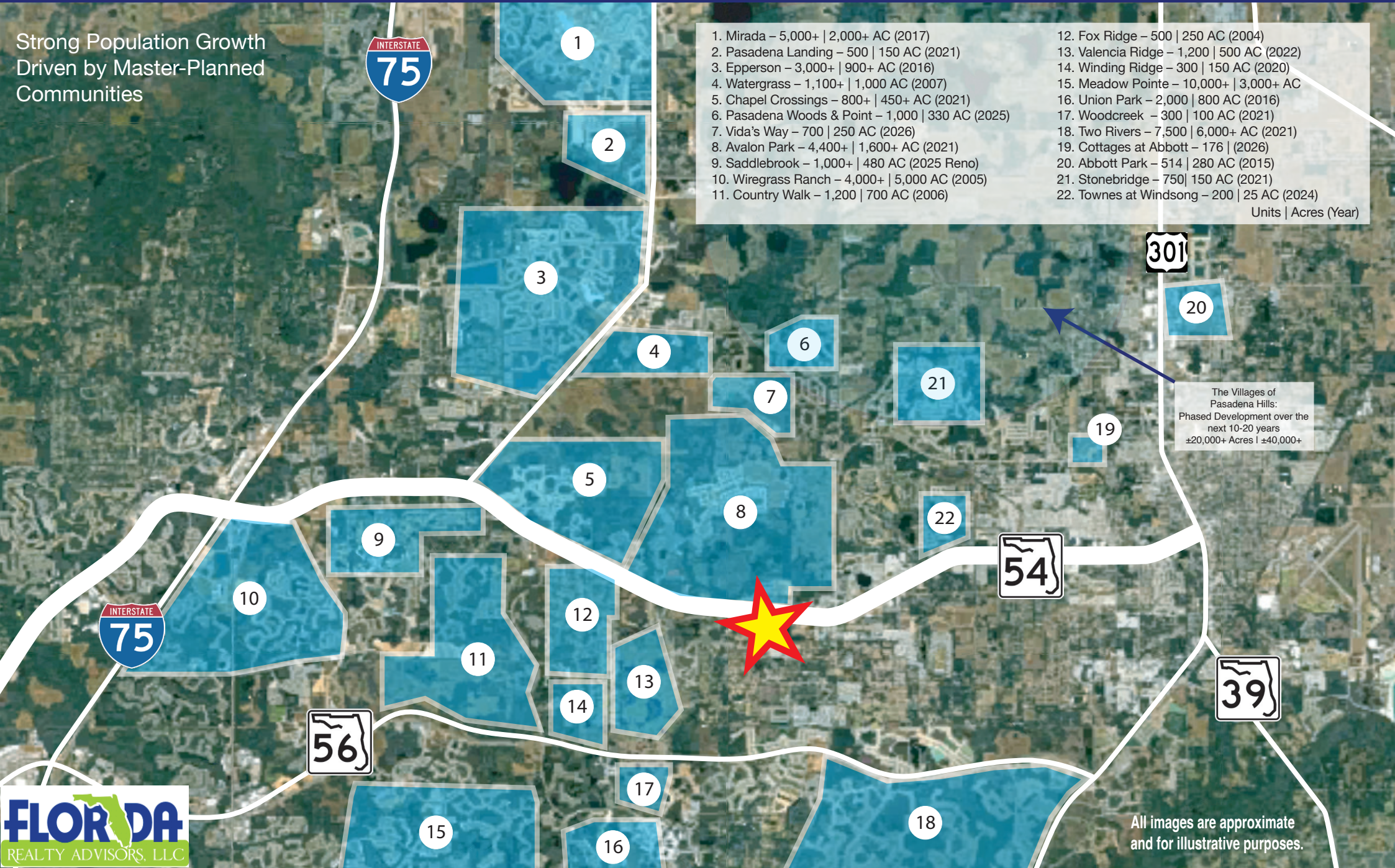


35,000+ VPD

RESIDENTIAL GROWTH

Strong Population Growth
Driven by Master-Planned
Communities

- | | |
|---|---|
| 1. Mirada – 5,000+ 2,000+ AC (2017) | 12. Fox Ridge – 500 250 AC (2004) |
| 2. Pasadena Landing – 500 150 AC (2021) | 13. Valencia Ridge – 1,200 500 AC (2022) |
| 3. Epperson – 3,000+ 900+ AC (2016) | 14. Winding Ridge – 300 150 AC (2020) |
| 4. Watergrass – 1,100+ 1,000 AC (2007) | 15. Meadow Pointe – 10,000+ 3,000+ AC |
| 5. Chapel Crossings – 800+ 450+ AC (2021) | 16. Union Park – 2,000 800 AC (2016) |
| 6. Pasadena Woods & Point – 1,000 330 AC (2025) | 17. Woodcreek – 300 100 AC (2021) |
| 7. Vida's Way – 700 250 AC (2026) | 18. Two Rivers – 7,500 6,000+ AC (2021) |
| 8. Avalon Park – 4,400+ 1,600+ AC (2021) | 19. Cottages at Abbott – 176 (2026) |
| 9. Saddlebrook – 1,000+ 480 AC (2025 Reno) | 20. Abbott Park – 514 280 AC (2015) |
| 10. Wiregrass Ranch – 4,000+ 5,000 AC (2005) | 21. Stonebridge – 750 150 AC (2021) |
| 11. Country Walk – 1,200 700 AC (2006) | 22. Townes at Windsong – 200 25 AC (2024) |
- Units | Acres (Year)



The Villages of
Pasadena Hills:
Phased Development over the
next 10-20 years
±20,000+ Acres | ±40,000+

AVALON PARK WESLEY CHAPEL



- 1,600+ AC Master Planned Community
- 4,400 Residential Units
- 560,000+ SF of retail commercial space
- 120,000+ SF of office space
- Downtown Phase I opened early 2024



CONTACT

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