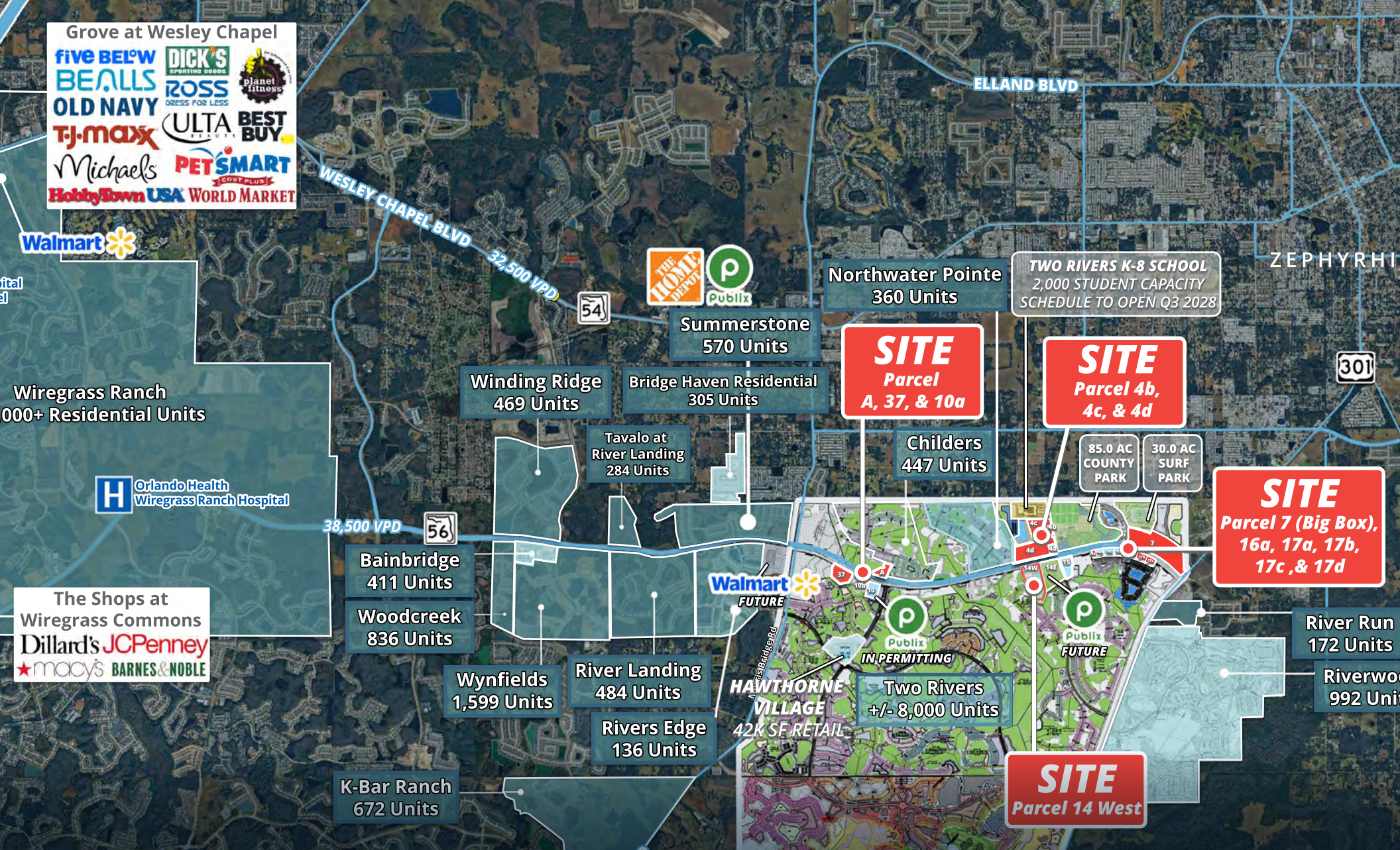




FOR LEASE - ANCHOR, JR ANCHOR AND OUTPARCEL AVAILABILITY

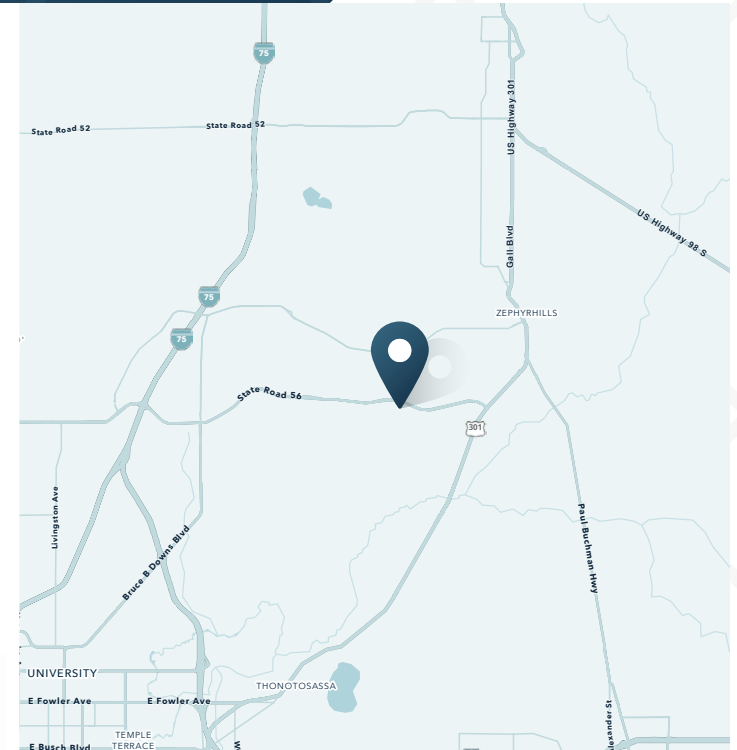
Two Rivers - Commercial & Retail Properties

NWC SR 56 & 301 | Two Rivers, FL



Two Rivers - Commercial & Retail Properties

NWC SR 56 & 301 | Two Rivers, FL



ABOUT THE PROPERTY

- Strategically located within the Wesley Chapel submarket of the Tampa MSA
- Two Rivers Town Center is located at the NWC of SR 56 & 301 anchoring the Two Rivers Master Planned Community (+/- 8,000 residential units).
- Fully entitled for up to 660,000 sq. ft. of retail
- Wesley Chapel is recognized as one of the fastest growing residential markets in the country

