

FOR LEASE
3,900 SF

Village Market at Wesley Chapel

5325 Village Mkt,
Wesley Chapel, FL 33544



Juan P. Restrepo

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ASSET MANAGEMENT

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AVAILABILITIES

- » 3,900 SF end-cap space available

PROPERTY HIGHLIGHTS

- » 98,547 SF value-add shopping center in the highly desirable Wesley Chapel submarket
- » Easy access to Interstate 75
- » Signalized intersection with high traffic counts
- » Strong national & regional tenant mix

TRAFFIC COUNTS

- » 27,000 VPD on Bruce B. Downs Blvd
- » 57,000 VPD on Wesley Chapel Blvd

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	4,271	41,716	98,169
Households	1,542	14,584	34,579
Average HH Income	\$166,821	\$143,885	\$139,340
Daytime Population	6,497	34,671	81,259

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VILLAGE MARKET AT WESLEY CHAPEL
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Suite	Tenant	SF
5429	Available	3,900
5423-5425	A-Nails	2,600
5419	Famous Tate Appliance & Bedding Center	11,238
5417	Wesley Chapel Liquors	2,262
5371	Ace Hardware	14,963
5351	Crunch Fitness	30,537
5341	Wesley Chapel BarberShop	1,000
5339	H&M Cell Phones & Accesories	780
5335	Vallarta's Mexican Restaurant	4,520
5331	Wesley Chapel Coin Laundry	1,672
5329	Graceland Pharmacy & Medical Supply	1,200
5327	Fratelli's Pizza and Cafe	1,200
5325	Dummy Crabby Cajun Seafood	1,200
5319-5321	OneBlood Donation Center	3,680
5317	Augustine Chiropractic	1,213
5315	Hibachi Japanese Express	2,426
5313	China Wok	1,253
5268	TLC-Music & Art World	2,451
5252-5260	Toothasaurus Children's Dentistry	3,998
5251-5269	Pediatric Health Care Alliance	6,454
28014	Popeye's	3,198
5421	Waffle House	1,716
28136	Burger King #5851	3,500
5383	AutoZone #429	7,381
5258	Twistee Treat	583

Not a Part Available

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