

Oakley Junction - Pasco County, FL
New Retail Development for Lease
NEC Oakley Blvd & Old Pasco Wesley Chapel, FL 33544



J. Benjamin McLeish
Vice President
Mobile 813.334.4733
Direct 813.490.9817
bmcleish@equity.net

Dennis McClelland
Advisor
Mobile 813.390.8762
Direct 813.390.8762
dmcclelland@equity.net

Tampa Office
2144 W Main St
Tampa, FL 33607
www.equity.net

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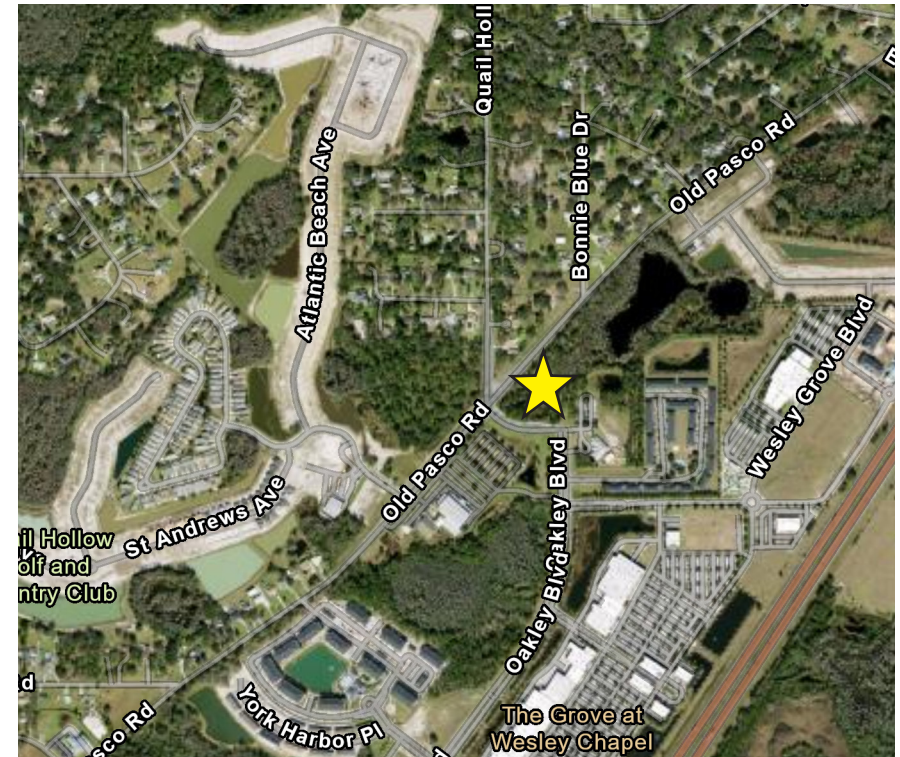
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Property Highlights

- Suites available from 1,400 SF
- 2,100 SF Endcap drive-thru
- Fully lighted intersection adjacent to the Grove at Wesley Chapel
- Average Household Income: \$140,176 within 3 miles.
- Trade area serviced by I-75, SR 54, Overpass Road, Old Pasco Road & Oakley Blvd
- Perfect for medical, coffee, ice-cream, restaurant, pets, nail salon, hair salon, personal services, children's activities, fitness, wireless and financial services
- Join area retailers: New Target, new Belk Market, Starbucks, World Market, Dick's Sporting Goods, Best Buy, PetSmart, TJ Maxx, Old Navy, & Winn Dixie



