



1,352 SF FOR LEASE IN AFFLUENT WESLEY CHAPEL

- » Located in the New Tampa submarket, one of the fastest growing residential areas in Florida, providing retailers with explosive growth opportunities
- » Minutes from Tampa Premium Outlets, The Shops at Wiregrass, and AdventHealth Hospital - Wesley Chapel
- » Direct road visibility with 44,500 AADT
- » Conveniently positioned on the NWC of the signalized intersection of County Line Rd & Bruce B. Downs Blvd,
- » Easy access to major highways, including I-75 and I-275

Demographics	1-mile	3-mile	5-mile
2023 Population	9,819	58,695	129,067
Average HH Income	\$114,404	\$113,534	\$116,463
Median Age	37.2	37.4	38
Daytime Employment	2,799	21,725	38,554

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THE SHOPPES OF NORTHWOOD

1015-1071 Bruce B. Downs Blvd., Wesley Chapel, FL 33543



UNIT	TENANT	SF
1	McNatt's Cleaners	1,400
2	Little Caesars Pizza	1,400
3	Great Clips	1,400
4	Happy Feet Plus	1,400
5	Best Nails	1,400
6	AVAILABLE	1,352
7	Amore Bridal	1,352
8-10	WonderGrounds Play Cafe	4,200
11	Smoothie King	1,400
12	Verizon	1,400

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