



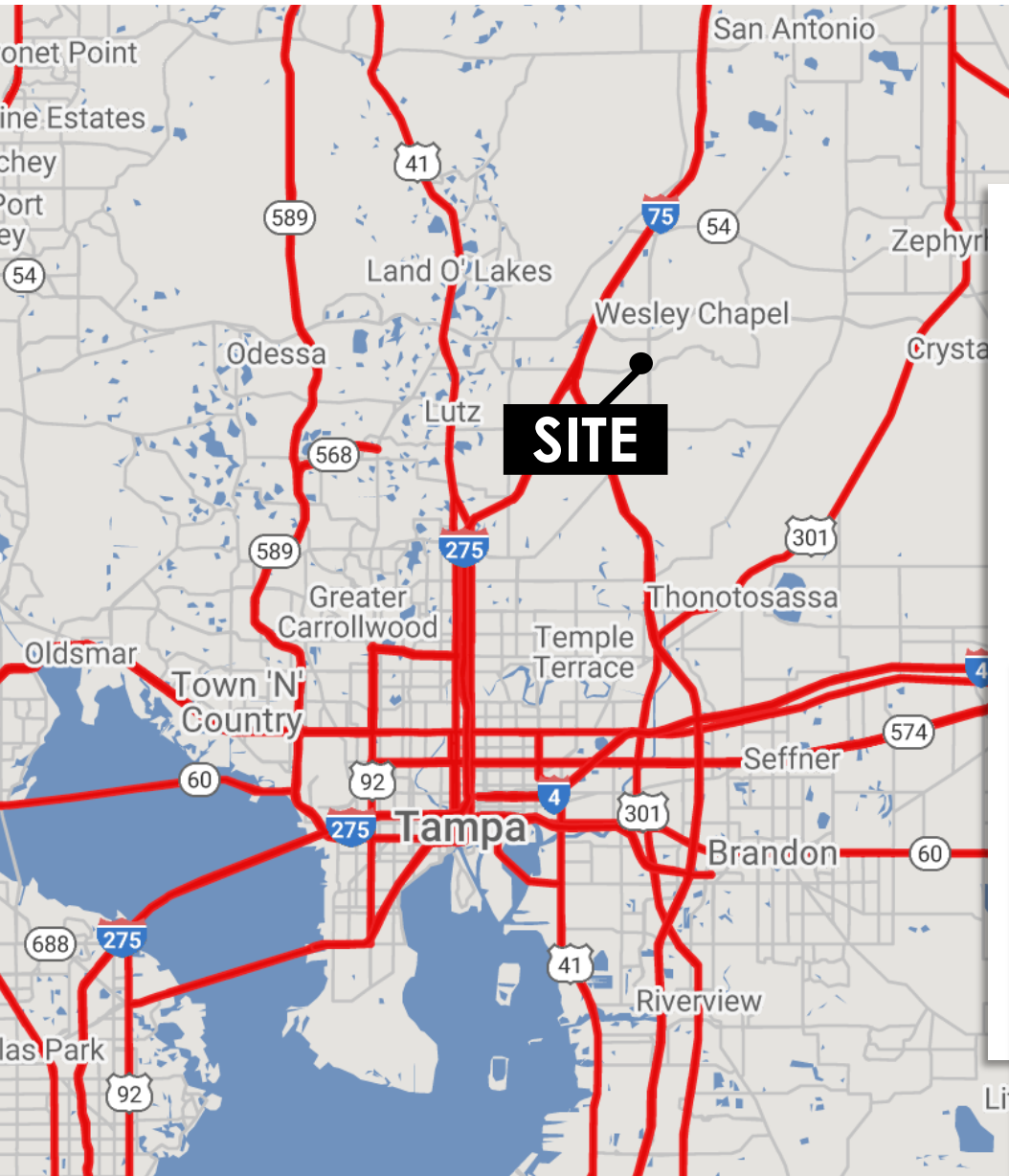
SEVEN OAKS RETAIL

ENTRANCE OF SEVEN OAKS DEVELOPMENT
WESLEY CHAPEL, FL 33544

PREMIER **RETAIL** OPPORTUNITY
IN AFFLUENT WESLEY CHAPEL



LOCATION, LOCATION, LOCATION



Seven Oaks Apartments are in the vastly growing Wesley Chapel community. The site is just 30 minutes north of downtown Tampa, making this a popular haven for young families and professionals to reside.



