

Wesley Chapel Blvd  38,500 ±
Cars/Day

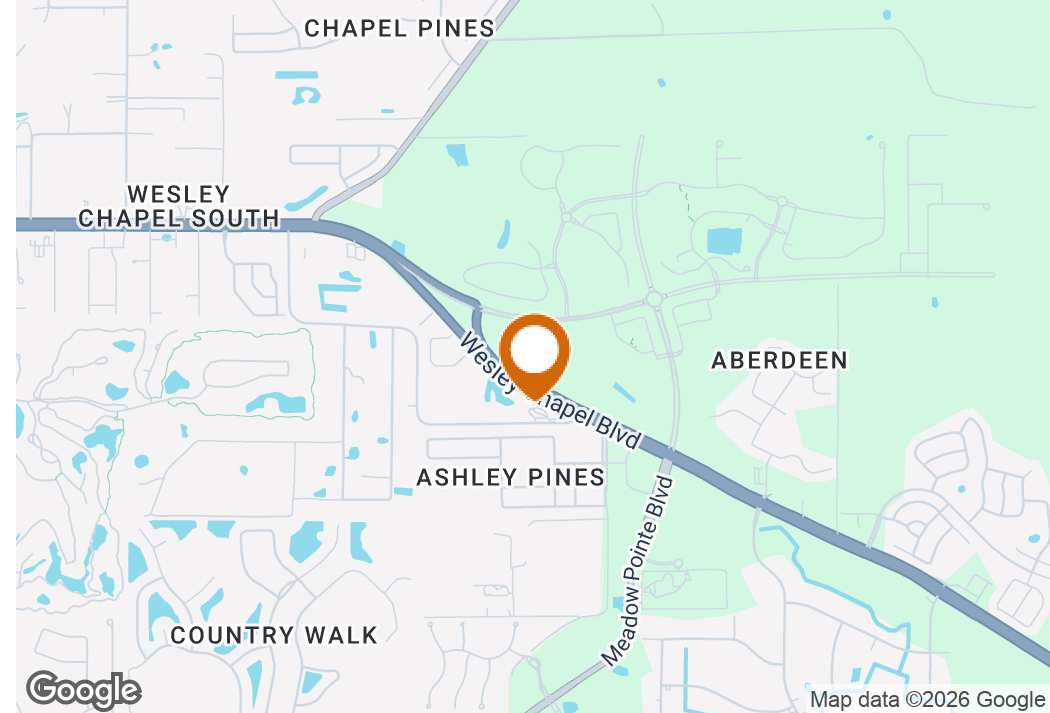
Wesley Chapel Development Site

Wesley Chapel Boulevard, Wesley Chapel, Florida 33543

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PROPERTY SUMMARY



Offering Summary

Lease Rate:	Negotiable
Lot Size:	3.1 Acres (2.5 Acres Usable)
Zoning:	C2
Market:	East Pasco
Submarket:	Wesley Chapel
PIN:	10-26-20-0000-00300-0030
Traffic Count:	38,500 ± Vehicles/Day (Wesley Chapel Blvd)
Road Frontage:	358 ± FT (Wesley Chapel Blvd)
Property Type:	Development Land (Retail)

Property Overview

Positioned in fast growing Wesley Chapel, this property presents a compelling option for retailers, service providers, or pad users looking to establish a presence on a well-located site. With one lot available and a best use identified for retail development, this offering is well suited for tenants seeking the ability to shape a site around their operating needs and brand requirements.

