

# LEASE OPPORTUNITY

STRATEGIC PROPERTIES GROUP, LLC  
REAL ESTATE INVESTMENTS

## SHOPPES OF WESLEY CHAPEL

**Location:** Bruce B. Downs Blvd., 1/2 mile north of State Road 56

**Size:** 35,500 sf

**Type:** Retail/Restaurant/Office

**Status:** Ready to add YOUR business

**Demographics (5 ml radius, 2007 estimate):**

**Population:** 91,202

**Households:** 32,739

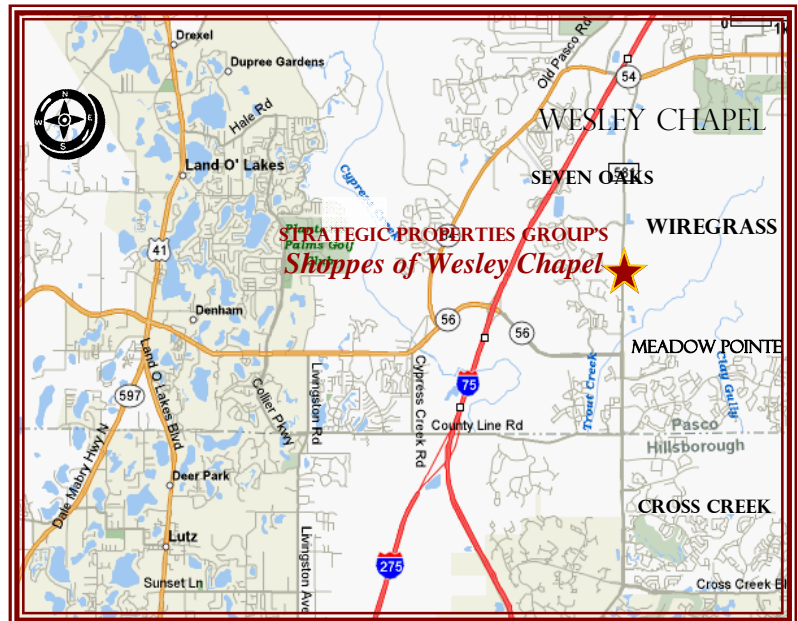
**Avg. Household Income:** \$99,195

**Traffic Count BBD:** 40,800 AADT



### What is great about this project?

- **Great access and visibility:** Shoppes of Wesley Chapel has 500 feet of frontage on Bruce B. Downs Blvd. It has 4 access points and is surrounded by 4 roads. Traffic on Bruce B. Downs Blvd benefits from a full median cut at Vanguard Street (south entrance) and a “right in/right out” at Windfair Street on the north side. Shoppers enjoy a parking ratio that is above code.
- **Future Hospital Campus across the street:** The future UCH/Florida Hospital Campus will be located directly across Bruce B. Downs. The hospital site will most likely require a traffic light at Vanguard Street.
- **Location, Location, Location:** Shoppes of Wesley Chapel is located right in the heart of Wesley Chapel, Zephyrhills, New Tampa & Lutz. It is surrounded by 4000+ residential units in Seven Oaks and a planned 12,000+ residential units in Wiregrass Commons. 70,000 square feet of office space is located in the Windfair Office Park, directly behind Shoppes of Wesley Chapel.
- **Upscale Appearance & Tenant Mix:** Shoppes of Wesley Chapel boasts an upscale architectural design, open-air central patio, clock tower, and beautiful elevator. Signed and/or operating tenants already include: the Hungry Greek Restaurant, Rays N Bread Cafe, Party Fever, Koyo Urgent Care and Vacation Travel.
- **Shoppes of Wesley Chapel** is a brand new development that has completed construction with the most competitive lease rates in the sub-market. Now is the time to call or visit and discover how your company will benefit from the growth potential that is offered with location that's top in the marketplace at rates lower than the competition. Occupancy is immediate.