DEMOGRAPHICS

POPULATION



1 MI- 8,432
3 MI- 56,945
5 MI- 138,377

AVG HH INCOME



1 MI- \$137,170
3 MI- \$145,178
5 MI- \$144,698

DAYTIME POPULATION

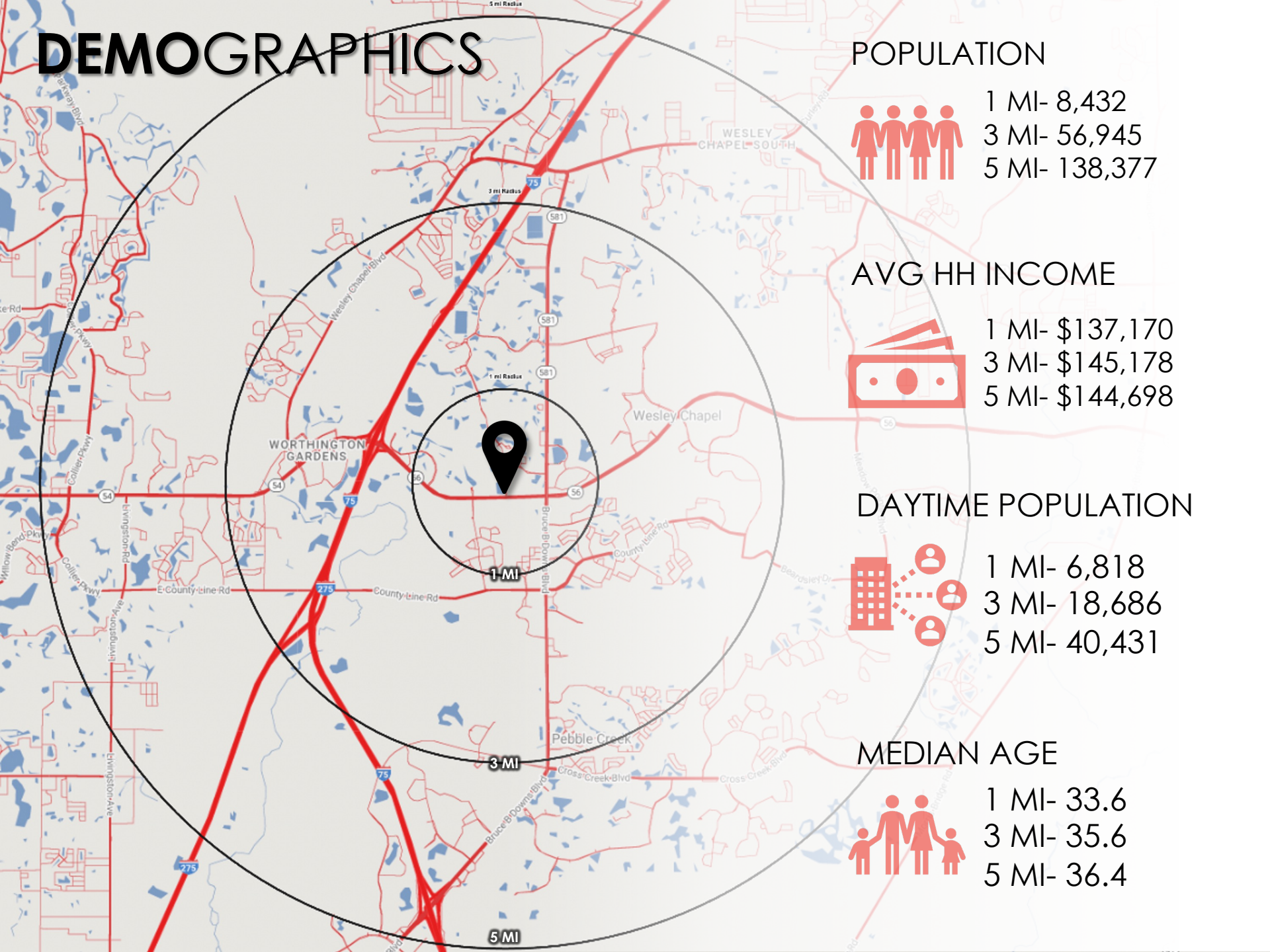


1 MI- 6,818
3 MI- 18,686
5 MI- 40,431

MEDIAN AGE



1 MI- 33.6
3 MI- 35.6
5 MI- 36.4



MICRO RETAIL

CYPRESS CREEK TOWN CENTER

TAMPA PREMIUM OUTLETS

THE SHOPS AT WIREGRASS



EL DORADO FURNITURE

Cheddar's, **at home**, **MAIN EVENT**, **Chester's**, **COSTCO WHOLESALE**, **Culver's**, **MCDONALD'S**, **ALDI**, **STARBUCKS**, **CIGARS INTERNATIONAL**, **ROCK & BREWS**