Property Highlights

- Negotiable lease terms
- Flexible setting for future retail use
- 358 feet of Frontage
- Pad user opportunity
- 38,500 ± AADT
- Supports brand requirements



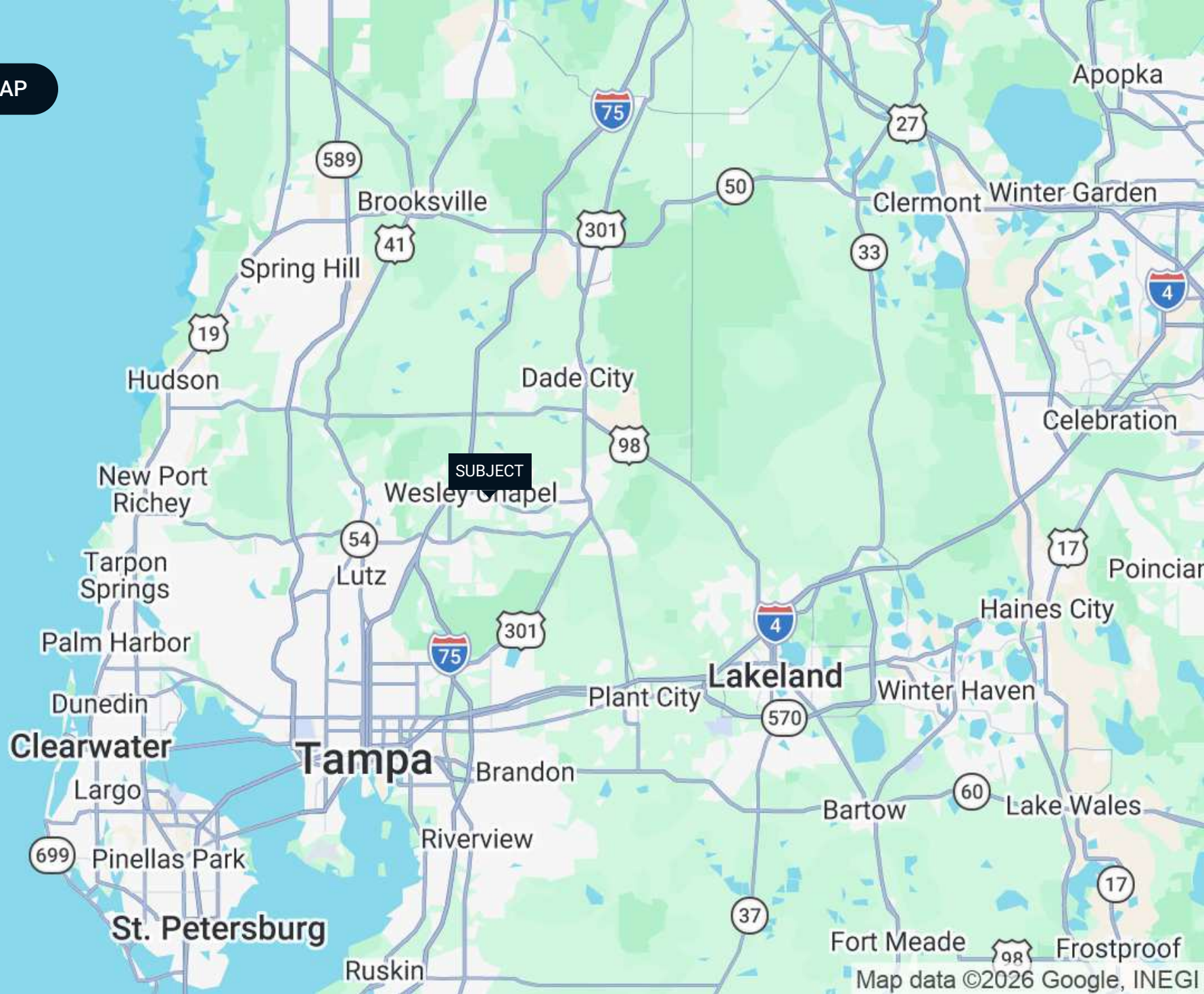
Location Description

This premier site on **Wesley Chapel Boulevard** is positioned within one of the most dynamic and rapidly expanding retail corridors in the Tampa Bay region. Wesley Chapel has established itself as a dominant commercial hub, drawing consistent regional traffic and serving a strong, high-growth consumer base with above-average household incomes.

