

25,000 VPD on S.R.54

Opportunity. Location. Community.

- Three Signalized Intersections; left turn deceleration lanes and multiple access points
- 25,000 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 four lanes to serve, the 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
- Property owner will consider Joint Venture development proposals
- 500+ Apartment units built or under construction



[Click for Website](#)



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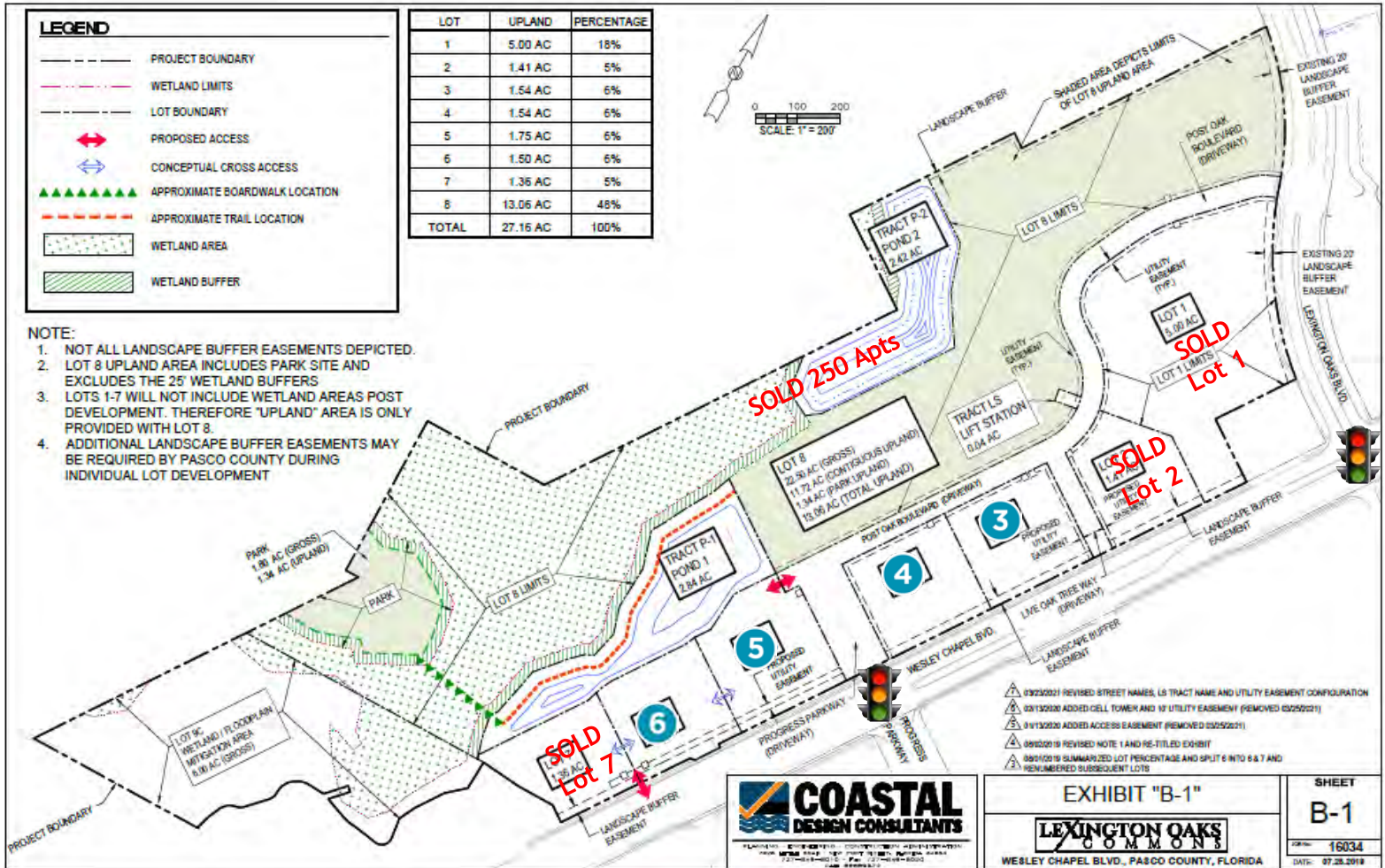
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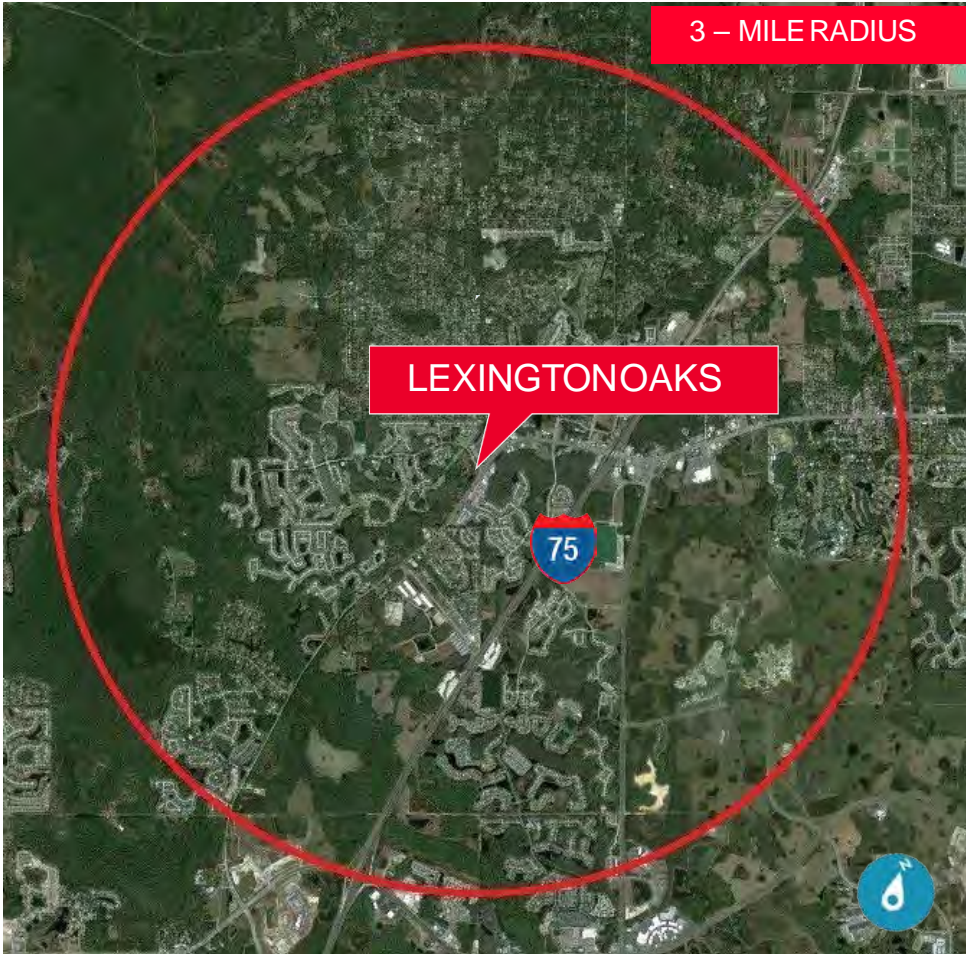
Lexington Oaks is an upscale deed restricted community containing over 1,500 homes.

