



# SEVEN OAKS RETAIL

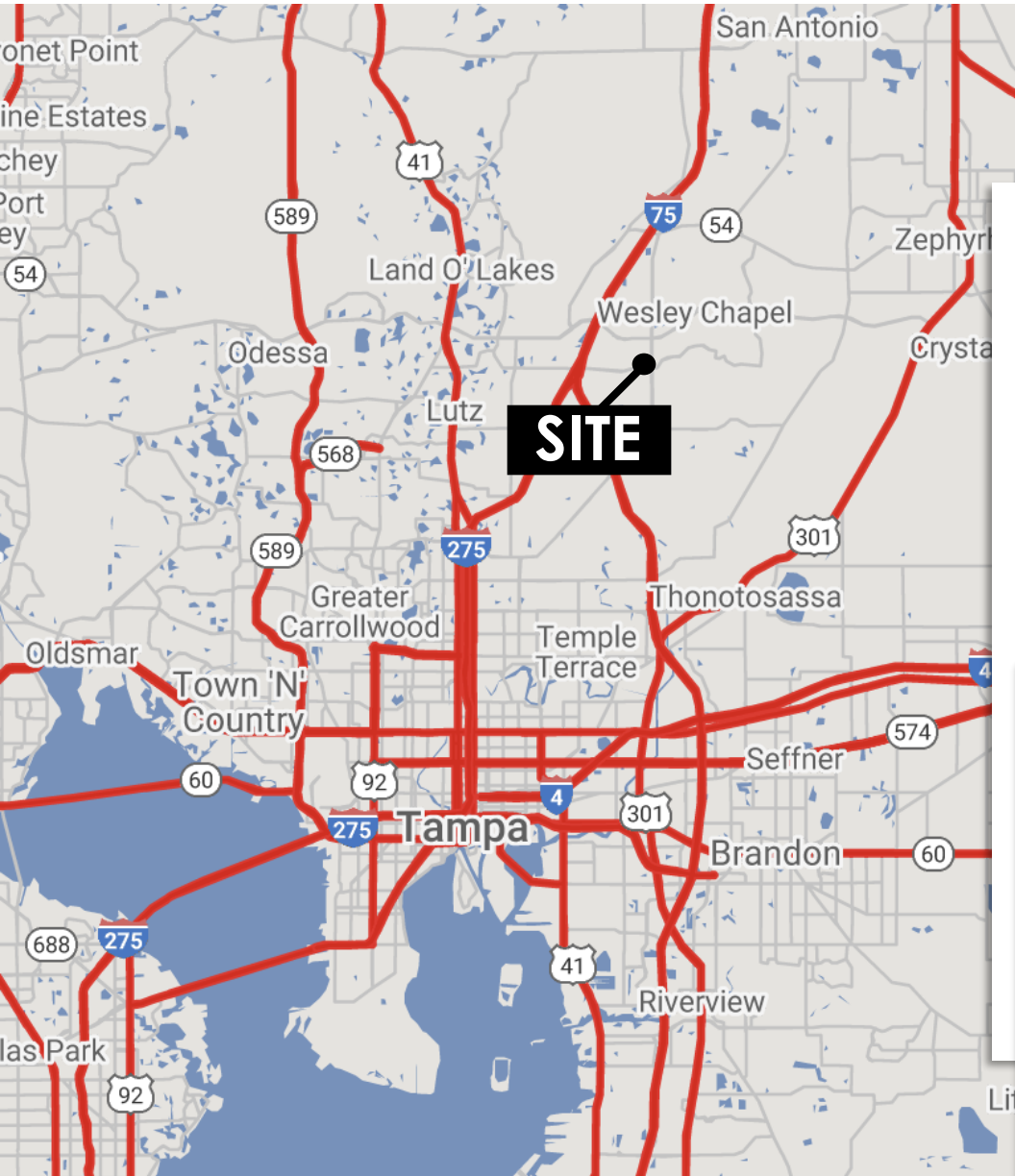
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ENTRANCE OF SEVEN OAKS DEVELOPMENT  
WESLEY CHAPEL, FL 33544

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- 8,037  
3 MI- 54,693  
5 MI- 143,761

