



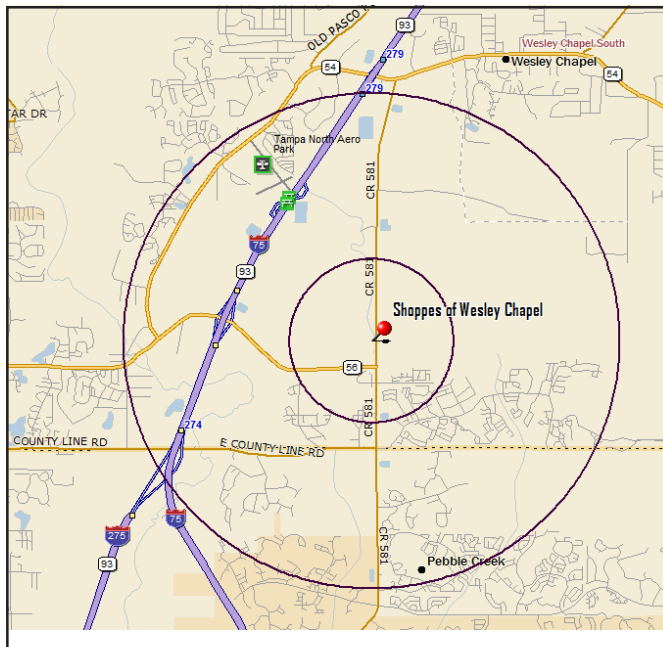
# Upscale Retail and Office Space for Lease

## Shoppes of Wesley Chapel

*Bruce B Downs and Hwy 56  
Wesley Chapel, FL, Pasco County*



**Directly across the street from the proposed University Community Hospital site**



- **New Tampa / Wesley Chapel** - in the heart of New Tampa's residential and commercial growth areas
- **Location** - Across from proposed hospital. Half mile from regional centers
- **Signage:** Frontage on Bruce B. Downs facing hospital site
- **Available** - 11,000 SF down, w/ 9,300SF office up div. to 1,800 (for lease or sale as office condo)
- **Co-Tenants** - First-floor space leased to restaurants and other shop users

<b>Demographics 2007</b>	1 Mile	3 Miles	5 Miles	Traffic Count
Population	6,469	34,599	91,202	BBD
Households	2,295	12,454	32,739	40,800 AADT
Median Income	\$75,805	\$79,998	\$79,999	
Average Income	\$91,111	\$97,235	\$99,195	

**Shoppes of Wesley Chapel Retail** - 32,000 SF of total retail space (11,000 SF still available) represented by Momenta with Sevell Realty Partners, Brian Bern, [www.sevellrealty.com](http://www.sevellrealty.com)

Shoppes of Wesley Chapel, Wesley Chapel, FL, Pasco County

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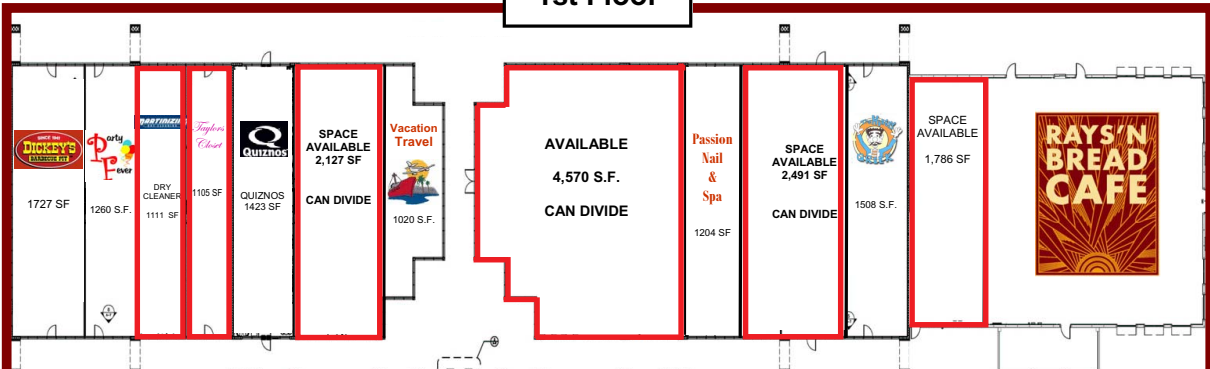


