

2,304 SF 2ND-GEN RESTAURANT WITH OUTDOOR SEATING FOR LEASE IN AFFLUENT WESLEY CHAPEL

- » Tenants include Petco, Kirklands, Marshalls, Salon Lofts
- » Busy, convenient power center
- » Positioned at the NWC of the busy, signalized intersection of Bruce B. Downs & County Line Road
- » Located in the Wesley Chapel/New Tampa submarket, one of the fastest growing residential areas in Florida
- » Minutes from Tampa Premium Outlets, The Shops at Wiregrass, and AdventHealth Hospital - Wesley Chapel
- » Direct road visibility with 43,000 AADT
- » Easy access to major highways, including I-75 and I-275

Demographics	1-mile	3-mile	5-mile
2024 Population	9,982	60,369	140,327
Average HH Income	\$118,848	\$124,239	\$125,993
Median Age	37.1	38.2	38.5
Daytime Employment	3,914	19,639	39,869

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NORTHWOODS CENTER

1321 Bruce B. Downs Blvd., Wesley Chapel, FL 33543

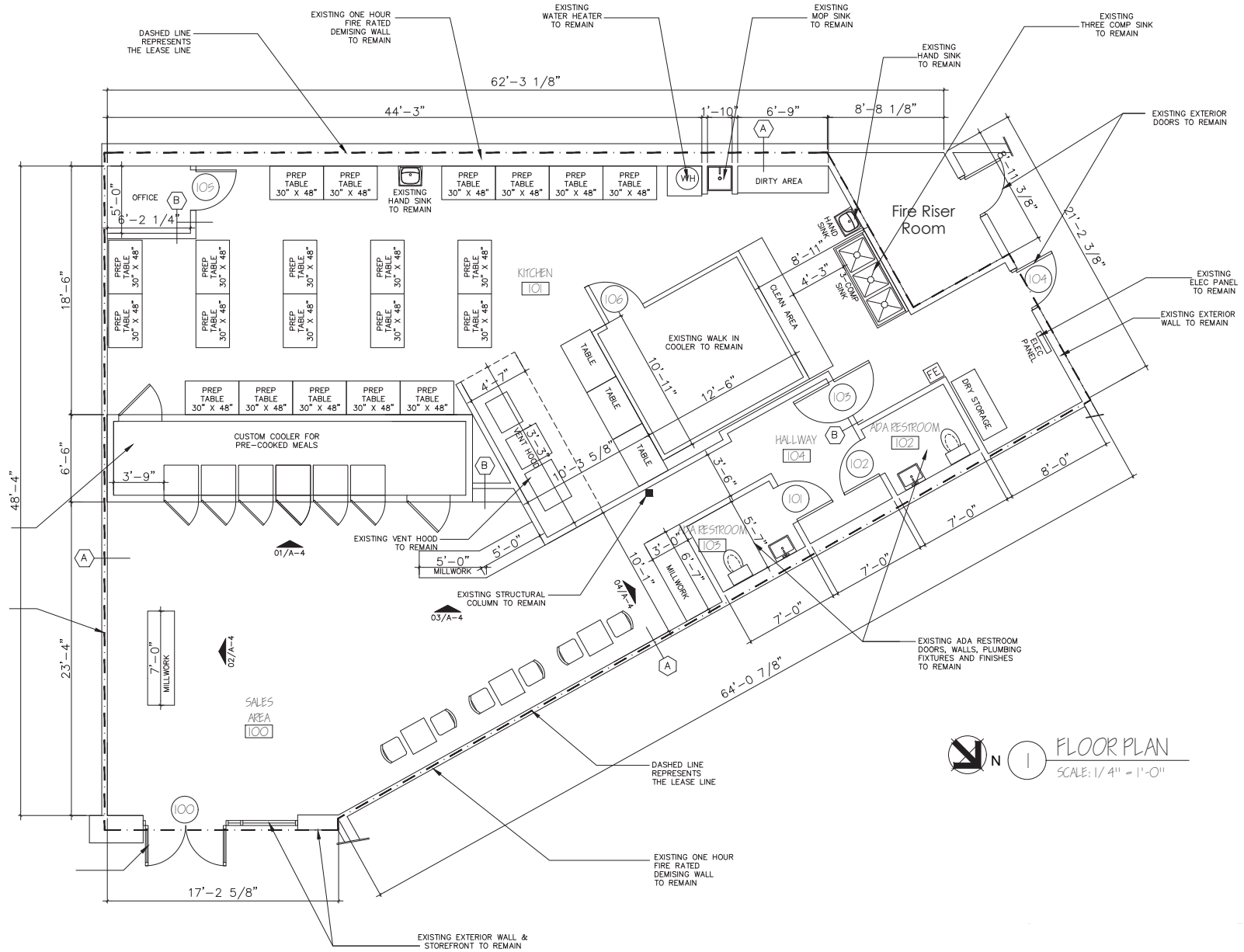


UNIT	TENANT
1	Apex Dental
2	2,304 SF AVAILABLE
3-4	Nail Kingdom
5	Wingstop
6	South Beach Tanning
7	Ho Wok Chinese
8	Geico
9	Petco
10	Pink Me Up Salon & Spa
11	Sally Beauty Supply
12-14	Kirkland's
15	StretchLab
16	Warhammer
17	Giovanni's Flooring
18	Marshall's
19	The Honey Baked Ham
20	Jimmy John's
21	Leslie's Swimming Pool
22	GameStop
23	Salon Lofts
24	Arby's
25	Tire Kingdom
26	Super Target



The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.





FLOOR PLAN
SCALE: 1/4" = 1'-0"

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