## AVG HH INCOME



1 MI- \$131,918  
3 MI- \$150,753  
5 MI- \$152,702

## DAYTIME POPULATION

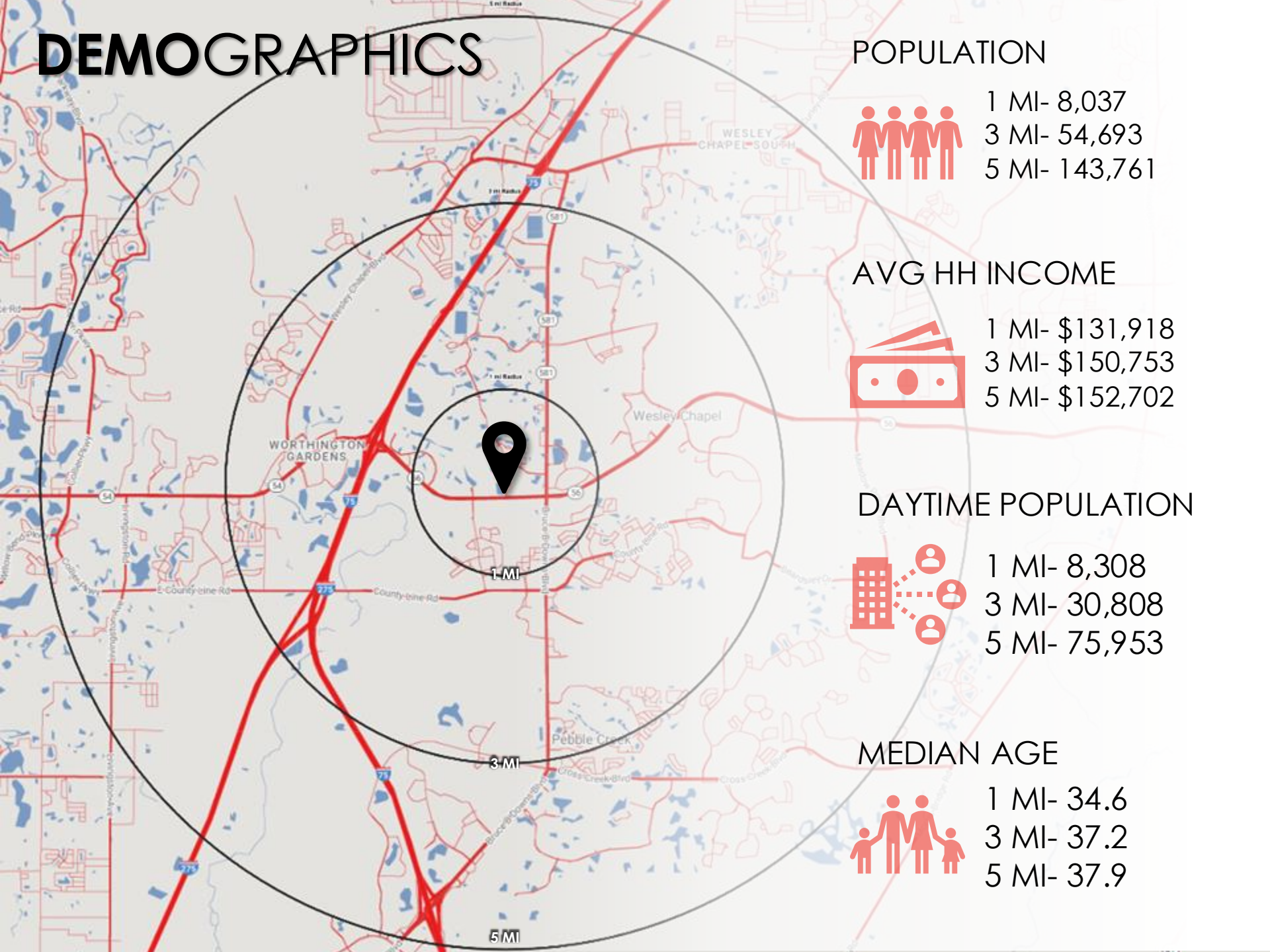


1 MI- 8,308  
3 MI- 30,808  
5 MI- 75,953

## MEDIAN AGE



1 MI- 34.6  
3 MI- 37.2  
5 MI- 37.9



# MACRO RETAIL





# MICRO RETAIL

**CYPRESS CREEK TOWN CENTER**

- Burlington
- POPSTROKE
- HOBBY LOBBY
- BONEFISH GRILL
- TINDA'S GARAGE
- MILLER'S ALE-HOUSE
- MEADOW MUSHROOM
- Total Wine & More
- Badcock & More
- FIVE BEL'W
- DOLLAR TREE
- CHIPOTLE
- Pollo Tropical
- HomeGoods
- WALK-ON'S
- Wendy's
- LA Z BOY