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Merchant Aerial

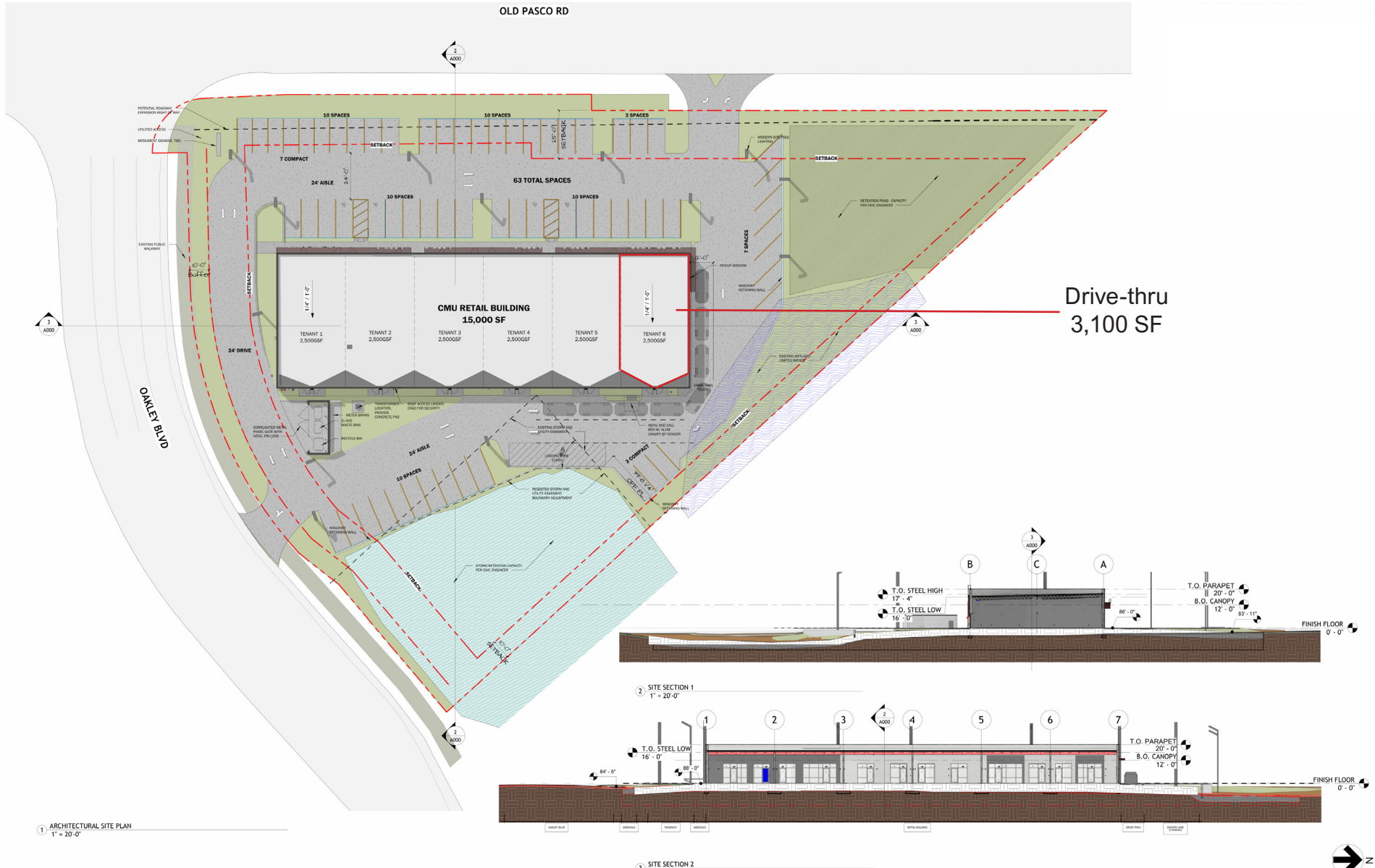


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Site Plan



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3 Mile Radius

Key Facts

39,235
Population

41

Median Age

13,646
Households

\$137,808
Average Household Income

Business

Education



843

Total Businesses



6,861

Total Employees

5.7%

No High School Diploma



21.4%
High School Graduate



29.0%
Some College/Associate's Degree



43.9%
Bachelor's/Grad/Prof Degree

Income

Employment



\$49,045
Per Capita Income



\$112,368
Median Household Income



\$137,808
Average Household Income



70.8%
White Collar



15.2%
Blue Collar



14%
Services











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5 Mile Radius

Key Facts					
<p>92,926 Population</p>		<p>41 Median Age</p>		<p>32,902 Households</p>	
			<p>\$139,194 Average Household Income</p>		
Business			Education		
<p> 2,568</p>		<p>Total Businesses</p>		<p>5% No High School Diploma</p>	
<p> 22,486</p>		<p>Total Employees</p>		<p>20.4% High School Graduate</p>	
				<p> 29.1% Some College/Associate's Degree</p>	
				<p> 45.5% Bachelor's/Grad/Prof Degree</p>	
Income			Employment		
<p> \$50,015 Per Capita Income</p>		<p> \$115,606 Median Household Income</p>		<p> \$139,194 Average Household Income</p>	
				<p> 73.4% White Collar</p>	
				<p> 12.8% Blue Collar</p>	
				<p> 13.8% Services</p>	



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