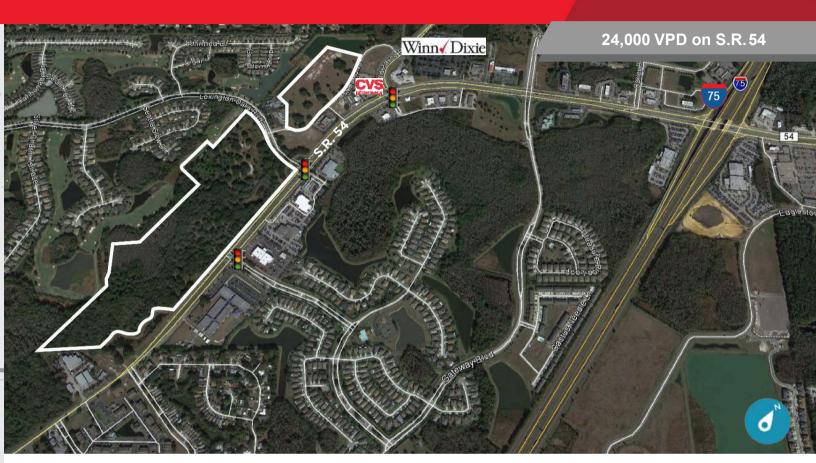


#### **FOR SALE**

### Lexington Oaks - Memory Care / Alzheimer Site

Wesley Chapel, Pasco County, Florida



#### **Opportunity. Location. Community.**

- Three Signalized Intersections; left turn deceleration lanes and multiple access points
- 24,000 VPD on S.R. 54
- Part of a 1,500 home, upscale golf course residential community
- S.R. 54 is being widened, south of the Property, to six lanes to serve dynamic trade area
- 5 new auto dealerships within 1.2 miles, 3 are across the street: Hyundai, Mazda and Chevrolet
- High-growth, Affluent Trade Area
- See website for NICMAP Metro Report







For more information, please contact:

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## CUSHMAN & WAKEFIELD

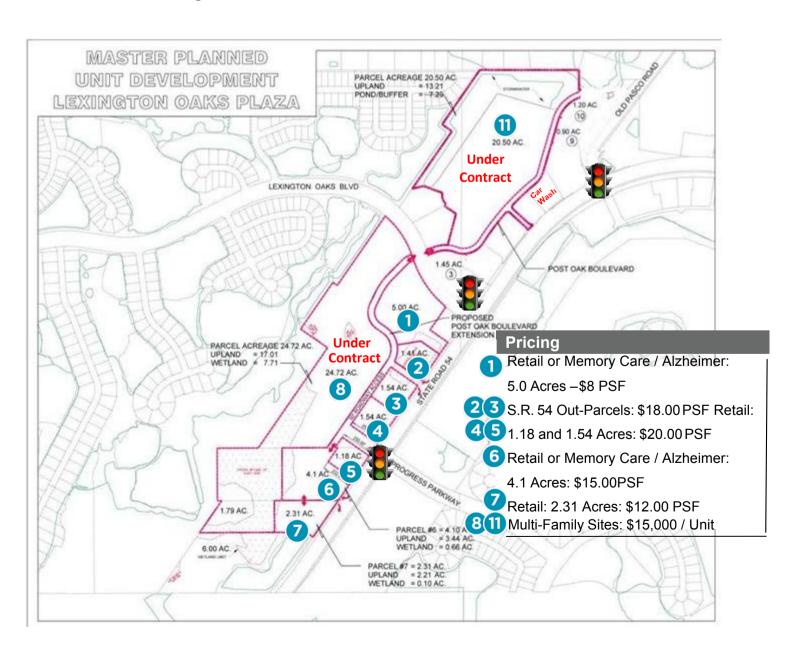
#### **FOR SALE**

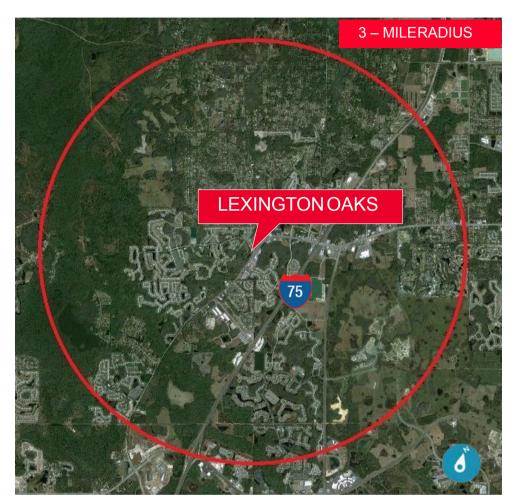
## Lexington Oaks – Memory Care / Alzheimer Site Wesley Chapel, Pasco County, Florida



