

**LAND FOR SALE / LEASE**

# Sale or Pre-Leasing Up to 3,500 SF Retail

34139 Wesley Chapel Blvd.  
Wesley Chapel, FL 33543

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# Retail Space for Sale or Lease | Construction Ready

34139 Wesley Chapel Blvd., Wesley Chapel, FL 33543



## PROPERTY DESCRIPTION

Now available for sale or pre-lease, this ±3,500 SF new construction retail building is strategically located at 34139 Wesley Chapel Blvd in Wesley Chapel, Florida, one of Pasco County's most active commercial corridors. The building can be divided into two suites of approximately 2,100 SF and 1,400 SF, allowing flexibility for a variety of retail, service, or professional users.

The site benefits from exceptional visibility and access along Wesley Chapel Boulevard, with approximately 32,500 vehicles per day (VPD). Positioned adjacent to Sherwin-Williams, the property is surrounded by a strong mix of national and local retailers, restaurants, and service providers, driving consistent daily traffic and consumer demand.

Designed with modern retail users in mind, the building offers prominent frontage, strong signage opportunities, and convenient access for customers and deliveries. This location is ideal for tenants seeking to establish or expand their presence in a high-growth market with dense residential development and established retail synergy.

## OFFERING SUMMARY

<b>Vanilla Box Lease Rate:</b>	\$55.00 SF/yr (NNN)
<b>Cold Dark Shell Lease Rate:</b>	\$48.00 SF/yr (NNN)
<b>Sale Price:</b>	\$1,500,000
<b>Available SF:</b>	1,400 - 2,100 SF
<b>Frontage on SR 54</b>	200'
<b>VPD</b>	32,000
<b>Units:</b>	2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,010	12,344	37,735
<b>Total Population</b>	4,390	31,242	96,044
<b>Average HH Income</b>	\$69,016	\$96,791	\$102,803

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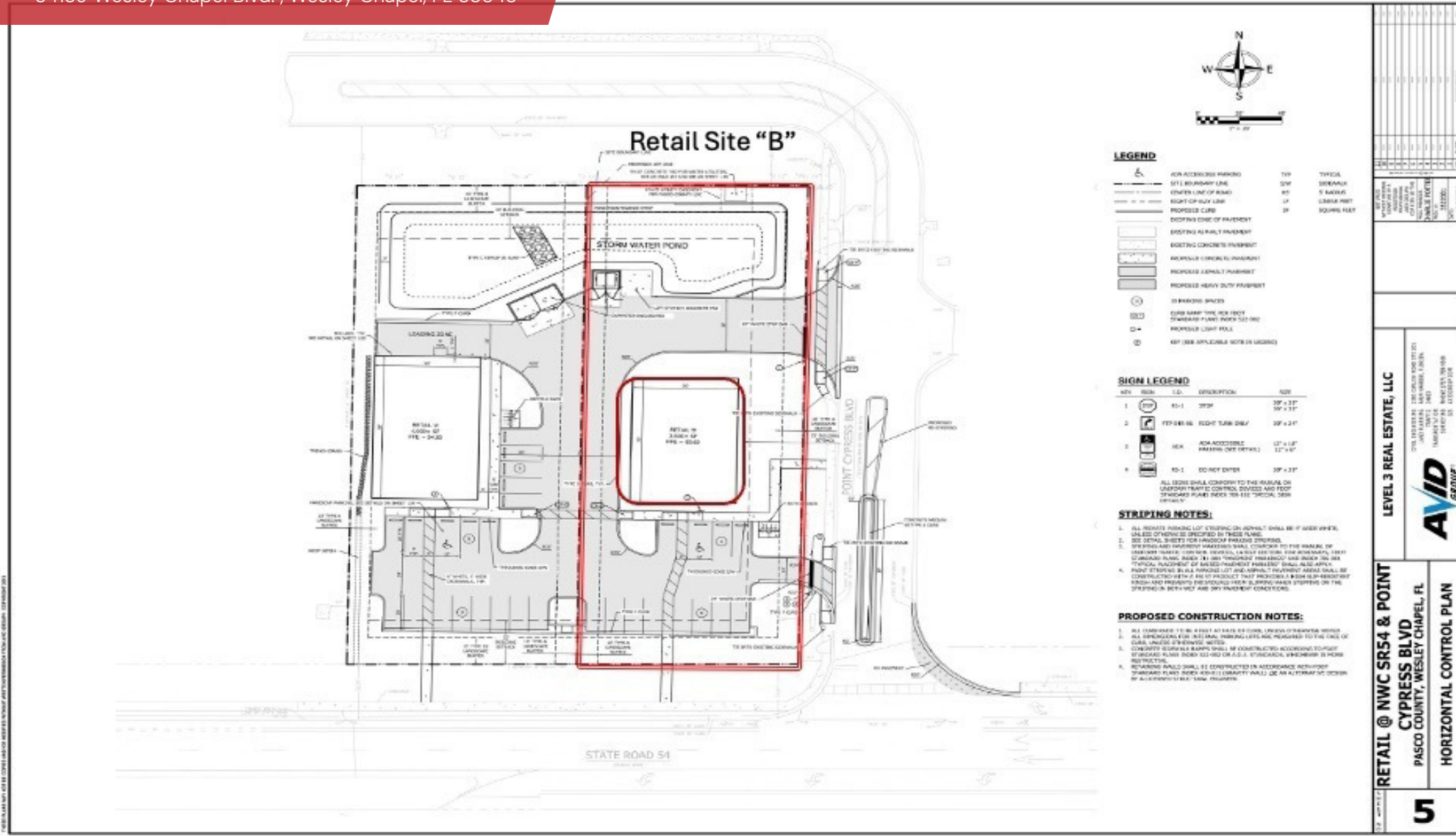
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**LEVEL 3 REAL ESTATE, LLC**