Pomodoro Pizza, **BRUNCHERY**, **TUJUNA FLATS**, **MATTRESS FIRM**

MCDONALD'S, **NUTRITION SMART**, **T Mobile**, **ABC**, **ME Massage Envy**, **fitlife foods**

THE SHOPPES AT NEW TAMPA

AERIAL OVERVIEW

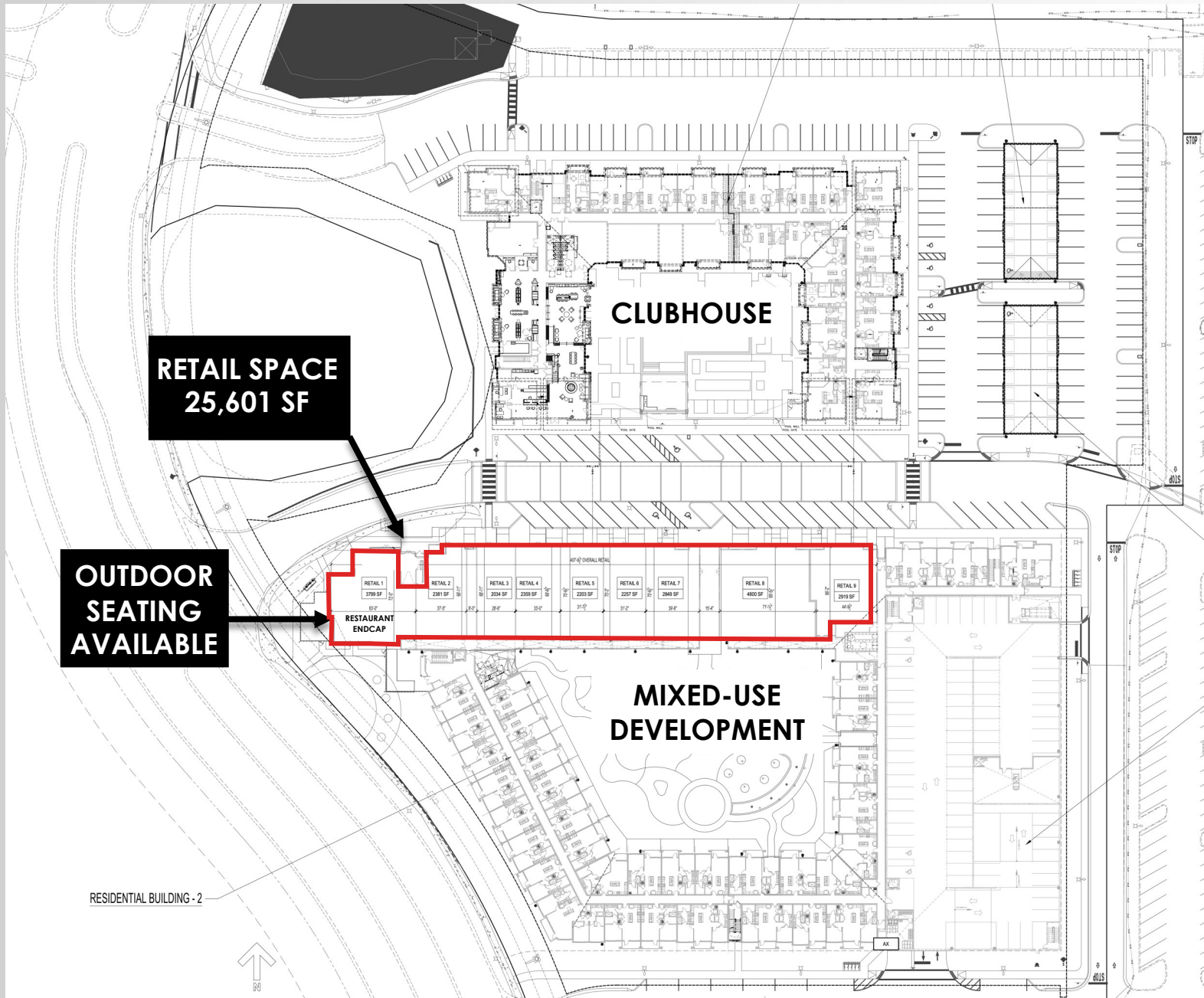




SITE SPECIFICATIONS

- **1,200- 25,601 SF AVAILABLE**
- FIRST-GENERATION RETAIL IN BRAND-NEW MIXED-USE DEVELOPMENT- SEVEN OAKS APARTMENTS
- 320 MULTI-FAMILY UNITS ON SITE
- AFFLUENT DEMOGRAPHICS IN STRONG, GROWING MARKET
- ABOVE AVERAGE SURROUNDING DAYTIME AND RESIDENTIAL POPULATION
- RETAIL PARKING: STREET AND FIRST FLOOR OF PARKING GARAGE
- 2025 DELIVERY