**TAMPA PREMIUM OUTLETS**

- kate spade
- GAP
- Saks OFF 5TH
- MICHAEL KORS
- FAMOUS footwear
- crocs
- adidas
- NIKE
- UNDER ARMOUR
- COACH
- AMERICAN EAGLE

**THE SHOPS AT WIREGRASS**

- CHUCK LAGER
- Dillard's
- macy's
- Red Robin
- BARNES & NOBLE
- SEPHORA
- NOBLE & CRUST
- GRILLSMITH
- JCPenney
- VICTORIA'S SECRET
- Cantina LAREDO
- AMERICAN EAGLE
- Panera
- POTTERY BARN



**EL DORADO FURNITURE**

- Wawa
- BURGER KING
- Walgreens

**ASHLEY**

- Bubba's
- HAVERTY'S FURNITURE - EST 1885
- DUNKIN'
- Cheddar's
- at home
- MAIN EVENT
- Costco
- Culver's
- CIGARS INTERNATIONAL
- McDonald's
- ALDI
- STARBUCKS
- ROCK & BREWS

**Pomodoro Pizza**

- BRUNCHERY
- TIJUNA FLATS
- MATTRESS FIRM

**McDonald's**

- NUTRITION SMART
- T Mobile
- ABC
- ME Massage Envy
- fitlife foods

**THE SHOPPES AT NEW TAMPA**

- SONIC
- STARBUCKS
- ROSS DRESS FOR LESS
- Publix
- Office DEPOT
- keke's
- AT&T
- MATTRESS FIRM
- Hallmark
- COSMO PROF
- PLATOS CLOSET
- SUPERCUTS
- The UPS Store
- UPS
- Great Expressions DENTAL CENTERS
- BEEF O'BRADY'S
- FIREHOUSE SUBS
- FIRST WATCH