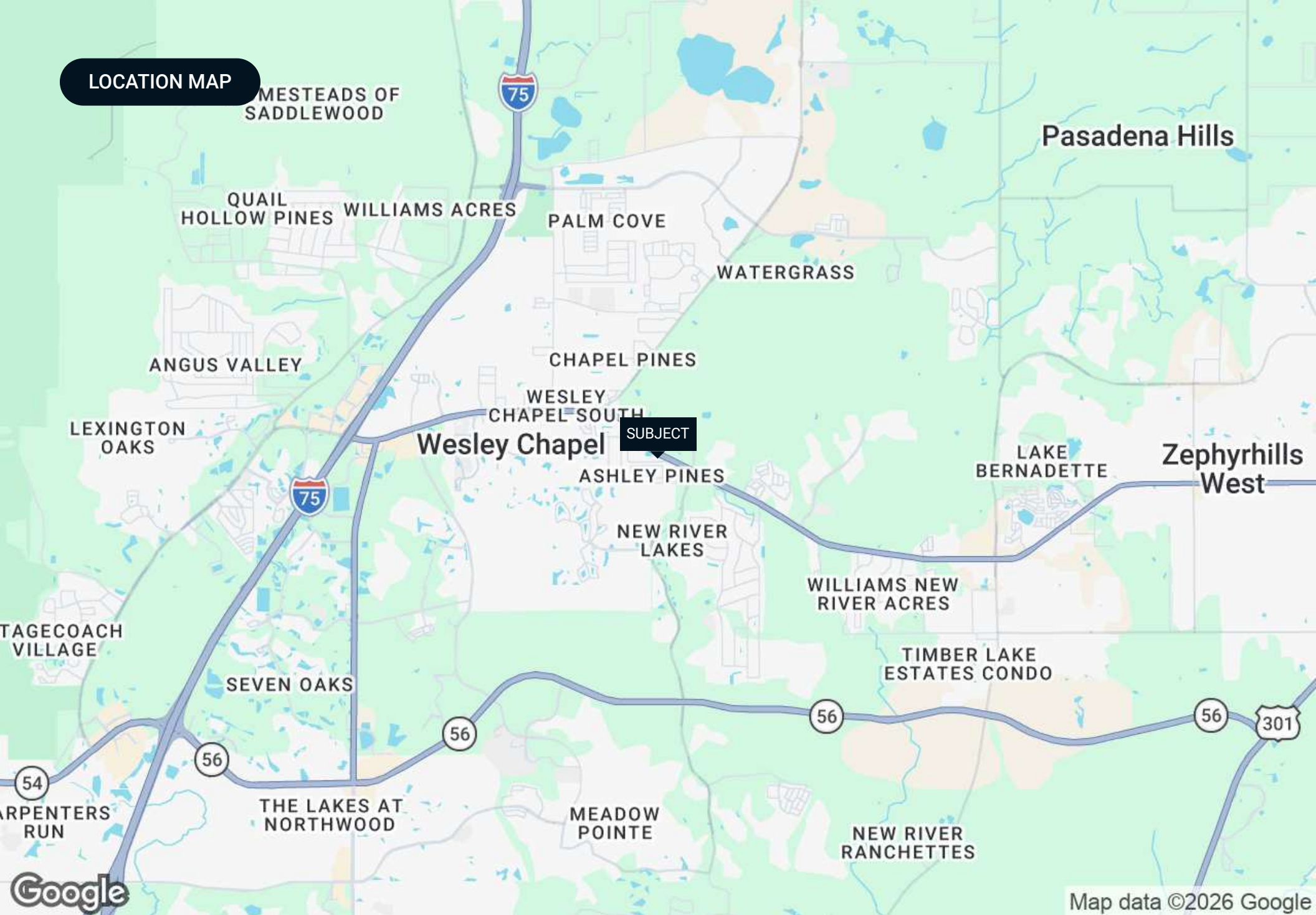
The corridor benefits from exceptional visibility and connectivity, with immediate access to **I-75**, **SR-54**, and **SR-56**, creating seamless reach to Tampa, Pasco County, and surrounding markets. National retailers have already anchored the area, supported by major destinations including **The Shops at Wiregrass**, **Tampa Premium Outlets**, **KRATE at the Grove**, and multiple Class-A medical and professional centers. These drivers generate sustained daily activity and a diverse customer mix.

