

HAWTHORN VILLAGE

SR 56 at Two Rivers Blvd., Zephyrhills, FL 33541



two rivers



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- 42,000 SF of specialty restaurant and boutique retail opportunities available for lease
- Two Rivers is a master-planned community north of Tampa; conveniently located off SR 56, between Morris Bridge Road and US Hwy 301
- Nestled between Wesley Chapel and Zephyrhills, Two Rivers offers the perfect balance of peaceful living with 13 distinct villages; each featuring premier lifestyle offerings such as: Private Social Club, K-8 school, 10 miles of scenic nature trails, kids area, resort style pools, and many more
- At full capacity, the community will include 8,000-10,000 single-family homes, multi-family units, and townhomes, with most single-family homes ranging in price from \$800k-\$2 million
- The Two Rivers home buyer profile features average household incomes of \$200k+ with current average household incomes of \$152,833 within a 5-minute drive time
- The outdoor event lawn will be the focal point of Hawthorn Village, with community events, al fresco dining, and holiday celebrations



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Site Plan

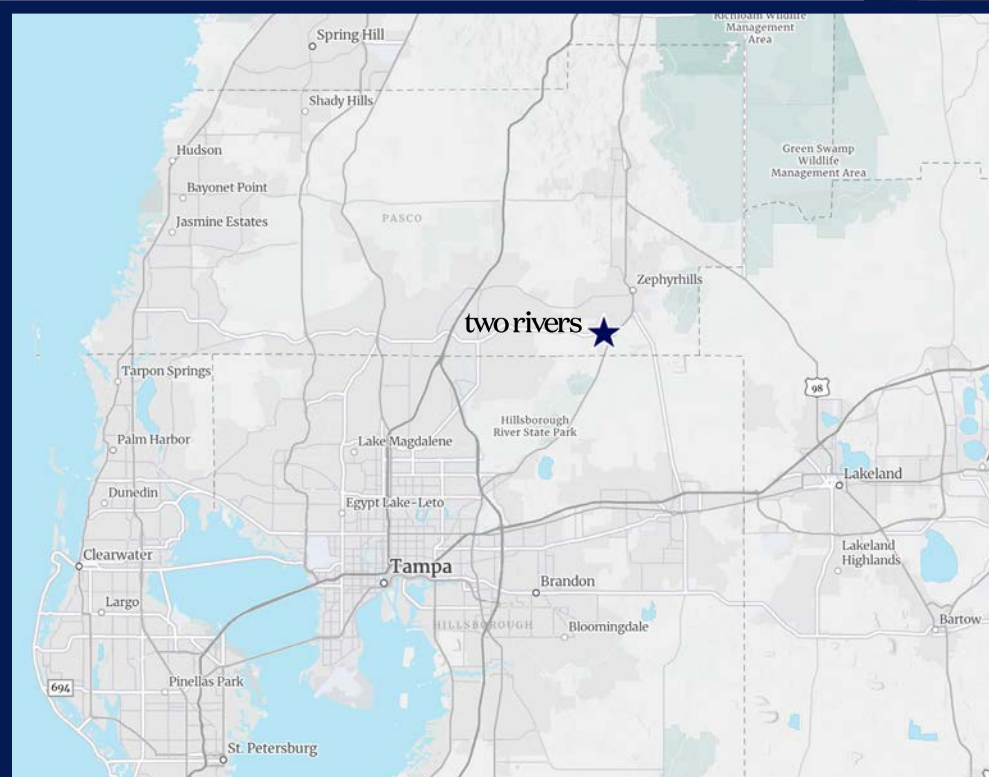


Building	SF Available
1	4,000 - 8,500 SF
2	1,200 - 4,800 SF
3	1,200 - 6,500 SF
4	834 SF
5	1,200 - 6,500 SF
6	1,200 - 6,000 SF
7	1,200 - 5,500 SF