# AERIAL OVERVIEW



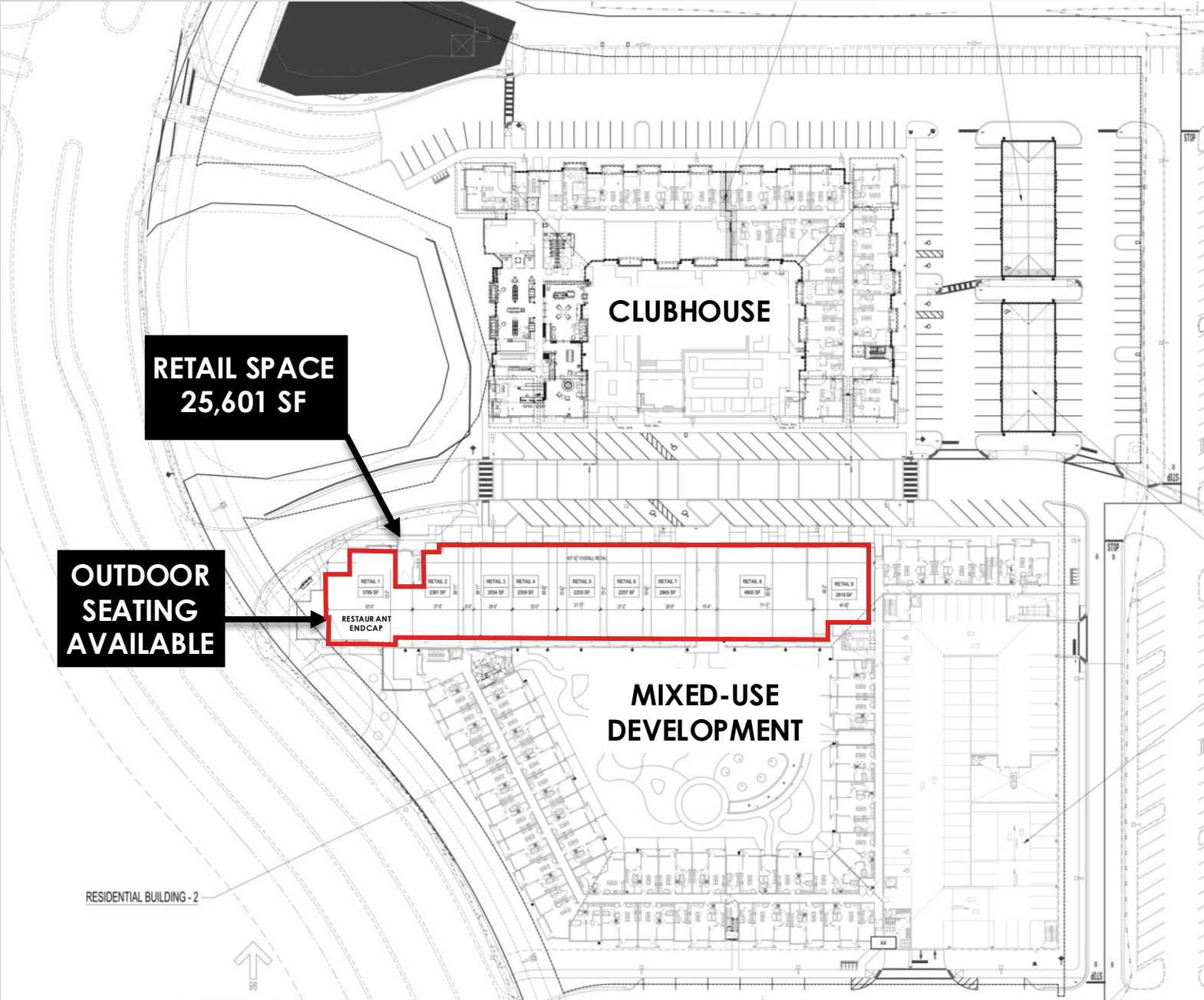




## SITE SPECIFICATIONS

- **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
- Q1 2026 DELIVERY

# SITE PLAN



**RETAIL SPACE  
25,601 SF**

**OUTDOOR  
SEATING  
AVAILABLE**

**CLUBHOUSE**

Unit	Area (SF)
RETAIL 1	3099 SF
RETAIL 2	2267 SF
RETAIL 3	2024 SF
RETAIL 4	2269 SF
RETAIL 5	2203 SF
RETAIL 6	2267 SF
RETAIL 7	2469 SF
RETAIL 8	4802 SF
RETAIL 9	2919 SF