Wesley Chapel's continued residential expansion—featuring master-planned communities, multifamily developments, and strong population inflows—provides retailers with long-term stability and growth potential. High traffic volumes, strong demographics, and a proven retail environment make this site an exceptional opportunity for national brands seeking strategic placement in one of Florida's most competitive and high-performing trade areas.

REGIONAL MAP



LOCATION MAP



PROPERTY OUTLINE



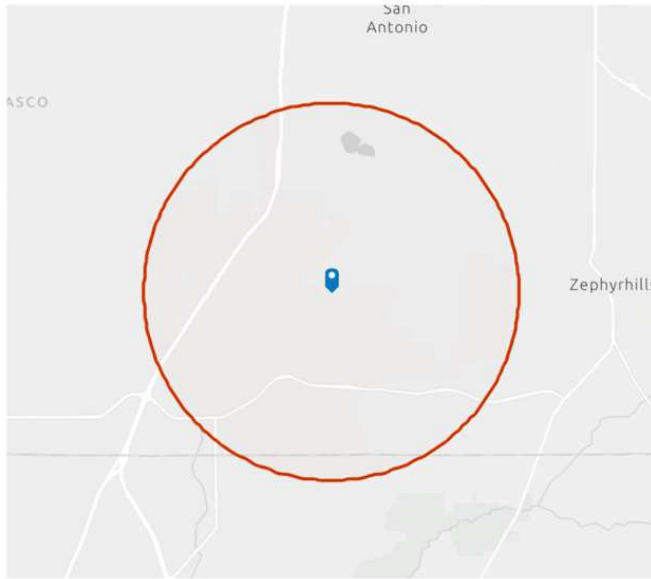
Wesley Chapel Development Site

Polygon



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POPULATION TRENDS (5 MILE RADIUS)



Population Trends and Key Indicators

30968-31090 State Road 54, Wesley Chapel, Florida, 33543

Ring of 5 miles

136,854	48,386	2.83	39.5	\$119,211	\$439,320	118	106	78
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$17,953

