

LEASE OPPORTUNITY

STRATEGIC PROPERTIES GROUP, LLC
REAL ESTATE INVESTMENTS

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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: Under Construction

Demographics (5 ml radius, 2007 estimate):

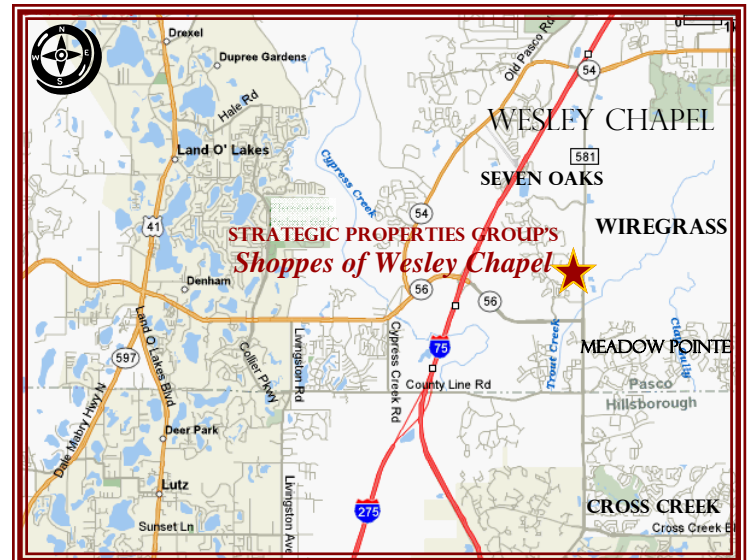
Population: 77,855

Households: 28,508

Avg Household Income: \$88,263

What should you lease space in 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 will benefit from a full median cut at Vanguard Street (south entrance) and a “right in/right out” at Windfair Street on the north side. Shoppers will 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 tenants already include: Quiznos, a party store, a children's clothing boutique, an English tea room, the Hungry Greek Restaurant, Exit Realty, a nail salon and a dry cleaner.
- **Shoppes of Wesley Chapel** is a brand new development that is already under construction with the most competitive lease rates in the sub-market. Occupancy is expected in April 2008.



To access more information, please visit: www.StrategicPropertiesGroup.com or call your Broker/Agent.

Who would be a great tenant for this project?

Why?

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| <ul style="list-style-type: none"> Sit-down Restaurant with an outdoor patio, 6315sf | <ul style="list-style-type: none"> 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 |
| <ul style="list-style-type: none"> Walk-in Clinic, Labs, Physician's Office, Medical Spa, Physical Therapy, Private Pharmacy, Eye Clinic | <ul style="list-style-type: none"> The future UCH/Florida Hospital Campus is proposed to be located directly across Bruce B. Downs. The immediate area will become a hub of medical office activity. |
| <ul style="list-style-type: none"> Financial/Tax Services | <ul style="list-style-type: none"> Future site of Bank of St. Petersburg on adjacent lot |
| <ul style="list-style-type: none"> Orthodontist, Dentist, Fitness Center/Gym, Vitamin Shop, Golf Shop, Boat Supply | <ul style="list-style-type: none"> Upper-Income, health conscious clientele in the immediate surrounding residential |
| <ul style="list-style-type: none"> Paint Store, Hardware Store, Flooring Store, Lighting Store, Bedding/Mattress, Furniture Store, Sign Store | <ul style="list-style-type: none"> Dense residential and many new businesses in the immediate area |
| <ul style="list-style-type: none"> Coffee Shop, Pizza Restaurant, Ice Cream/Smoothies Shop | <ul style="list-style-type: none"> These are lacking in the area. The demographic could sustain several of them. |
| <ul style="list-style-type: none"> Lounge, Pub, Wine/Liquor Store | <ul style="list-style-type: none"> These uses are lacking in the area. Surrounding residential customer base. |
| <ul style="list-style-type: none"> Kid's Party Concept, Pet Supply, Video Store | <ul style="list-style-type: none"> 75%+ of surrounding households are Family. |
| <ul style="list-style-type: none"> Cell Phone Store, Hair Salon, Day Spa, Ladies' Apparel, Frame Shop, Bridal Salon | <ul style="list-style-type: none"> High-income surrounding residential. There are very few in the area; area could sustain several. |

Shoppes of Wesley Chapel