JOIN THESE RETAILERS

Walmart  Publix 



TRAFFIC COUNTS

SR-56

Hwy. 301

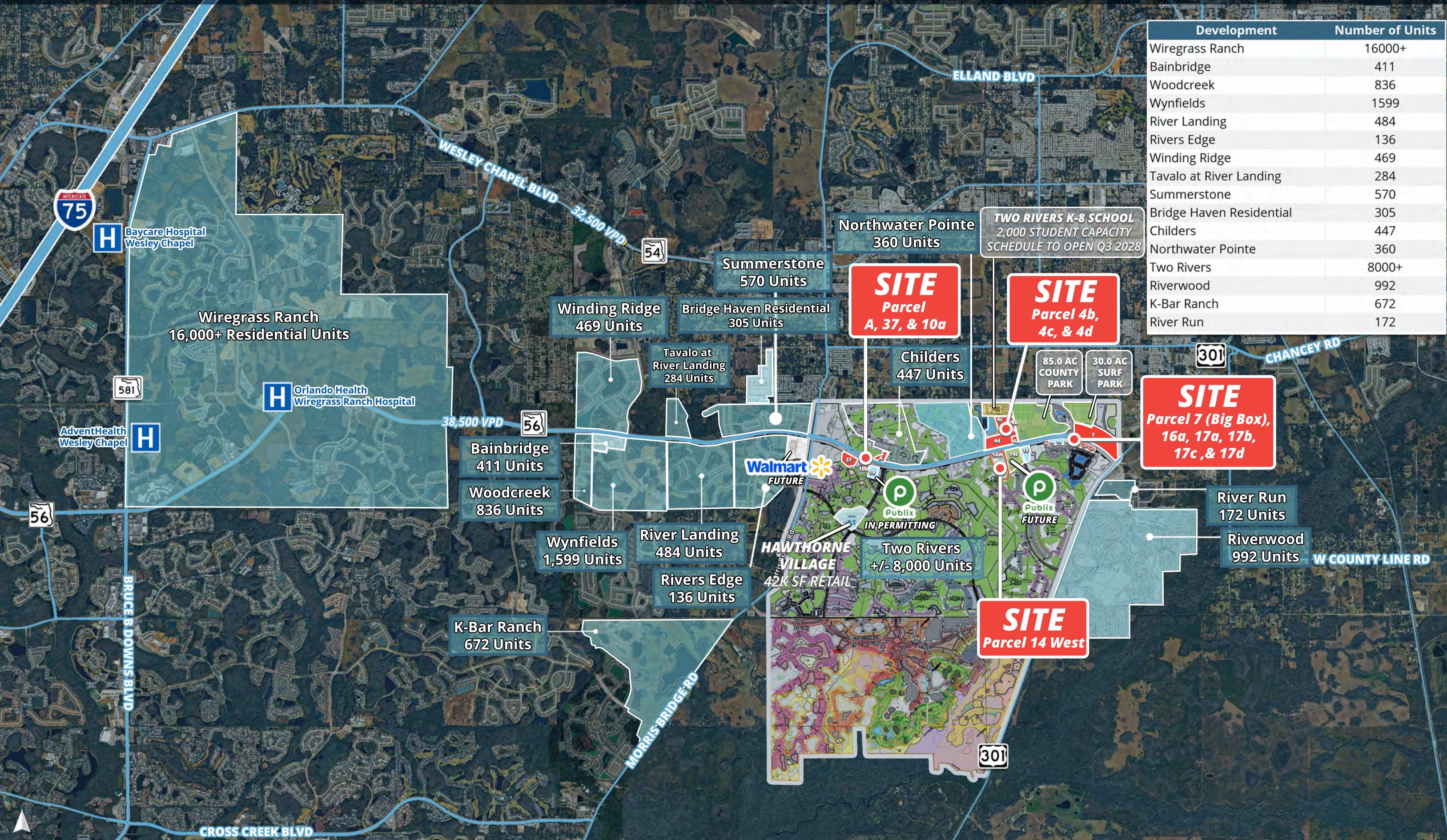
Source: FDOT

38,500 VPD

20,000 VPD

Contact
Broker
Rate

Two Rivers, FL





TWO RIVERS K-8 SCHOOL | AUG 2028
THE PASCO COUNTY SCHOOL
DISTRICT PROJECTED THE
2,000 STUDENT CAPACITY.