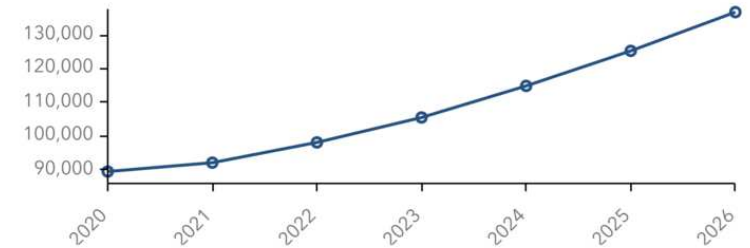
Avg Spent on Mortgage & Basics



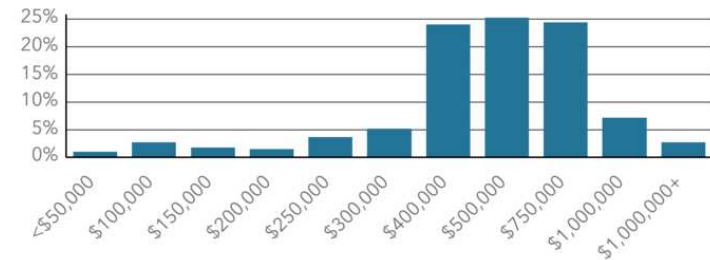
21.7%

Percent of Income for Mortgage

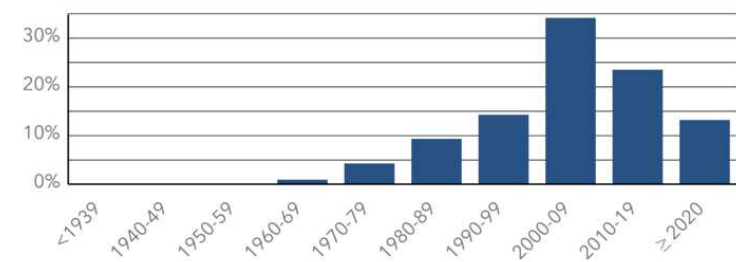
Historical Trends: Population



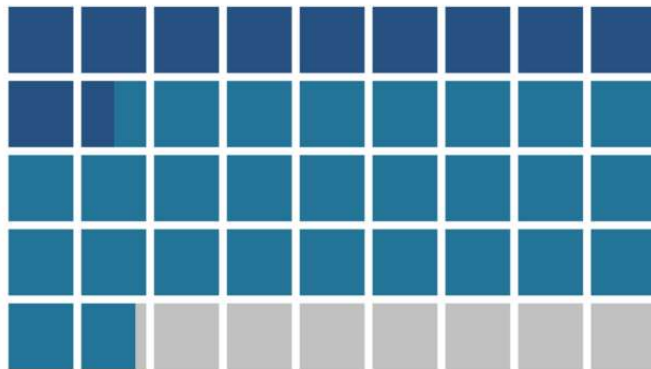
Home Value



Housing: Year Built



POPULATION BY AGE



Under 18 (23.4%) Ages 18 to 64 (60.7%) Aged 65+ (15.9%)

POPULATION BY GENERATION



2.9%

Greatest Gen:
Born 1945/Earlier



16.3%

Baby Boomer:
Born 1946 to 1964



21.3%

Generation X:
Born 1965 to 1980



23.9%

Millennial:
Born 1981 to 1998



23.5%

Generation Z:
Born 1999 to 2016



12.1%

Alpha: Born
2017 to Present



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

EMPLOYMENT OVERVIEW (5 MILE RADIUS)

