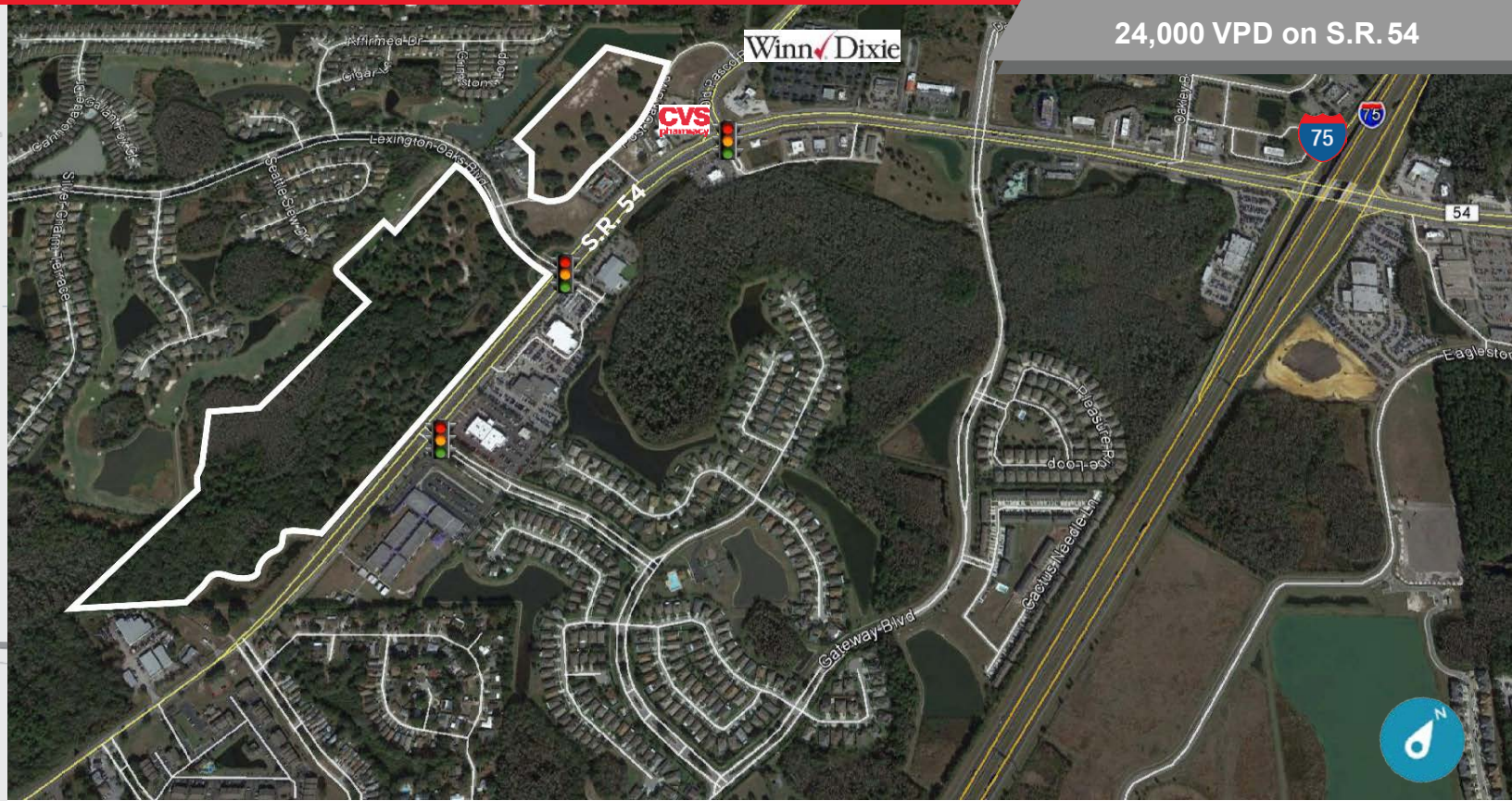


24,000 VPD on S.R. 54



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



[Click for Website](#)



For more information, please contact:

Bruce K. Erhardt, ALC
Executive Director

+1 813 2236300

bruce.erhardt@cushwake.com

Patrick Berman
Senior Director

+1 813 2045363

patrick.berman@cushwake.com

One Tampa City Center
Suite 3300

Tampa, Florida 33602

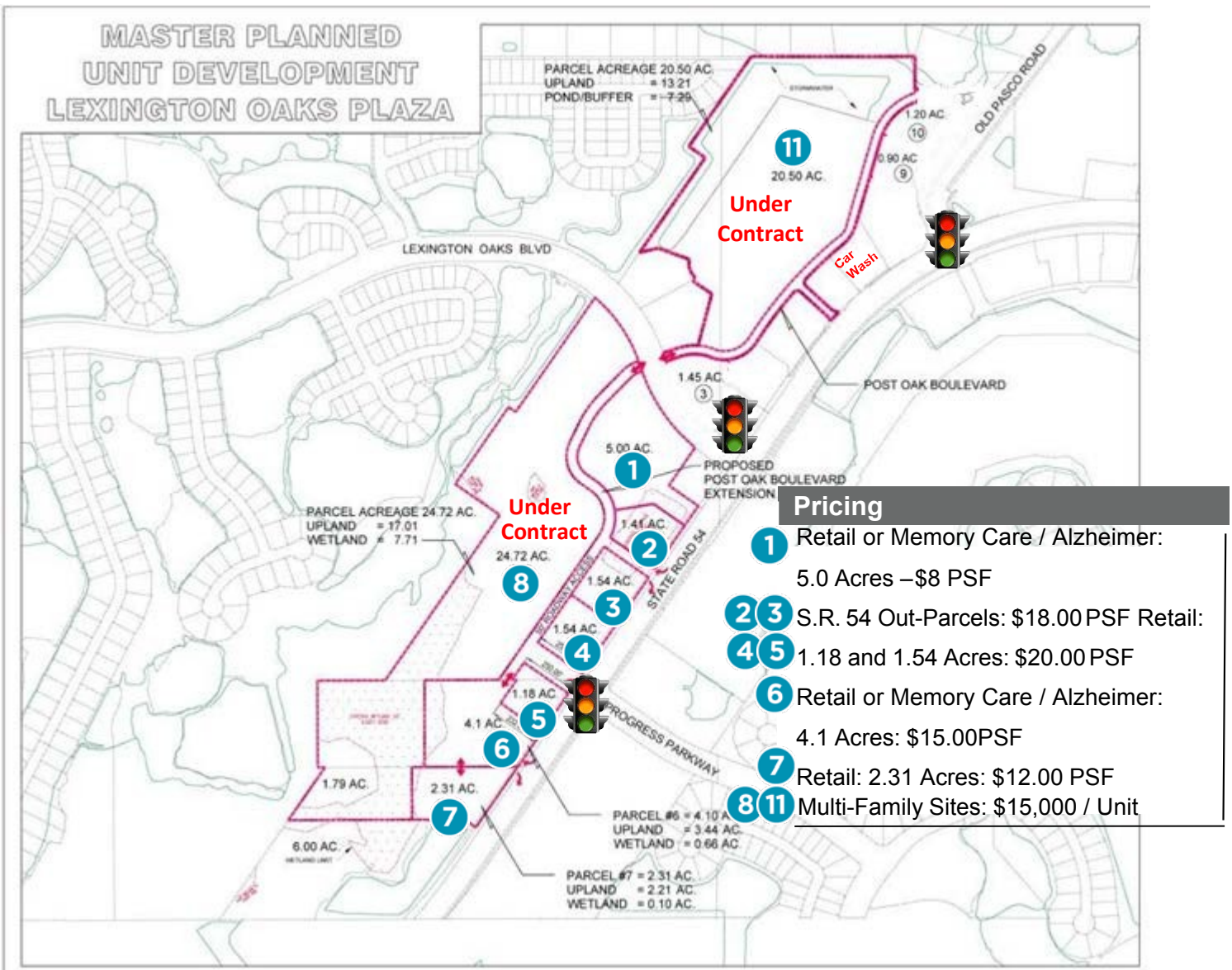
phone: +1 813 223 6300

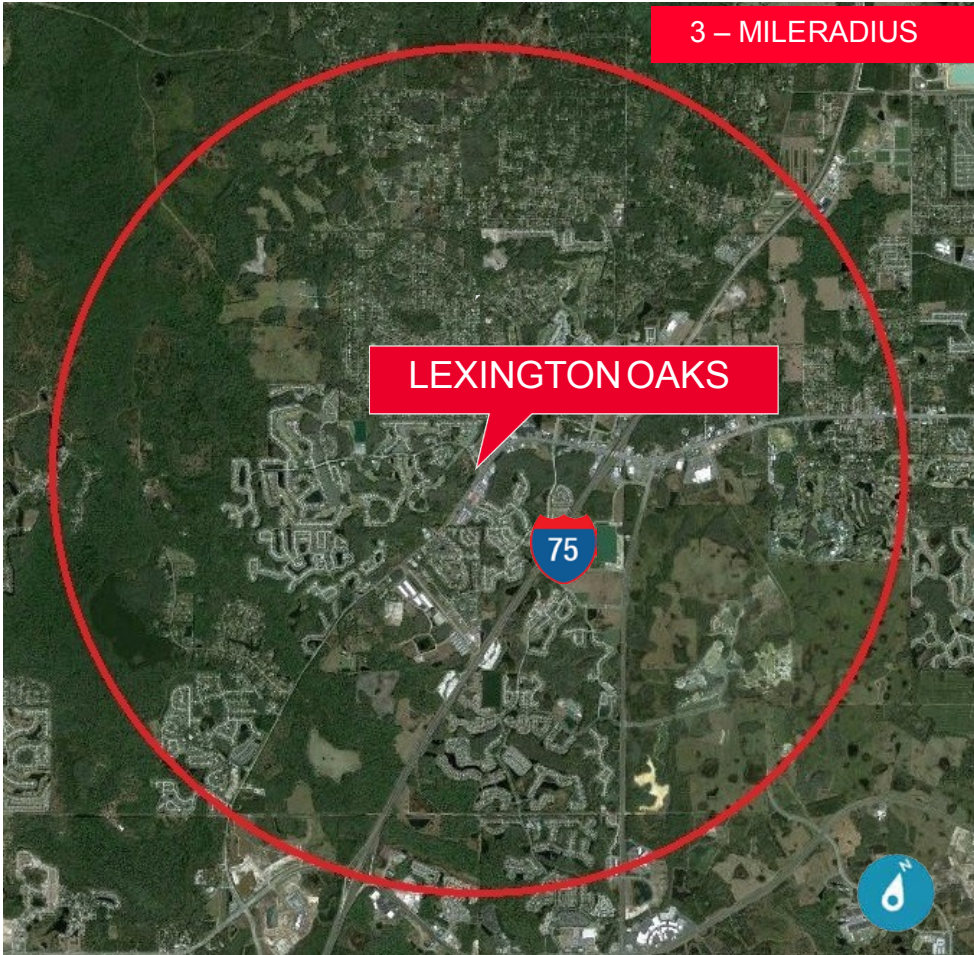
cushmanwakefield.com



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

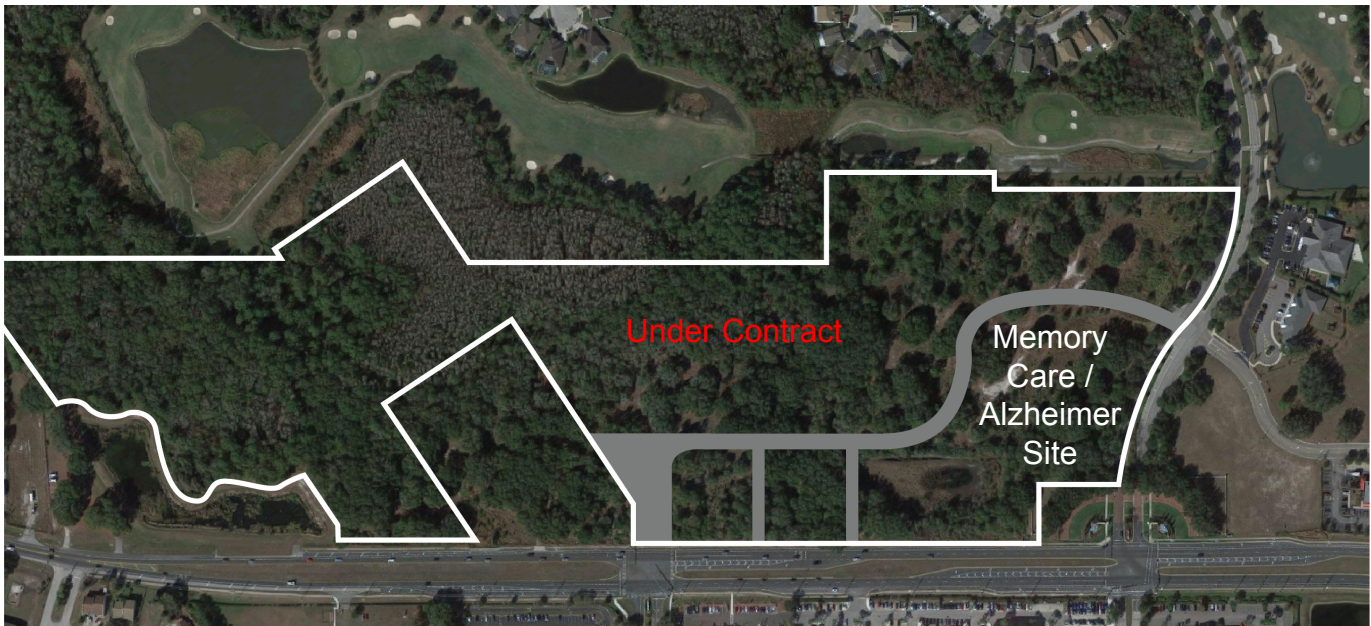




Demographics (3-Mile)