SITE
4C: 1.60 AC
4C1: 2.10 AC

SITE
17a: 2.00 AC
17b: 1.60 AC

SITE 7
OP 1: 2.58 AC
OP 2: 2.77 AC
OP 3: 2.42 AC
OP 6: 1.41 AC

SITE 37
Multi-Tenant
±13,000 SF

SITE A
2.00 AC

SITE 4E
10.10 AC

SITE 4D
14.00 AC

SITE 4F
3.20 AC

SITE 10a
1.08 AC

SITE
14b: 6.24 AC
14c: 1.08 AC

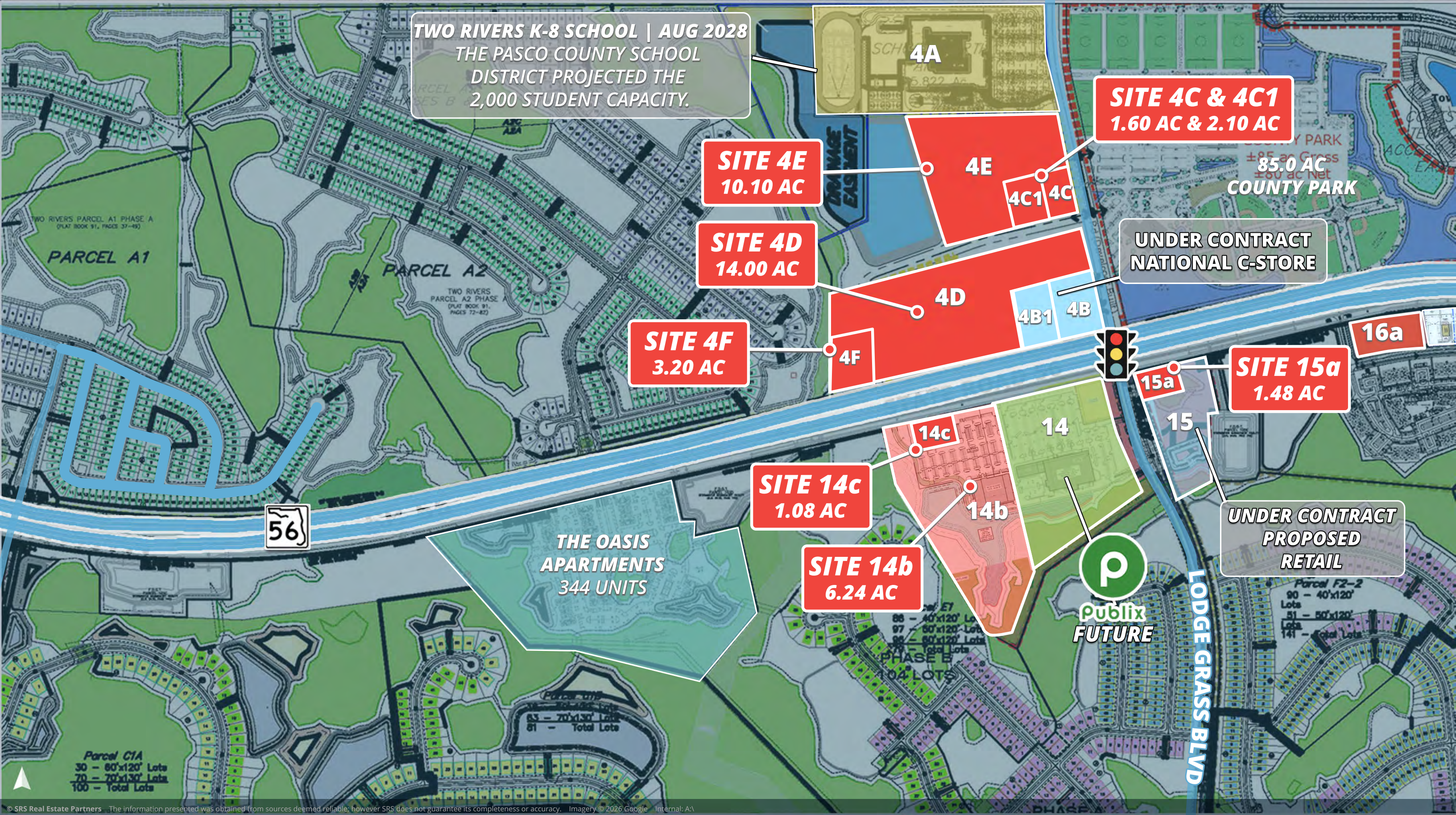
SITE 15a
1.48 AC

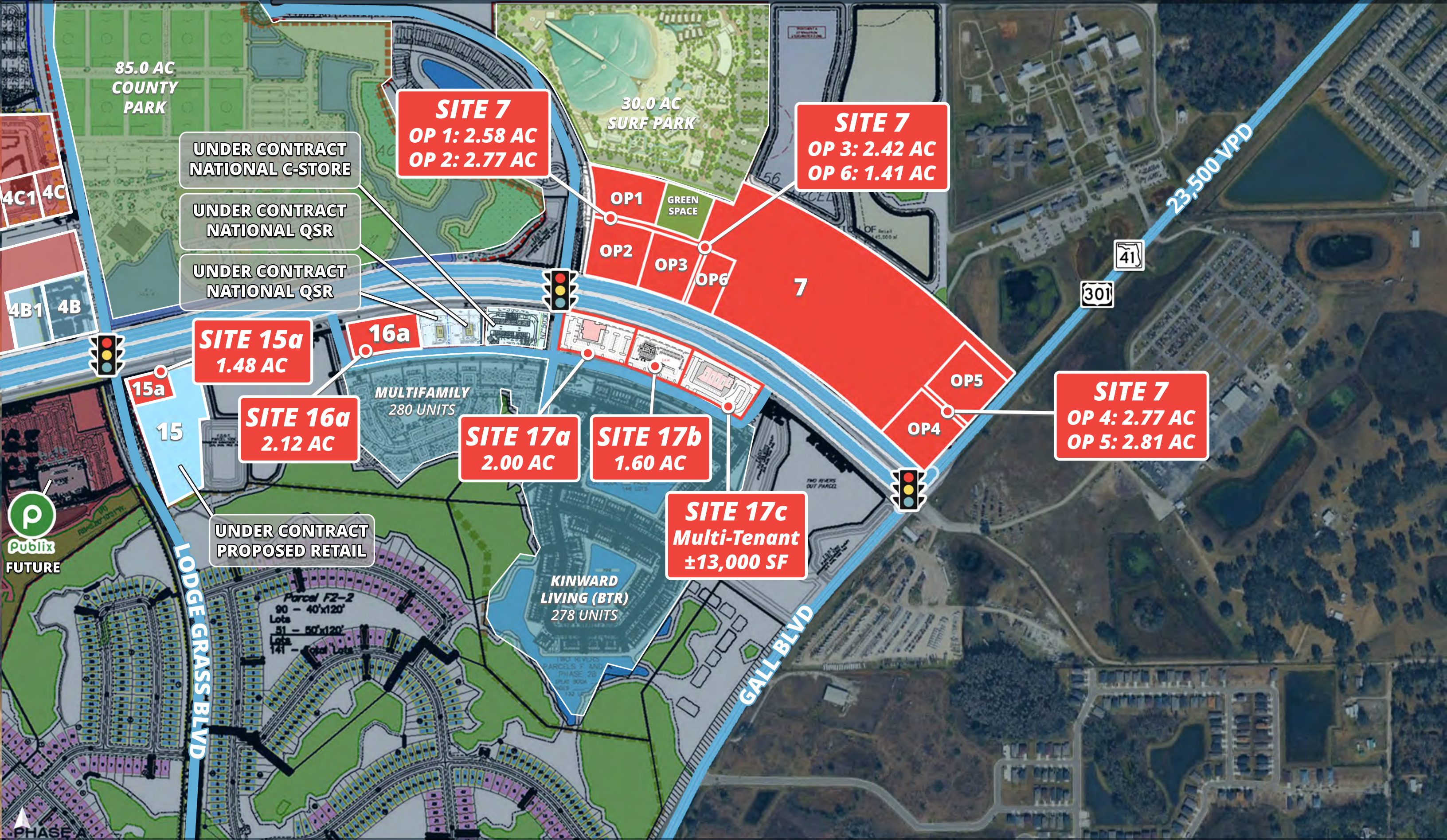
SITE 16a
2.12 AC

SITE 17c
Multi-Tenant
±13,000 SF

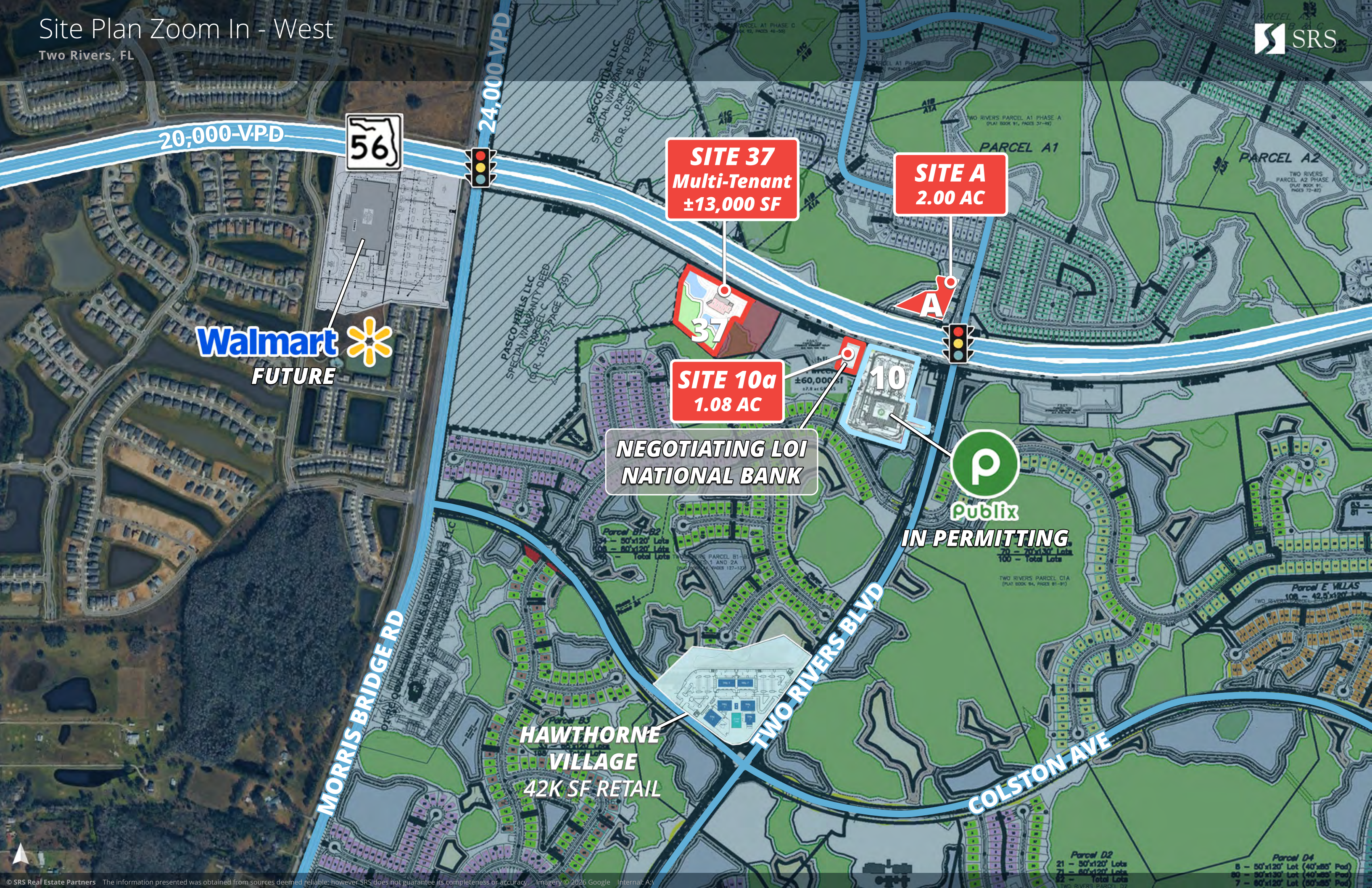
SITE 7
OP 4: 2.77 AC
OP 5: 2.81 AC

PARCEL	SIZE (AC & SF)	STATUS
A	2.00	Available for Lease or Sale