Employment Overview

30968-31090 State Road 54, Wesley Chapel, Florida,
33543 2
Ring of 5 miles

INCOME



BUSINESS



2,351

Total Businesses



17,852

Total Employees

COMMUTERS



17.2%

Spend 7+ hours commuting
to and from work per week



60.3%

Drive Alone to Work

EDUCATION



5.9%

No High School Diploma



18.1%

High School Diploma



26.9%

Some College/Associate's Degree



46.1%

Bachelor's/Grad/Prof Degree

KEY FACTS



136,910

Population



39.5

Median Age



48,402

Households



\$102,109

Median Disposable Income

EMPLOYMENT



73.0%

White Collar



12.6%

Blue Collar



14.5%

Services



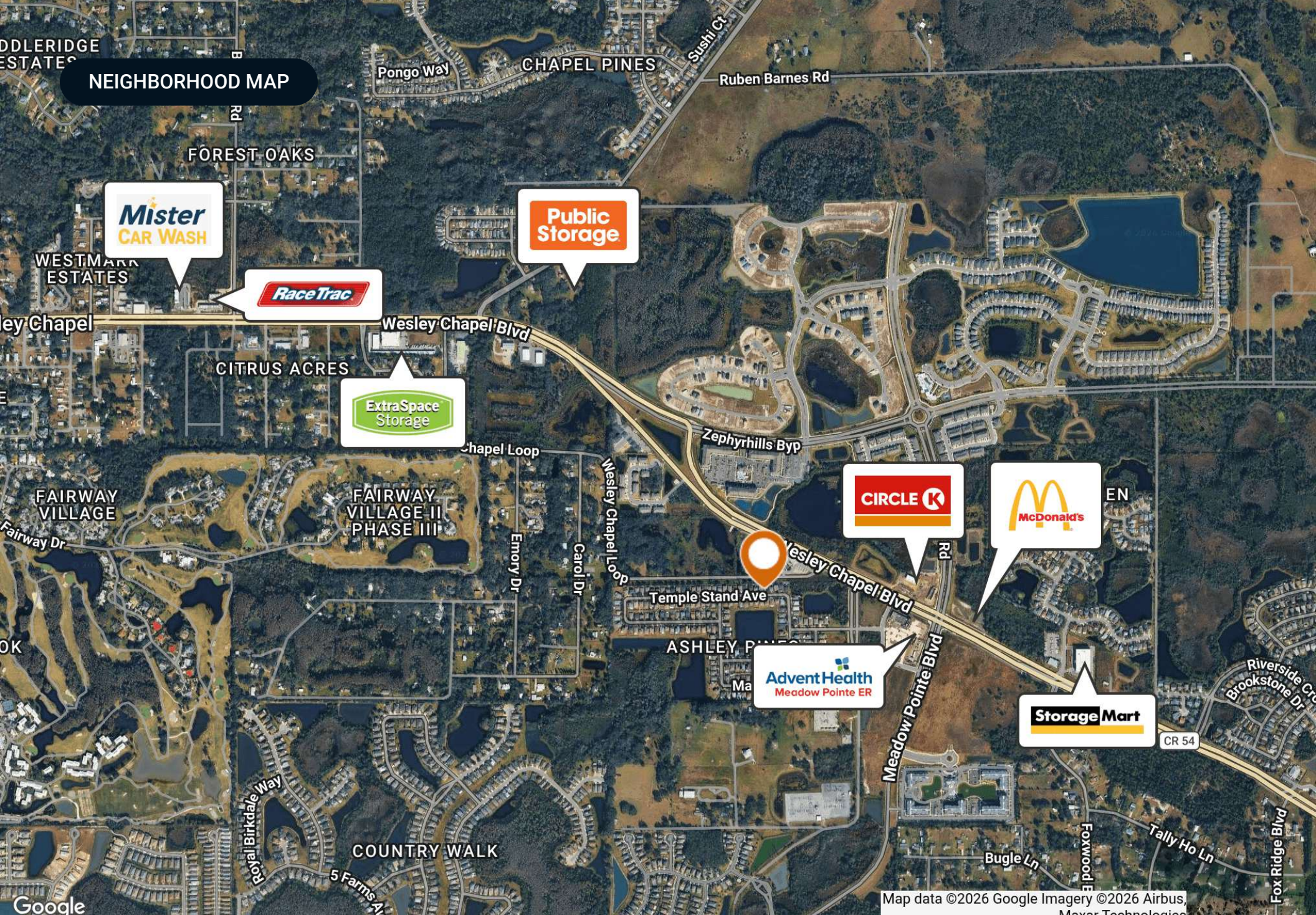
4.0%

Unemployment Rate



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), Esri-MRI-Simmons (2026), ACS (2020-2024).

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NEIGHBORHOOD MAP

Mister
CAR WASH

RaceTrac

Public
Storage

ExtraSpace
Storage

CIRCLE K

McDonald's

Advent Health
Meadow Pointe ER

Storage Mart

Map data ©2026 Google Imagery ©2026 Airbus,
Maxar Technologies



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Kim Lohry, PA

Senior Advisor

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Professional Background

Kim Lohry is a licensed sales professional with over 35 years of industry experience. She has a long record of successfully guiding private clients, public corporations, and international investors through commercial real estate acquisitions, dispositions, and lease negotiations.

Before joining Saunders Real Estate, Kim worked as a senior director at Berkshire Hathaway's commercial division, specializing in hospitality, multi-family, assisted living facilities, and mixed-use sales and leasing while consistently ranking in the top 5% of agents nationwide. In addition, she was responsible for the representation and disposition of bank-owned assets, as well as performing and non-performing notes.

Kim is embracing the rising prevalence of technology in this industry and recognizes how artificial intelligence helps her access the market in real time. This, along with her deep knowledge of area growth and a blend of practical experience, gives her a competitive edge and a strategic approach that is targeted and accurate to meet and exceed her clients' needs and expectations. Kim will continue to focus on site selection for mixed-use development, hospitality, retail, and office sales and leasing, primarily on the West Coast of Florida.