**(813) 732-0619**  
[www.MomentaBrokers.com](http://www.MomentaBrokers.com)



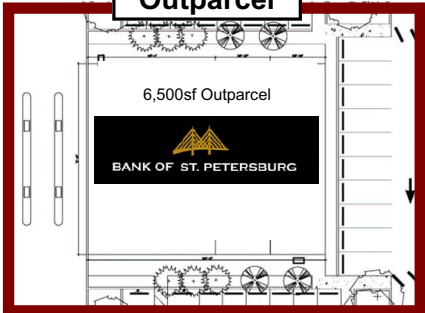
# Shoppes of Wesley Chapel

**1st Floor**

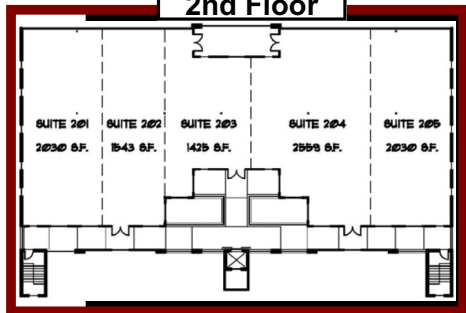


Retail represented by Momena with Sevell Realty Partners, Brian Bern, [www.sevellrealty.com](http://www.sevellrealty.com)

**Outparcel**



**2nd Floor**



Shoppes of Wesley chapel, Wesley Chapel, FL, Pasco County



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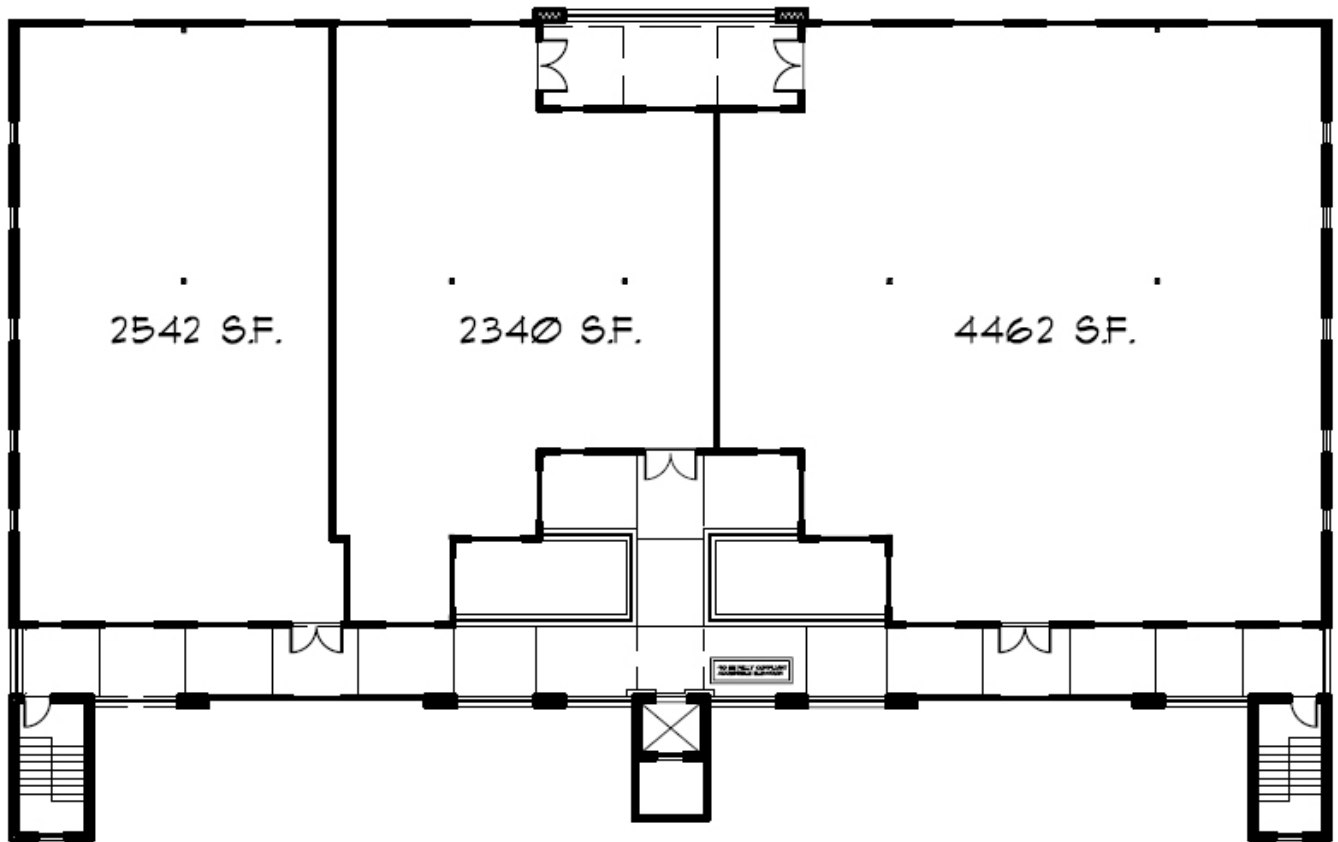
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# Shoppes of Wesley Chapel

## *Alternate Office Space Plan (2nd Floor)*

*Bruce B Downs and Hwy 56  
Wesley Chapel, Fl, Pasco County*



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