4B + 4B1	4.09	Under Contract - Nat. Cstore
4C	1.60	Available for Lease or Sale
4C1	2.10	Available for Lease or Sale
4D	14.00	Available for Lease or Sale
4E	10.10	Available for Lease or Sale
4F	3.20	Available for Lease or Sale
7-OP1	2.58	Available for Lease
7-OP2	2.77	Available for Lease
7-OP3	2.42	Available for Lease
7-OP4	2.77	Available for Lease
7-OP5	2.81	Available for Lease
7-OP6	1.41	Available for Lease
10	7.00	Under Contract - Publix
10a	1.08	Available for Lease
14	10.68	Closed
14b	6.24	Available for Lease or Sale
14c	1.08	Available for Lease
15	3.20	Under Contract - Retail
15a	1.48	Available for Lease or Sale
16a	2.12	Available for Lease or Sale
16b	0.90	Under Contract - Nat. QSR
16c	1.44	Under Contract - Nat. QSR
16d	1.77	Under Contract - Nat. Cstore
17a	2.00	Available for Lease or Sale
17b	1.60	Available for Lease or Sale
17c	±13,000 SF	Available - Multi Tenant
37	±13,000 SF	Available - Multi Tenant





Two Rivers, FL



Two Rivers - Commercial & Retail Properties

NWC SR 56 & 301 | Two Rivers, FL



DEMOGRAPHIC HIGHLIGHTS

1 MILE

4,160	2,494	\$116,335	4,085
Population	Total Daytime Population	Average Household Income	Total Future Households (2030)