Population	27,529
Population Growth ('15-'20)	4.34%
Daytime Employment	9,519
Median Age	37.8
Average HH Income	\$81,008
Median HH Income	\$67,153
Retail Sales	\$1.3 Billion

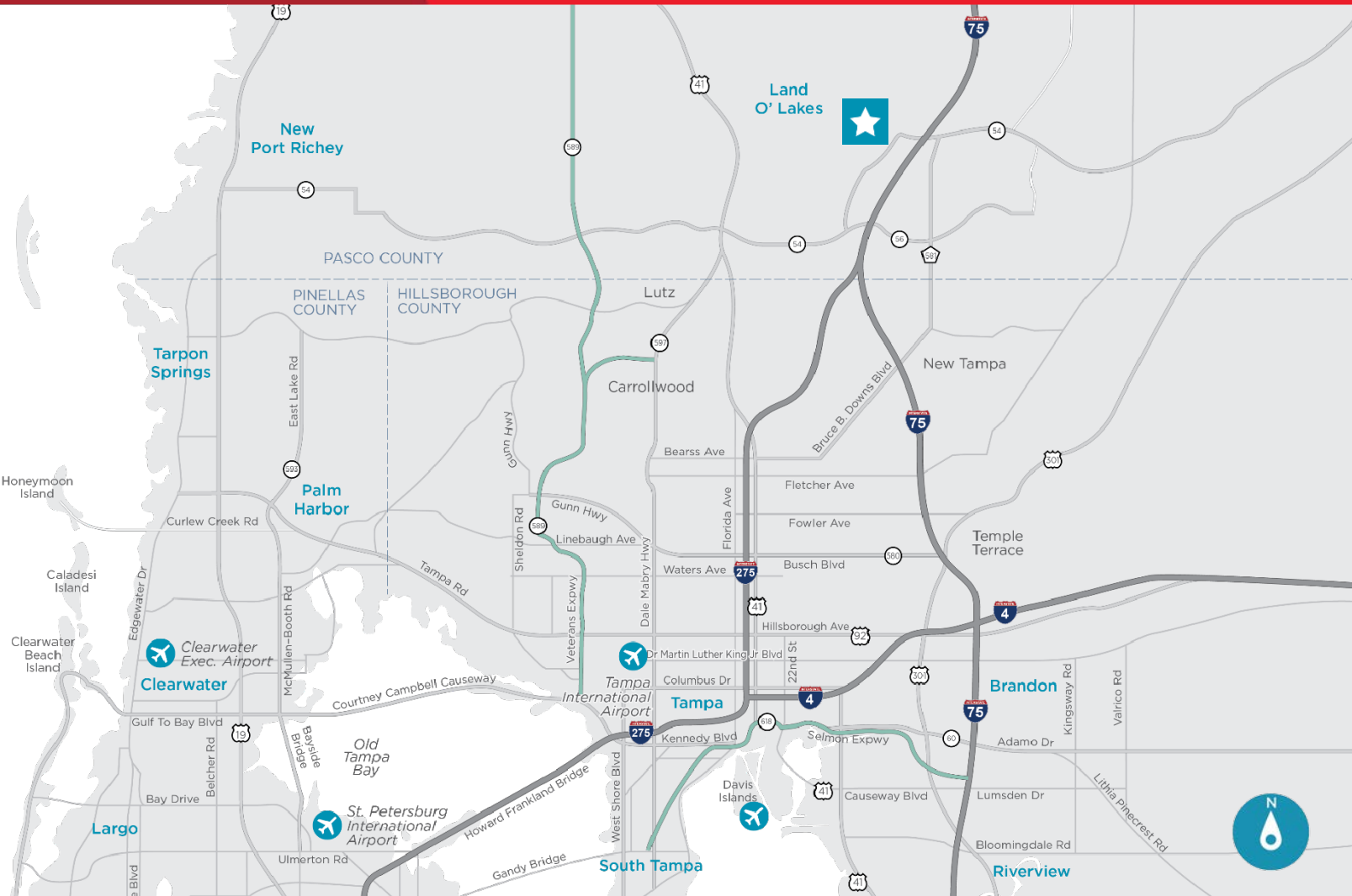
OUT-PARCELS



South parcels are land developed

FOR SALE
Lexington Oaks – Memory Care / Alzheimer Site

Wesley Chapel, Pasco County, Florida



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	0.5 Mile
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