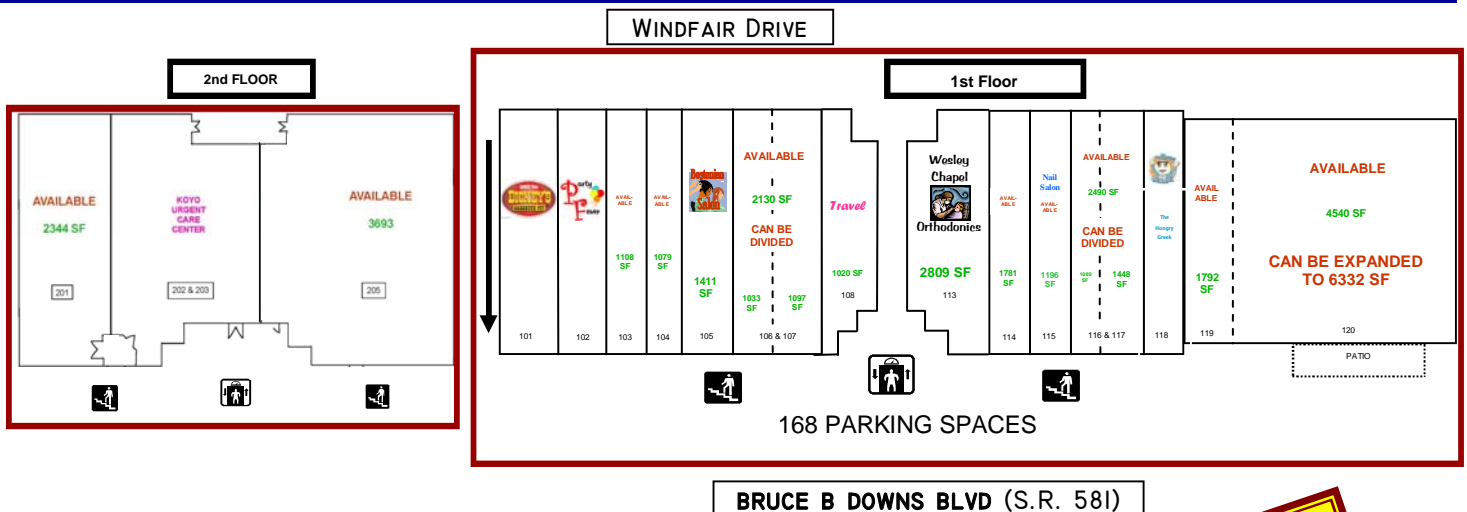
To access more information, please visit: [www.StrategicPropertiesGroup.com](http://www.StrategicPropertiesGroup.com)  
For Leasing Call: Barry Jackson (813) 787-5823 or e-mail: [bjackson@SPGFL.com](mailto:bjackson@SPGFL.com)

## Who would be a great tenant for this project?

## Why?

- Sit-down Restaurant with an outdoor patio, up to 6332 sf
- Walk-in Clinic, Labs, Physician's Office, Medical Spa, Physical Therapy, Private Pharmacy, Eye Clinic
- Financial/Tax Services
- Orthodontist, Dentist, Fitness Center/Gym, Vitamin Shop, Golf Shop, Boat Supply
- Paint Store, Hardware Store, Flooring Store, Lighting Store, Bedding/Mattress, Furniture Store, Sign Store
- Coffee Shop, Pizza Restaurant, Ice Cream/Smoothies Shop
- Lounge, Pub, Wine/Liquor Store
- Children's Party Concept, Pet Supply, Video Store
- Cell Phone Store, Hair Salon, Day Spa, Childrens' Clothing, Ladies' Apparel, Frame Shop, Bridal Salon
- Great visibility, lots of parking, located north of the major intersection for easy access by the vast residential and office units north of S.R. 56
- The future UCH/Florida Hospital Campus will be located directly across Bruce B. Downs. The immediate area will become a hub of medical office activity.
- Future site of Bank of St. Petersburg on adjacent lot
- Upper-Income, health conscious clientele in the immediate surrounding residential
- Dense residential and many new businesses in the immediate area
- These are lacking in the area. The demographic could sustain several of them.
- These uses are lacking in the area. Surrounding residential customer base.
- 75%+ of surrounding households are Family.
- High-income surrounding residential. There are very few in the area; area could sustain

# Shoppes of Wesley Chapel



## What are your next steps?

- Visit our website: [www.StrategicPropertiesGroup.com](http://www.StrategicPropertiesGroup.com)
- Use our forms to pre-qualify:
  - Request a blank Personal Financial Statement to complete
  - Sign a credit authorization form
- Schedule a phone call or a meeting with Strategic Properties Group

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