3 MILES

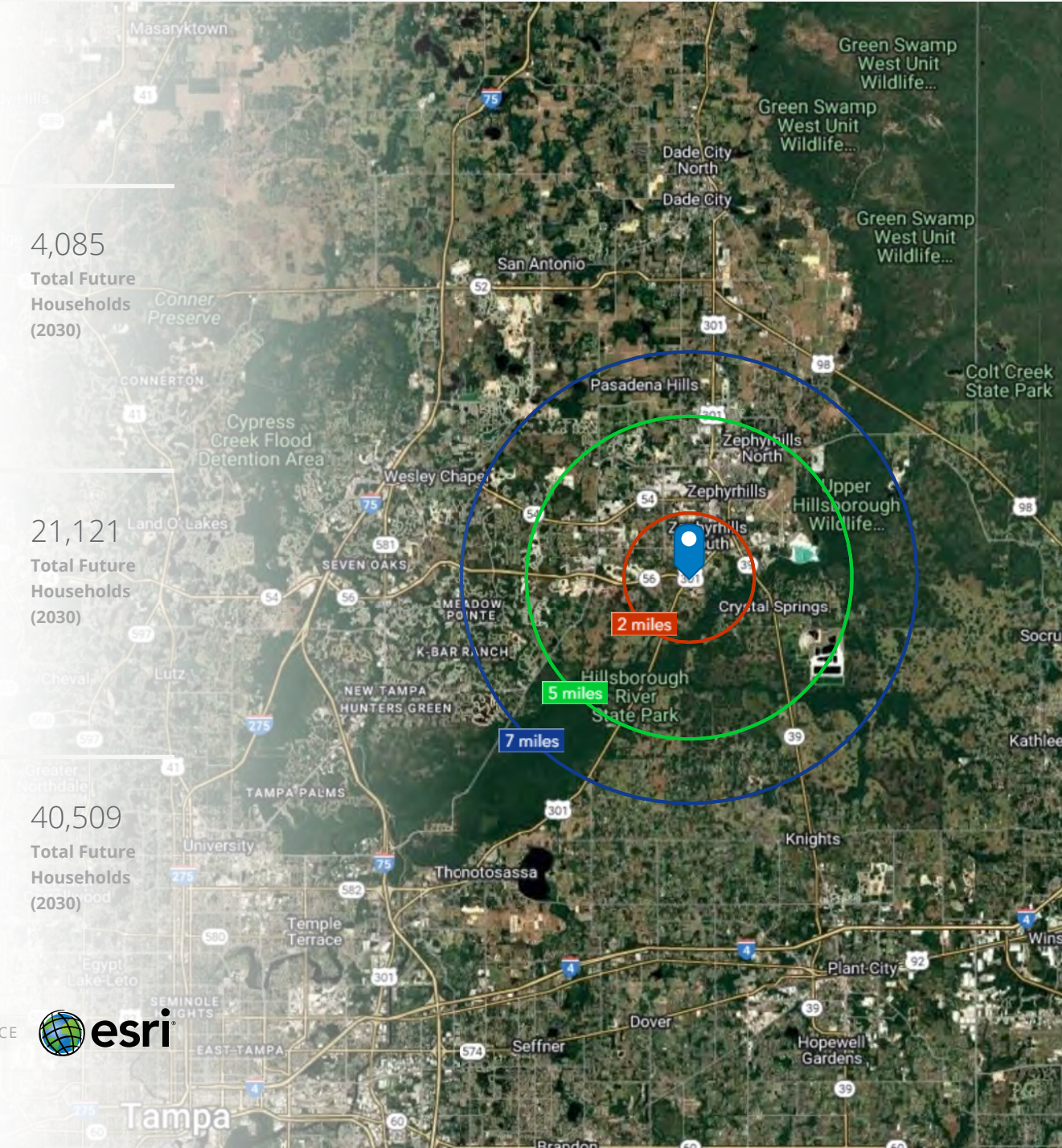
36,718	26,023	\$123,671	21,121
Population	Total Daytime Population	Average Household Income	Total Future Households (2030)

5 MILES

109,586	83,156	\$128,775	40,509
Population	Total Daytime Population	Average Household Income	Total Future Households (2030)

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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