- 26857-26937 Lexington Oaks Blvd., Wesley Chapel, FL 33544
- Site Area: 14.1 Acres Divisible
- Zoning: C-2, MPUD
- Land Use: R.O.R. (retail / office / residential)
- F.A.R.0.60
- 1,000+ feet of frontage on S.R. 54
- Excellent location for retail, office, hotel, medical, and senior living.
- Hard corner signalized access
- Delivered "Pad Ready"

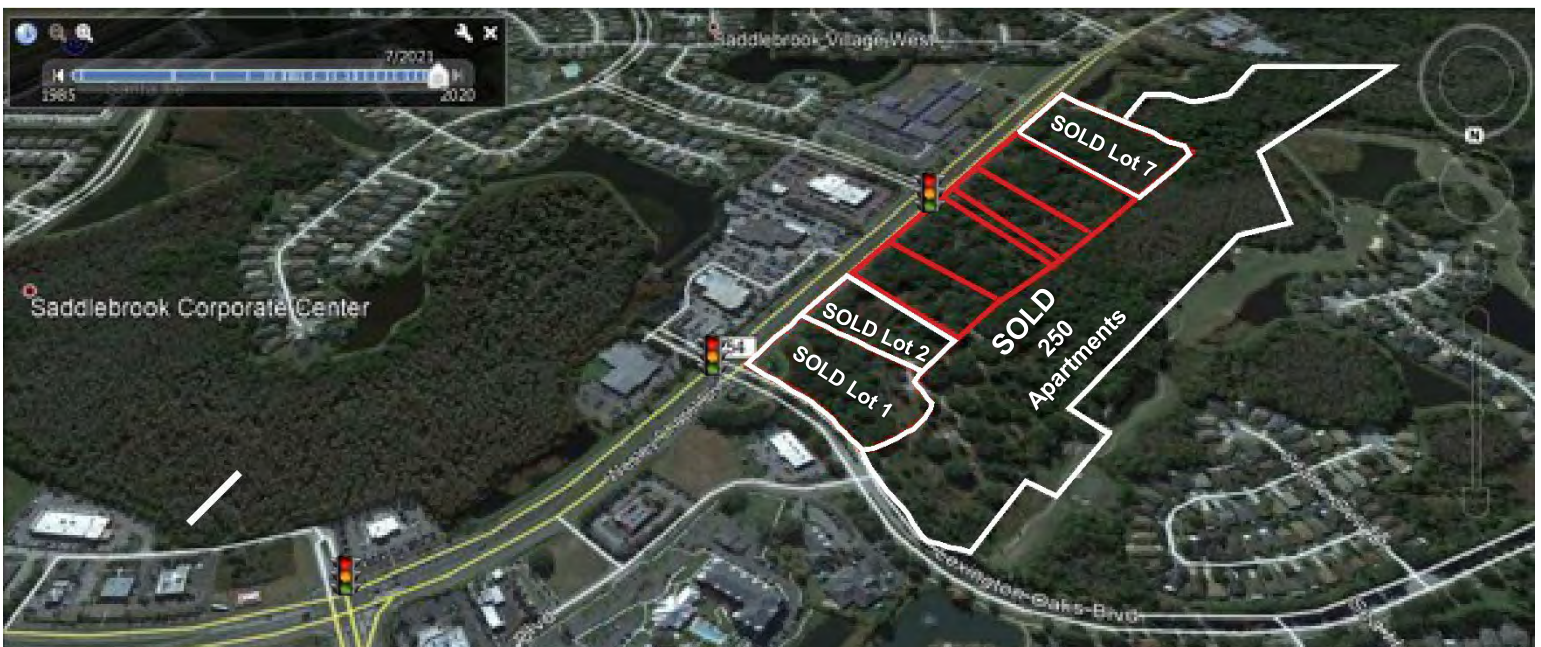


PRICING

- 1** Sold
- 2** Sold
- 3** Retail: 1.54 AC: \$24.00 PSF
- 4** Retail: 1.54 Acres: \$26.00 PSF
- 5** Retail: 1.75 Acres: \$27.50 PSF
- 6** Retail: 1.50 Acres: \$24.00 PSF
- 7** Sold


Demographics (5-Mile)

Population	93,146
Population Growth ('21-'26)	12%
Daytime Employment	19,762
Median Age	39.1
Average HH Income	\$108,324
Median HH Income	\$91,877
Retail Sales	\$3.6 Billion

OUT-PARCELS




FOR SALE

Lexington Oaks – Prime Commercial Sites

Wesley Chapel, Pasco County, Florida

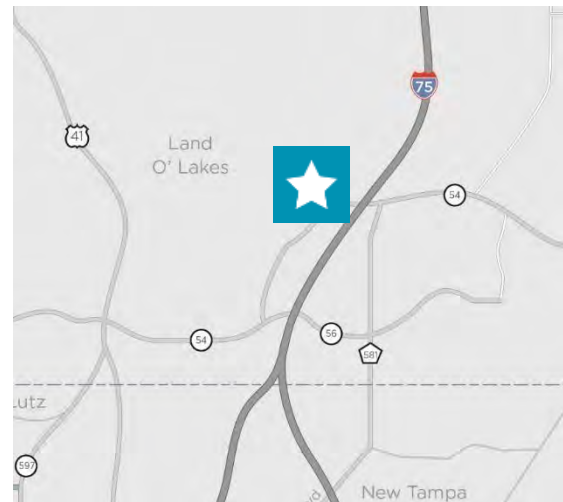


Pasco County Florida population has grown nearly 40% since 2000

From State Road 54, the retail sites are highly visible, with an average daily traffic count of 25,000 vehicles

Distances and Drive-Times

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



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