Kim serves as the Pasco County chairperson for CCIM (Certified Commercial Investment Member) for the West Coast District of Florida. She is an active member of professional real estate groups, including ICSC (International Council of Shopping Centers) and TBRA (Tampa Bay Retail Alliance), where she currently serves on the executive board as Secretary.

Kim specializes in:

- Mixed-Use Development
- Multifamily
- Hospitality
- Retail
- Office

ADVISOR BIOGRAPHY



Liz Menéndez, CCIM

Senior Advisor

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Professional Background

Liz Menéndez, CCIM is a Senior Advisor at Saunders Real Estate.

Operating out of Tampa, Florida, Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member (CCIM) in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

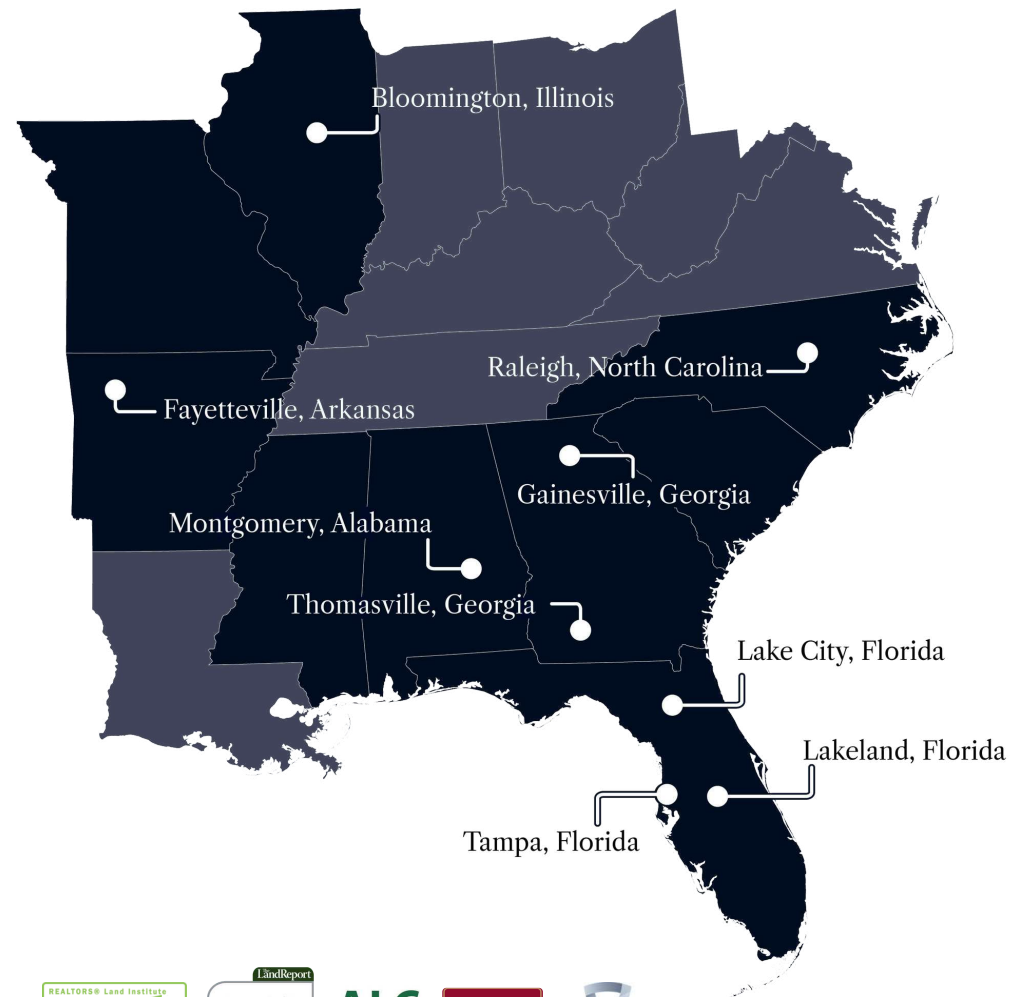
- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office



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A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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