**MIXED-USE  
DEVELOPMENT**

RESIDENTIAL BUILDING - 2

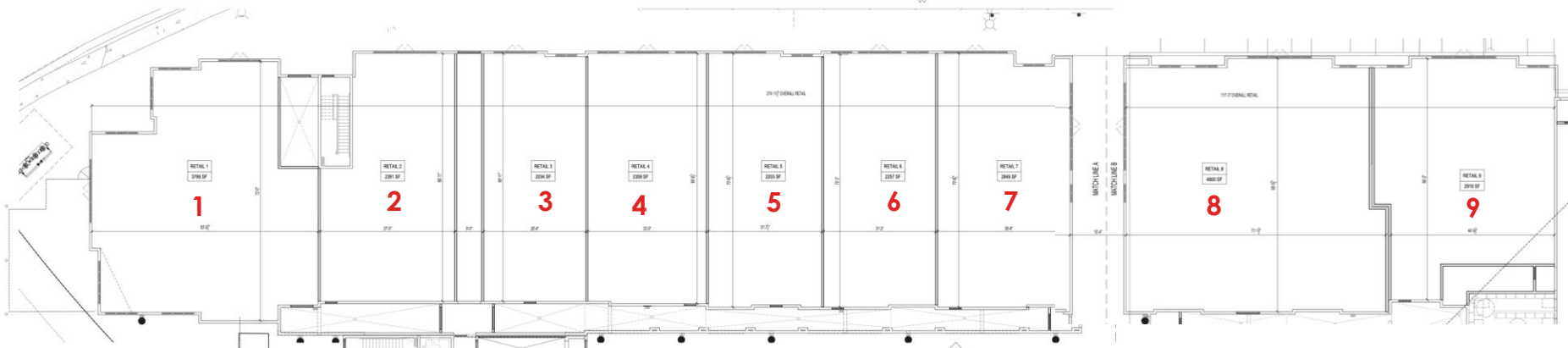




# SITE PLAN



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

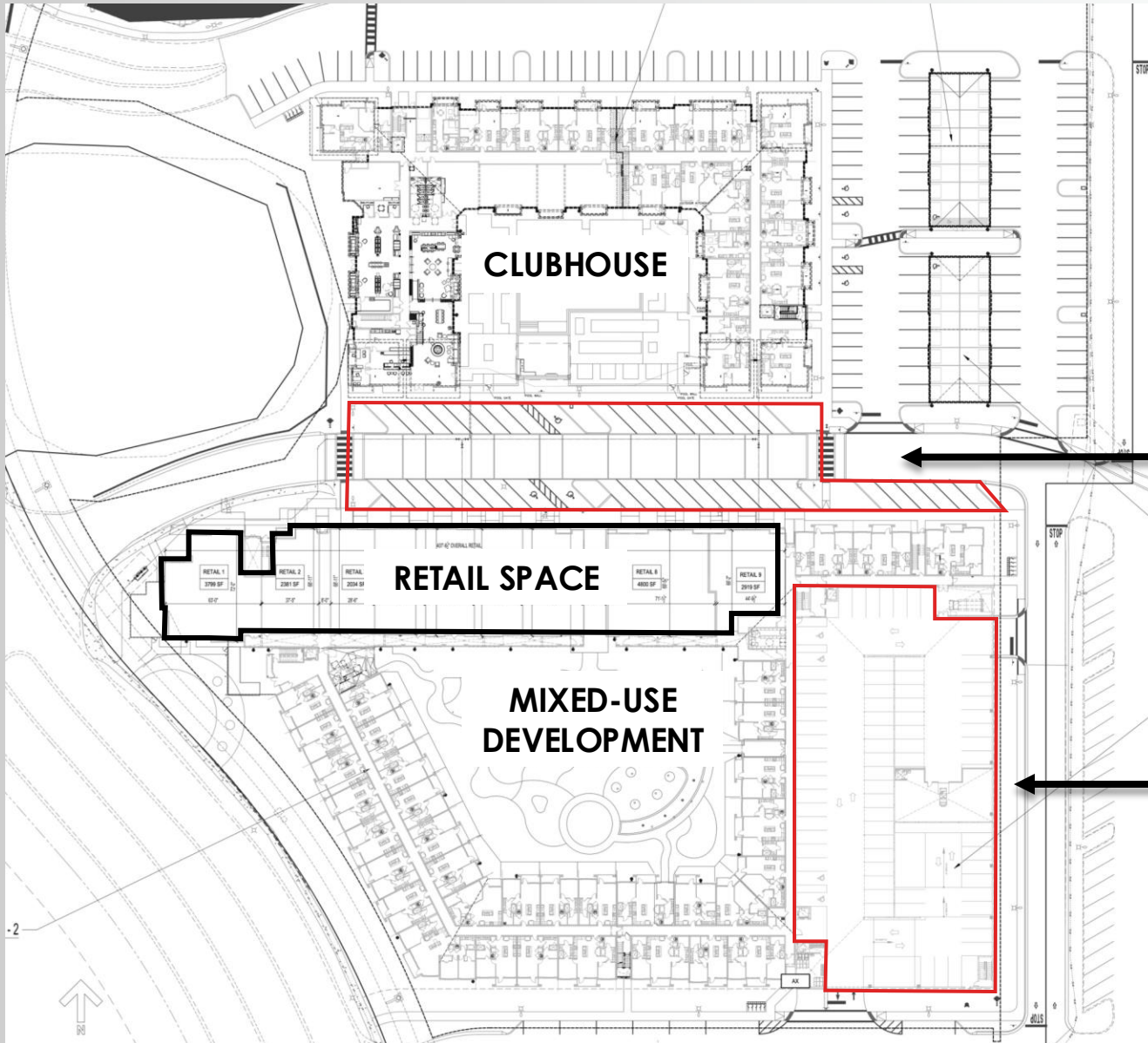


SUITE	SF	SUITE	SF
1	3,799	6	2,257
2	2,381	7	2,849
3	2,034	8	4,800
4	2,359	9	2,919
5	2,203		

TOTAL GLA 25,600 SF

SPACES CAN BE COMBINED,  
MULTIPLE OPTIONS AVAILABLE