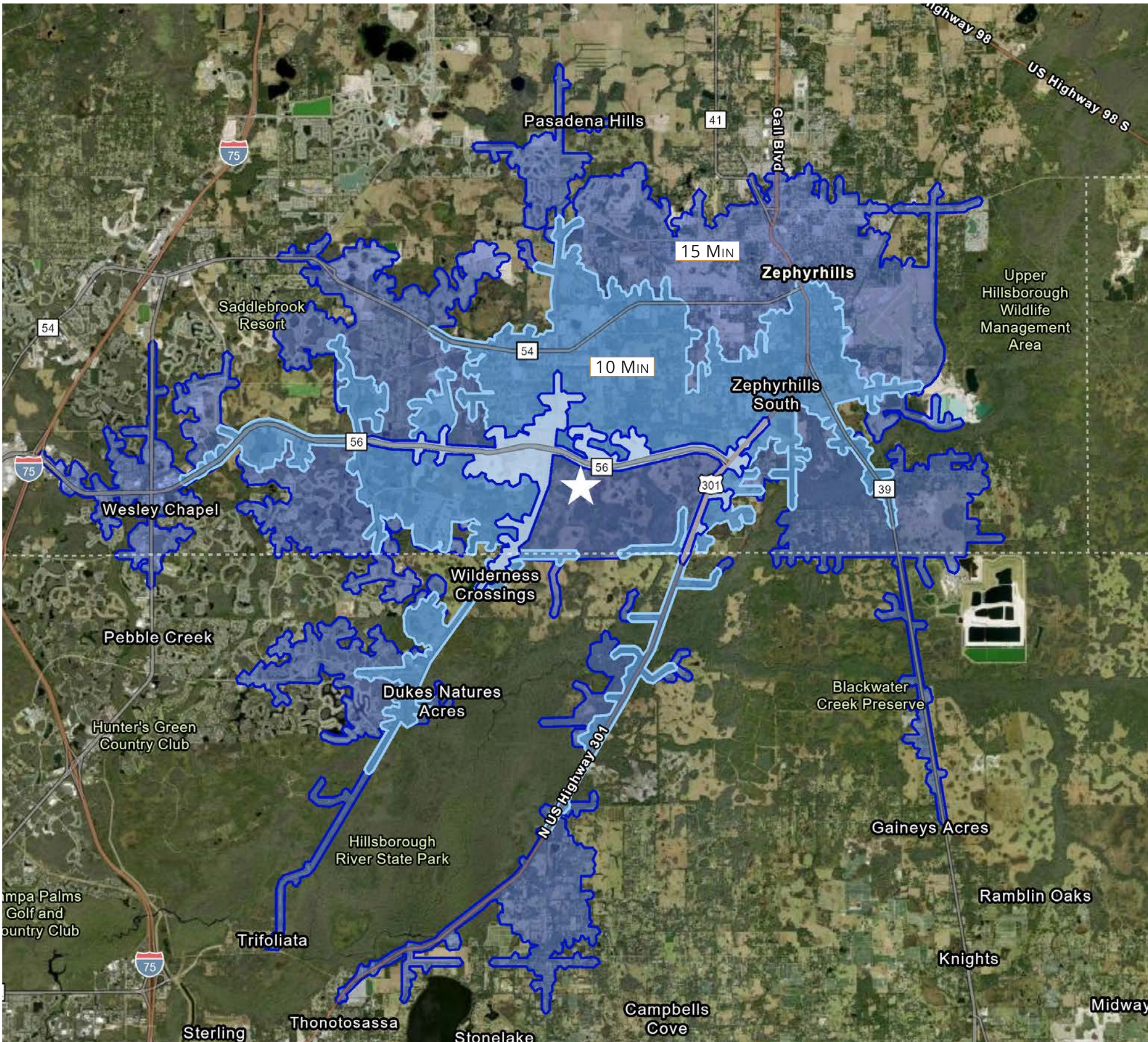
HAWTHORN
VILLAGE





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DEMOGRAPHIC SUMMARY



5 min DT



3,890

Population



2,928

Daytime Population



\$152,833

Avg. HH Income



37.8

Median Age

10 min DT



31,710

Population



25,610

Daytime Population



\$97,805

Avg. HH Income



48.7

Median Age

15 min DT



88,851

Population



76,438

Daytime Population



\$102,681

Avg. HH Income



45.2

Median Age



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