**AVIAD GROUP**

**RETAIL @ NWC SR54 & POINT CYPRESS BLVD**

**PASCO COUNTY, WESLEY CHAPEL, FL**

**HORIZONTAL CONTROL PLAN**

**5**

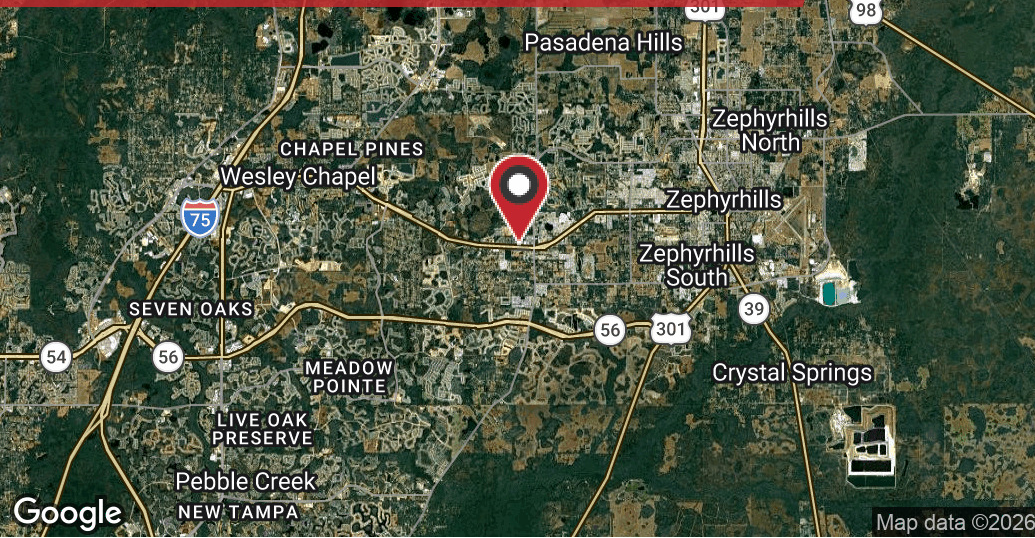
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Property Type	Land
Property Subtype	Retail-Pad
APN	18-26-21-0000-01600-0020
Building Size	3,500 SF
Lot Size	0.65 Acres
Year Built	2026

- Divisible to  $\pm 2,100$  SF and  $\pm 1,400$  SF-Vanilla Box Delivery
- Also available for \$48.00 PSF NNN delivered Cold Dark Shell
- Pre-lease opportunity (new construction)
- Adjacent to Sherwin-Williams
- $\pm 32,500$  VPD on Wesley Chapel Blvd
- Excellent visibility and accessibility
- Surrounded by strong retail and commercial uses
- Located in a rapidly growing Wesley Chapel trade area

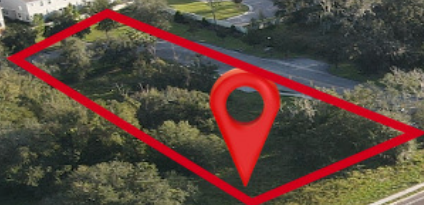
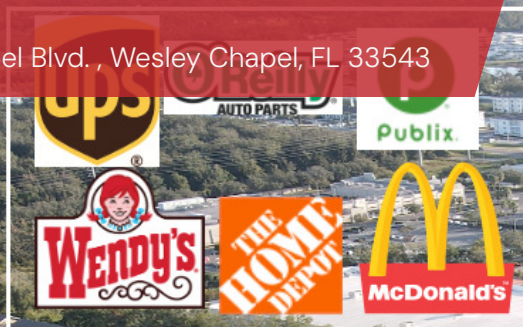
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# Retailers