# PARKING PLAN



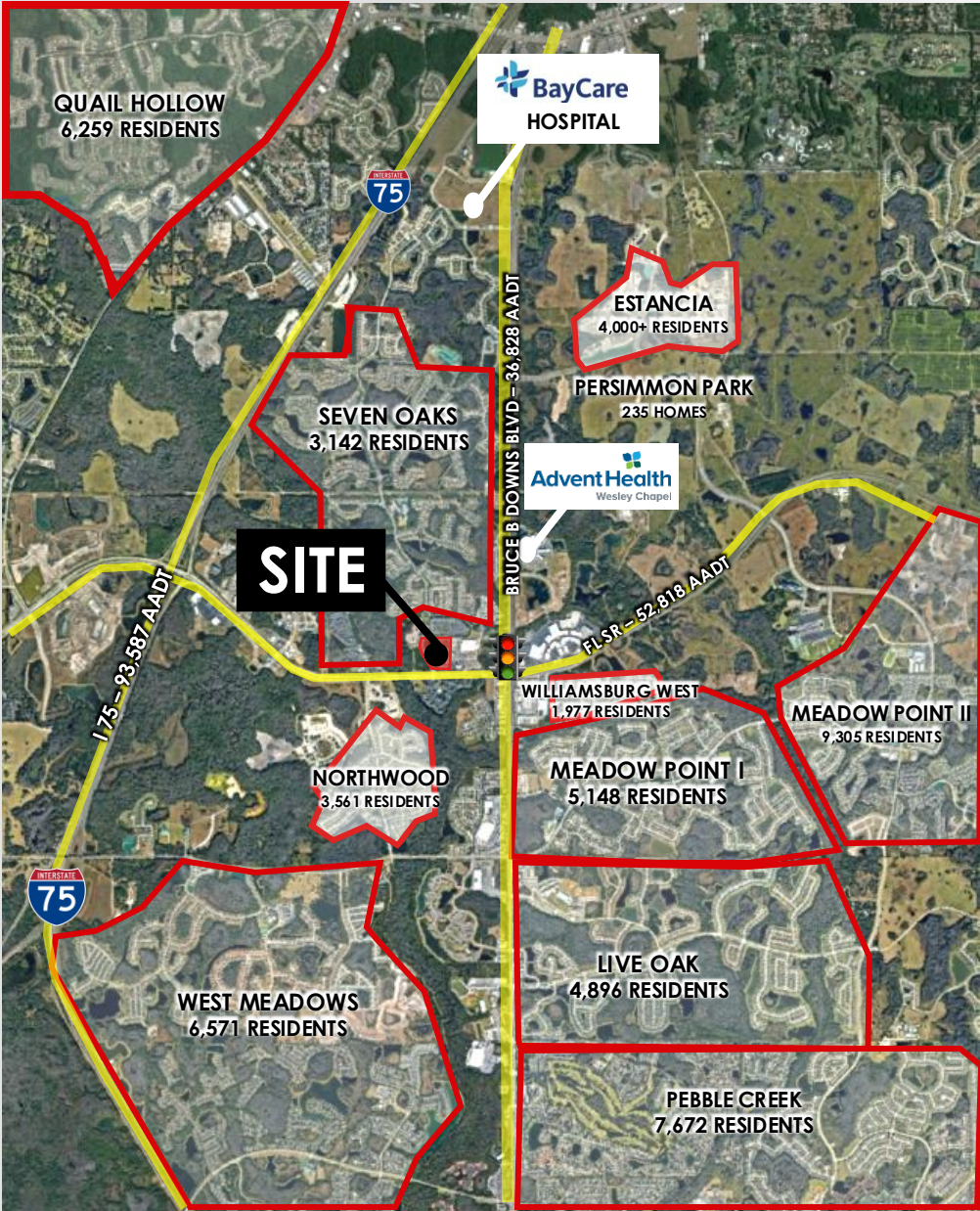
113 DEDICATED  
RETAIL  
PARKING  
SPACES

SURFACE  
PARKING

GARAGE  
PARKING



# SURROUNDING HOUSING



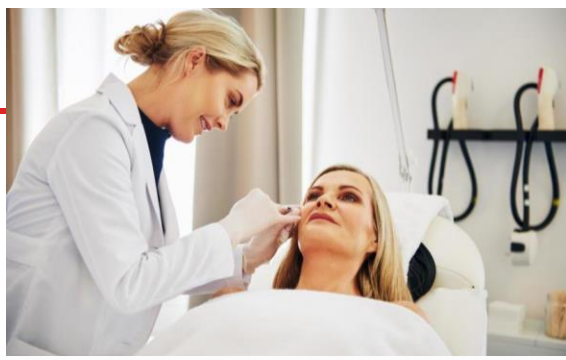
# RETAILER VISION

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

SERVING RETAIL MARKETS THROUGHOUT FLORIDA



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