

Wesley Chapel Office

2,000± SF Professional Office Building
26809 Tanic Drive, Wesley Chapel, FL 33544



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- 2,000 SF professional office building
- Can be divided for multiple users
- Well-maintained office park - curb appeal
- Centrally located, off Cypress Ridge Blvd.
- Signalized intersection, ample parking
- Sale Price: \$500,000



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Teamwork | Integrity | Passion | Excellence

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Wesley Chapel Office

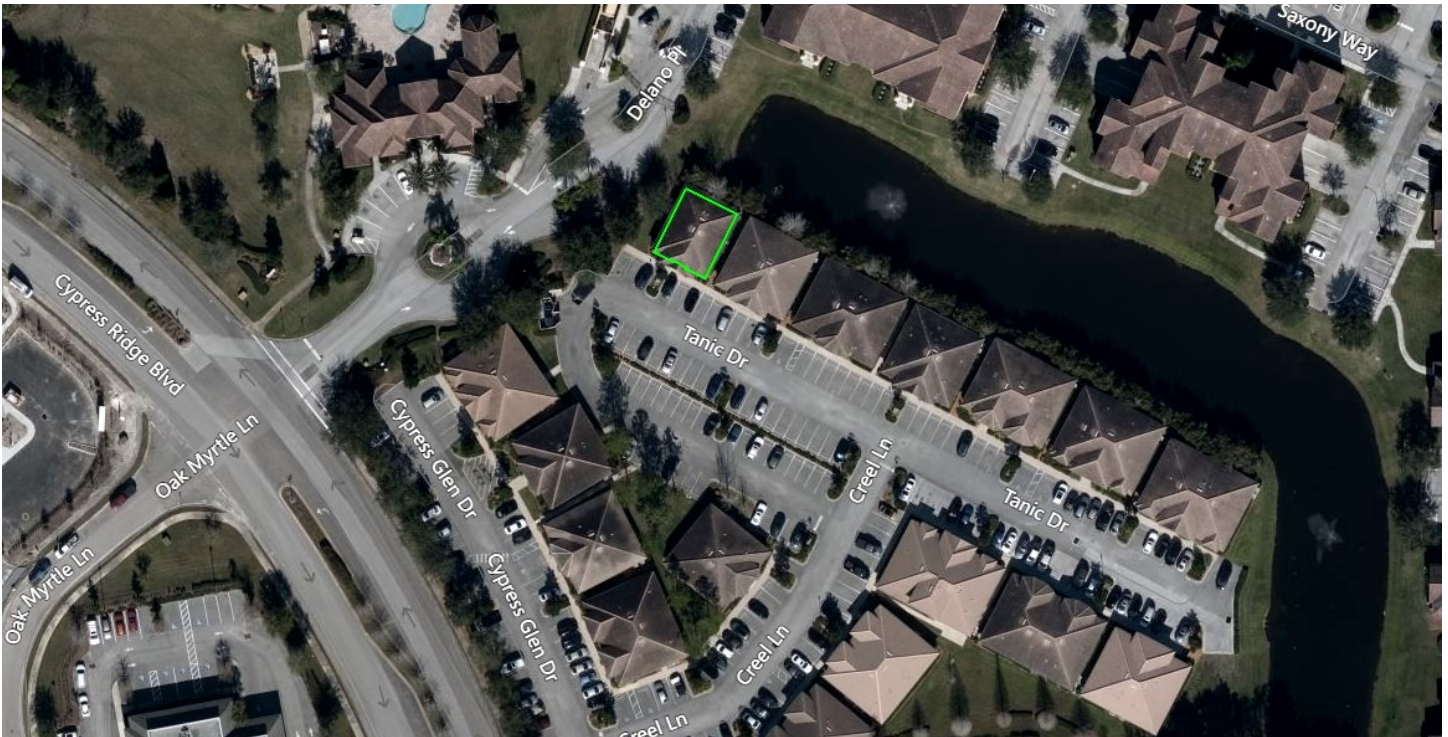
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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

131,718

Population



Average Household Size

37.1

Median Age

121,478

2020 Total Daytime Population

ANNUAL HOUSEHOLD SPENDING



\$2,717
Apparel & Services



\$207
Computers



\$4,727
Eating Out



\$6,473
Groceries



\$7,011
Health Care

INCOME



\$89,942

Median Household Income



\$39,485

Per Capita Income



\$165,776

Median Net Worth

EMPLOYMENT



77%
White Collar



11%
Blue Collar



12%
Services

6.8%

Unemployment Rate

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