SITE PLAN



**RETAIL SPACE
25,601 SF**

**OUTDOOR
SEATING
AVAILABLE**

CLUBHOUSE

**MIXED-USE
DEVELOPMENT**

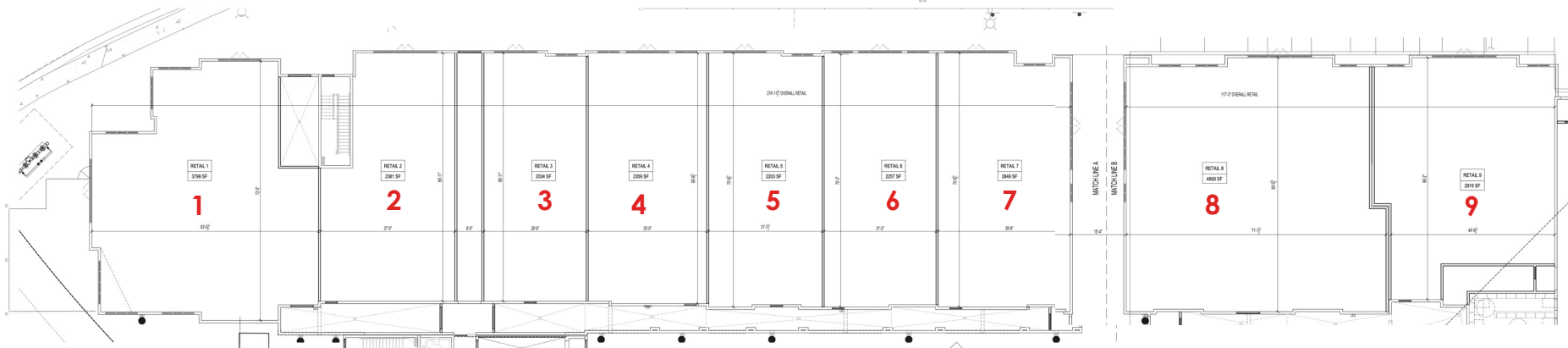
RESIDENTIAL BUILDING - 2



SITE PLAN



3 BUILDING TYPE 2 NORTH ELEVATION-RETAIL
