

LEASE OPPORTUNITY

MOMENTA BROKERS, LLC

REAL ESTATE INVESTMENTS

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

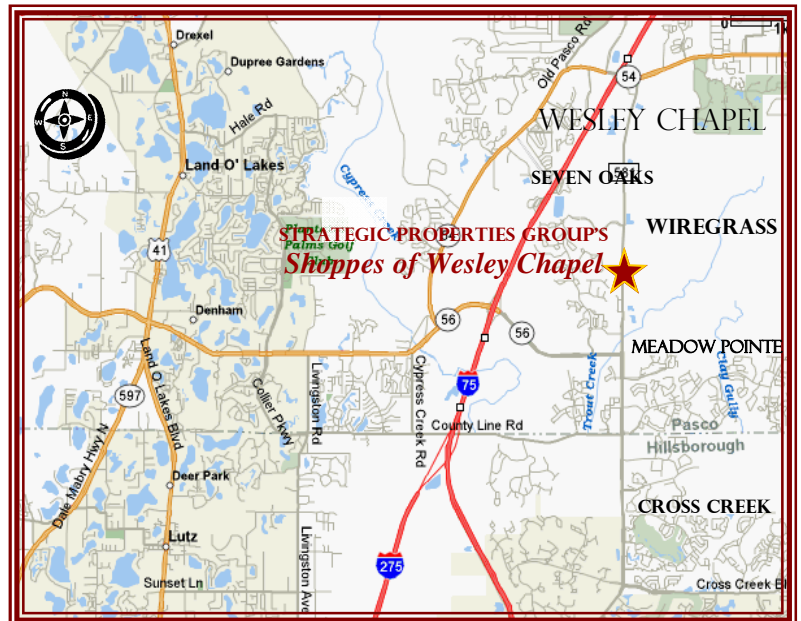
Traffic Count BBD: 64,000 AADT

SHOPPES OF WESLEY CHAPEL



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 3 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 & Community College Campuses across the street:** The future UCH/ Florida Hospital Campus as well as new regional site for PHCC will be located directly across Bruce B. Downs. These sites will require a traffic light at Vanguard Street to serve as their main entrance..
- **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 the Shoppes of Wesley Chapel.
- **Upscale Appearance & Tenant Mix:** Shop- pes of Wesley Chapel boasts an upscale ar- chitectural design, open-air central patio, clock tower, and beautiful elevator. Signed and/or operating tenants already include: the Hungry Greek, Dickies BBQ, Party Fever, Wesley Chapel Orthodontics, Latin Twist Café, Baja Fresh 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.MomentaBrokers.com
For Leasing Call Our Office at: (813) 574-1144 or e-mail: info@MomentaBrokers.com

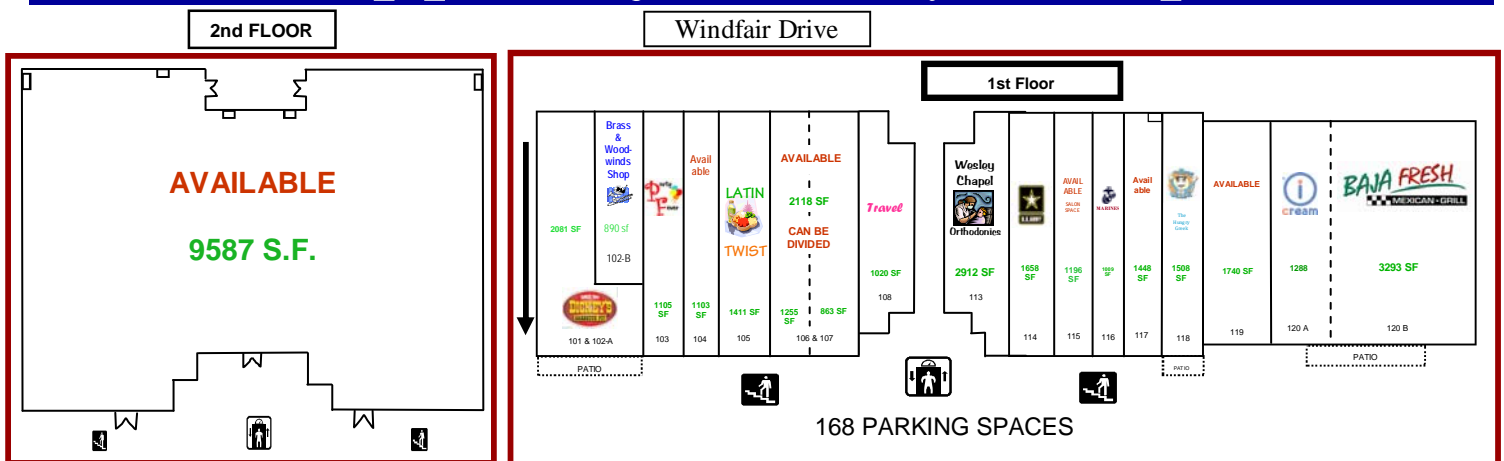
Who would be a great tenant for this project?

- Sit-down Restaurant with an outdoor patio, up to 6332 sf
- Walk-in Clinic, Labs, Physician's Office, Medical Spa, Physical Therapy, Pharmacy, Eye Clinic, Florist
- 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
- Medical Office/Corporate Offices/Physical Therapy Clinic
- Lounge, 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

Why?

- 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. Florida Hospital is located directly across Bruce B Downs Blvd.
- Surrounding residential customer base and Future site of PHCC regional campus.
- 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.MomentaBrokers.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 Momenta Brokers

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