## Lexington Oaks is an upscale deed restricted community containing over 1,500 homes.

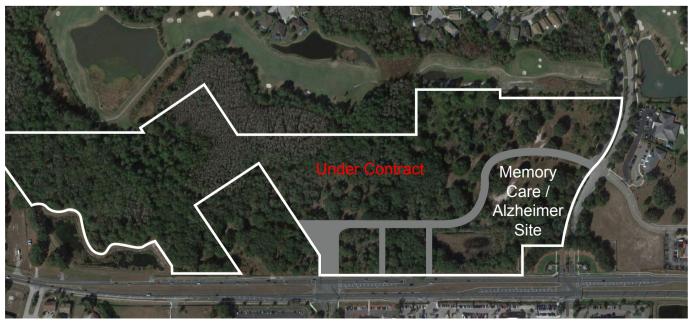
- 26857-26937 Lexington Oaks Blvd., Wesley Chapel, FL 33544
- Site Area: 73.6 Acres (54 Acres MOL of Uplands): Divisible
- · Zoning: C-2, MPUD
- Land Use: R.O.R. (retail / office / residential)
- F.A.R. 0.60
- 2,300 feet of frontage on S.R. 54





Demographics (3-Mile)	
Population	27,529
Population Growth ('15-'20)	4.34%
Daytime Employment	9,519
MedianAge	37.8
Average HH Income	\$81,008
MedianHH Income	\$67,153
RetailSales	\$1.3Billion

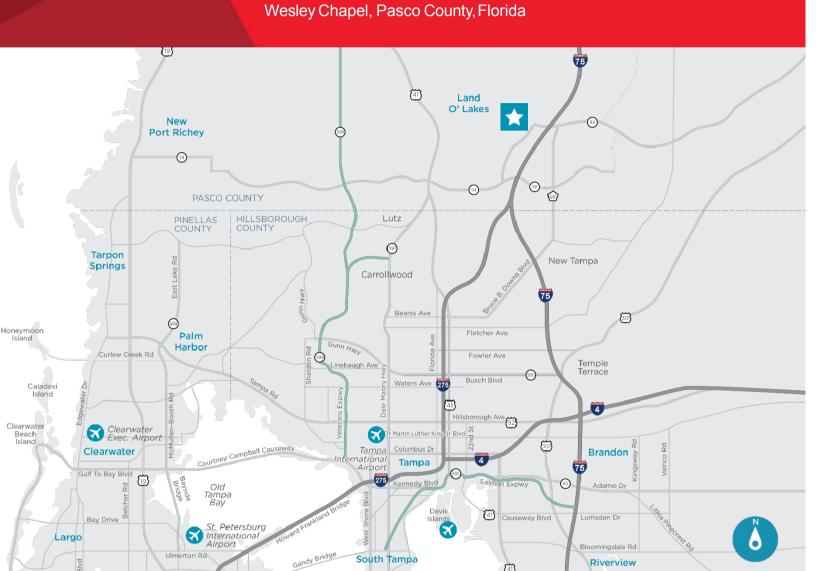
### **OUT-PARCELS**



South parcels are land developed



# FOR SALE Lexington Oaks – Memory Care / Alzheimer Site



### Pasco County Florida population has grown nearly 35% since 2000

From State Road 54, the retail sites are highly visible, with an average daily traffic count of 24,000 vehicles

Distances and Drive-Times	
I-75	0.5Mile
The Grove (750ksf)	1.00 Mile
Publix	1.50 Miles
Tampa Premium Outlets (441ksf)	3.00 Miles
Shoppes at Wiregrass Ranch (850ksf)	3.50 Miles
Florida Hospital	3.50 Miles
Downtown Tampa	20.0 Miles
Tampa International Airport	25.0 Miles