SCALE: 3/32"=1'-0"

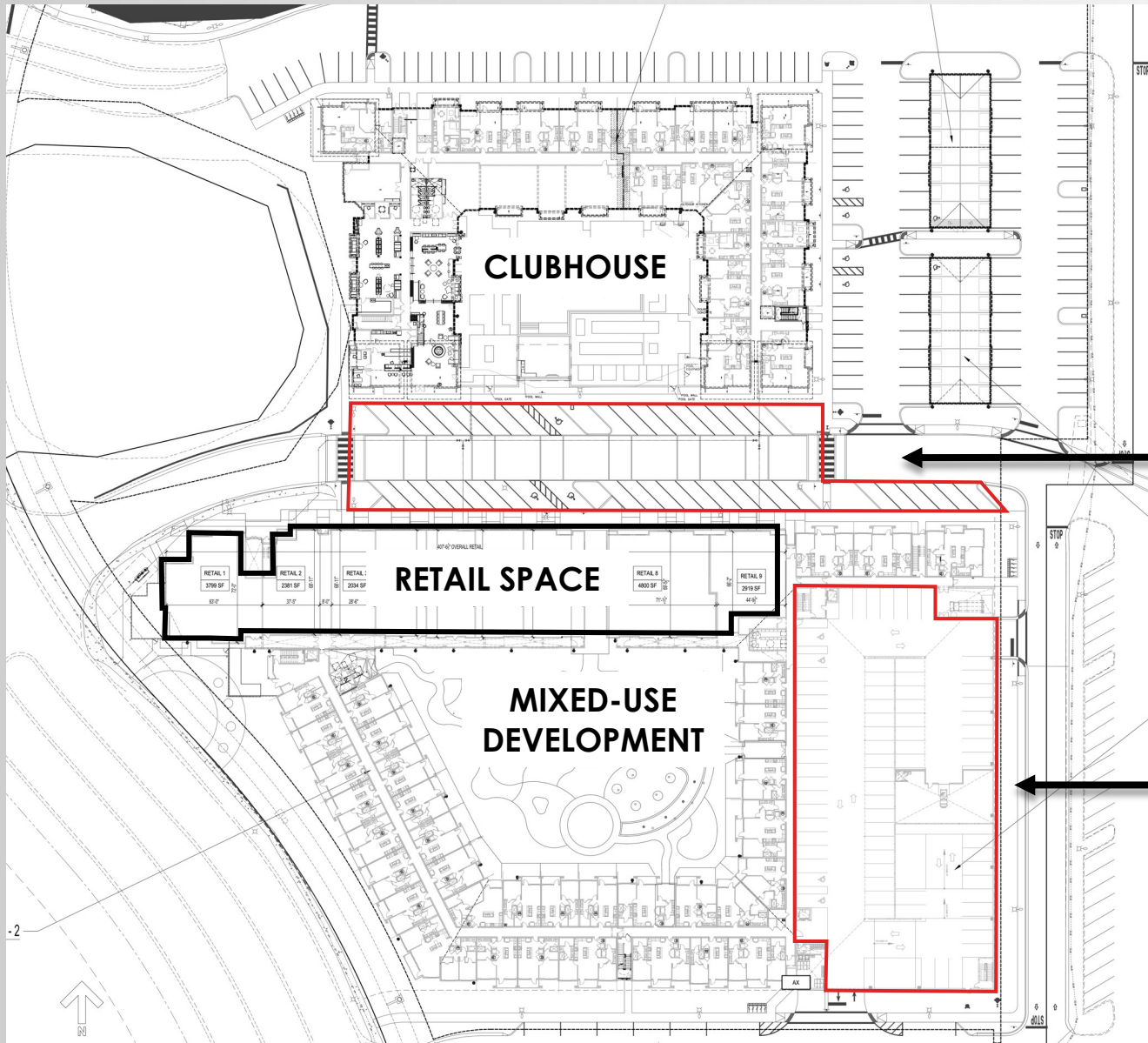


| SUITE | SF | SUITE | SF |
|-------|-------|-------|-------|
| 1 | 3,799 | 6 | 2,257 |
| 2 | 2,381 | 7 | 2,849 |
| 3 | 2,034 | 8 | 4,800 |
| 4 | 2,359 | 9 | 2,919 |
| 5 | 2,203 | | |