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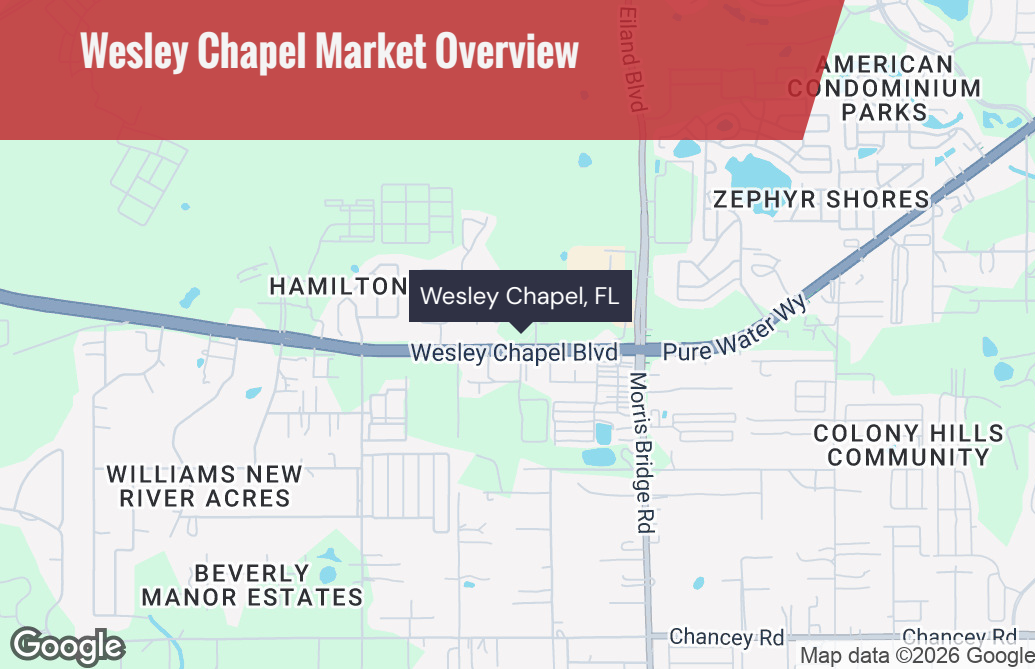
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)

# Wesley Chapel Market Overview



## WESLEY CHAPEL, FL

Wesley Chapel, FL is experiencing unprecedented growth, transforming into one of the most dynamic markets in the Tampa Bay region. Major mixed-use developments such as Avalon Park, Wiregrass Ranch, and Connected City are creating vibrant live-work-play communities, while retail giants like Whole Foods and Target expand the area's commercial footprint.

Significant healthcare investments, including AdventHealth's \$80M expansion and a new Johns Hopkins facility, underscore strong infrastructure growth. Combined with rapid population increases and ongoing road improvements, Wesley Chapel offers a compelling environment for long-term investment and sustained economic vitality.

## MAJOR DEVELOPMENTS



### AVALON PARK WESLEY CHAPEL

1,800-acre master-planned "downtown" concept with 4,800 homes, 500K sq. ft. commercial space, parks, and amphitheater.



### CONNECTED CITY CORRIDOR

176-acre mixed-use plan with 1,275 multifamily units, 365K sq. ft. hospital, hotel, retail, and office space.



### WIREGRASS RANCH

5,000-acre expansion of retail, office and residential development. Entertainment hub with concert hall, food hall, and hotel with alignment of Orlando Health Wiregrass Hospital opening. Planned light rail stops, park & ride, and SR 56 extension for improved connectivity.

## RETAIL EXPANSION

Whole Foods Market Plaza | Bruce B. Downs Blvd

Walmart | SR 56 & Morris Bridge Rd

Target | opening among largest in the nation

## RESIDENTIAL GROWTH

Communities like Chapel Crossings, Persimmon Park, Pasadena Woods, and Twinflowers Estates offering homes from \$300K-\$900K

Verve Wesley Chapel: 360-unit luxury multifamily with resort-style amenities

## HEALTHCARE & INFRASTRUCTURE

Johns Hopkins All Children's Hospital | Under Construction

AdventHealth Wesley Chapel | \$80M Expansion

\$22M Old Pasco Road widening | new I-75 interchange improving connectivity

## ECONOMIC DEVELOPMENT

VantagePoint AI | \$4.6M in expansion, adding 60 high-tech jobs

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