

**SITE
FOR SALE**

6.3± ACRES

DISCOVERY
POINT
DAYCARE

Sams
CLUB

TIJUANA
FLATS

PDQ

ROOMS
TO GO

THE SHOPS AT WIREGRASS

FIFTH
THIRD
BANK

SR 56

581
56

SR 56

FOR SALE

6.3± Acres Vacant Commercial Land
Seven Oaks Plaza
Wesley Chapel, FL 33543

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CVS

WELLS
FARGO

ABC
LIQUOR

BANK OF
AMERICA

SONIC

STARBUCKS

BONEFISH
GRILL

OFFICE
DEPOT

UPS

PUBLIX

BEALLS
FLORIDA

FOR SALE

6.3± Acres | Wesley Chapel, FL 33543

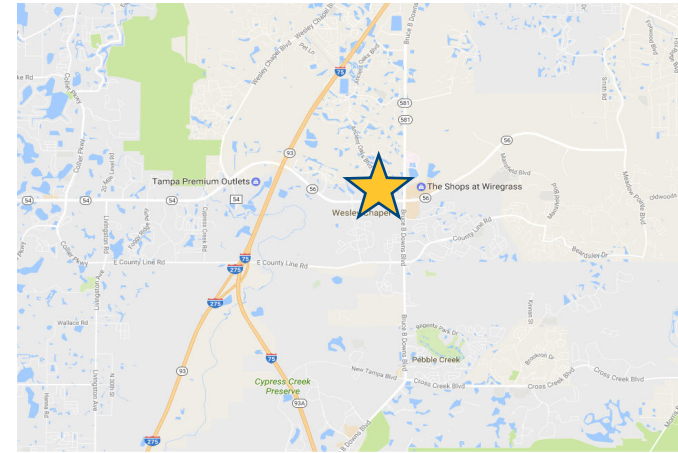
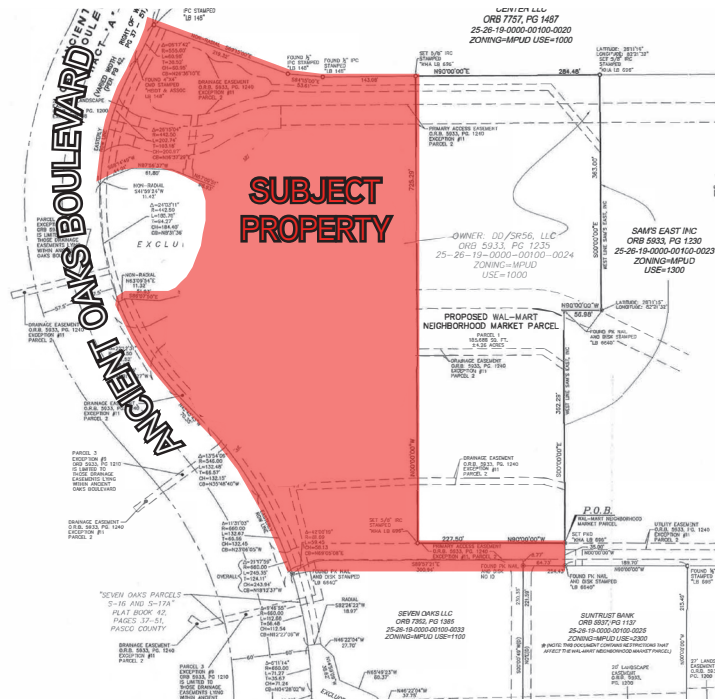
DEMOGRAPHICS

Demographic Profile - Miles				
	1 Mile	2 Miles	3 Miles	5 Miles
Total Population	7,878	18,424	41,562	110,820
Daytime Population	7,127	15,358	34,069	89,556
Ave. HH Income	\$84,304	\$93,768	\$91,709	\$93,530
Median Age	34.5	35.3	35.6	36.1
Total Households	2,972	6,980	15,797	42,736

FEATURES

- Available site is approximately 6.3± acres
- Site is located across from The Shops at Wiregrass in the Seven Oaks Plaza (NEQ SR 56 and Ancient Oaks Boulevard) anchored by Sam's Club
- The site is surrounded by new retail, residential and office.
- Easy access from SR 56 and Ancient Oaks Boulevard
- Traffic counts on SR 56 is 47,000 AADT (2015) east of I-75
- Zoned MPUD with C-2 uses allowed - some restrictions
- Adjacent 4.26± acres also available by others if additional land needed

SITE PLAN



CONTACT US

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