TOTAL GLA 25,600 SF

SPACES CAN BE COMBINED,
MULTIPLE OPTIONS AVAILABLE

PARKING PLAN

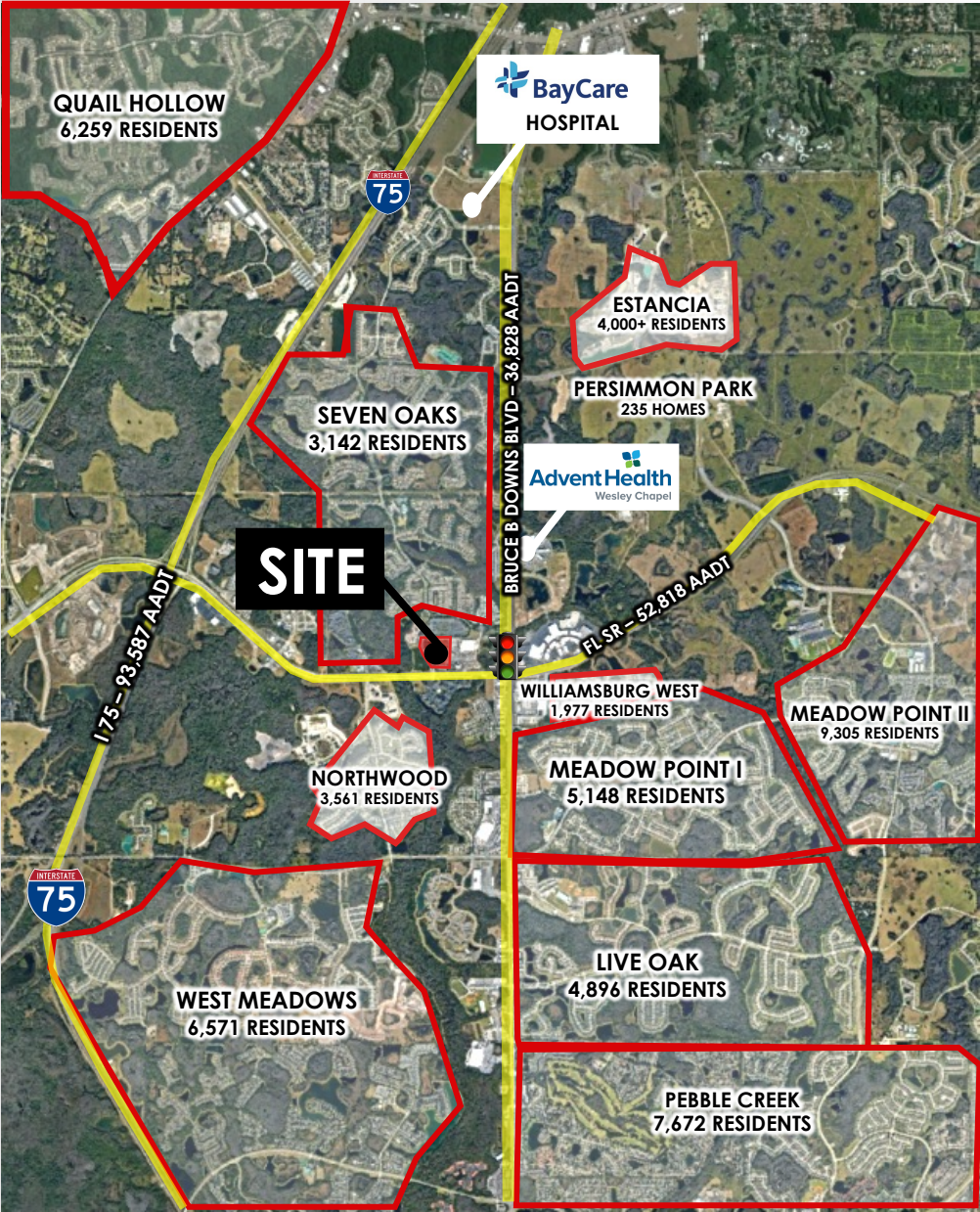


113 DEDICATED
RETAIL
PARKING
SPACES

SURFACE
PARKING

GARAGE
PARKING

SURROUNDING HOUSING



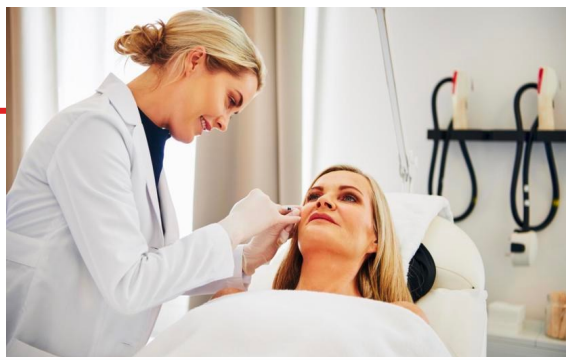
RETAILER VISION

ATTRACT A DYNAMIC TENANT
THAT ADDS VALUE TO THE
MULTI-FAMILY COMPONENT &
ALSO CATERS TO THE
IMMEDIATE SURROUNDING
COMMUNITY



SEEKING USERS FOR..

- LOCAL SHOPS
- RESTAURANTS
- COFFEE
- SWEETS & TREATS
- BEAUTY/SERVICE
- MEDICAL USERS



CONTACT ACRE



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