



THE SHOPS

&

THE BOARDWALK

AT DOUBLE BRANCH

● **THRIVING RETAIL DESTINATION**

GROCER, FITNESS, DINING, WELLNESS

● **WALKABLE, LIFE-STYLE FOCUSED**

PUBLIC VOLLEYBALL COURTS, GOLF CART  
ACCESS, OUTDOOR STAGE, EVENT LAWN

● **INTEGRATED TRAILS & GREEN SPACE**

CONNECTED TO OVER 200+ ACRES OF PARKS & TRAILS

● **VIBRANT TOWN CENTER**

RETAIL, DINING, AND WELLNESS

ANCHOR - INLINE - SPECIALTY - PAD

Retail Leasing Opportunities



RESULTS-DRIVEN RETAIL



# DOUBLE BRANCH AT A GLANCE

**965**

Acres of Master  
Planned  
Development

**3,500**

Multifamily and  
Lifestyle Units

**250+**

Acres of Healthcare,  
Wellness, and Life  
Sciences

**2**

Rejuvenating  
Hotels

**5.5M**

Square Feet of  
Industrial

**500K**

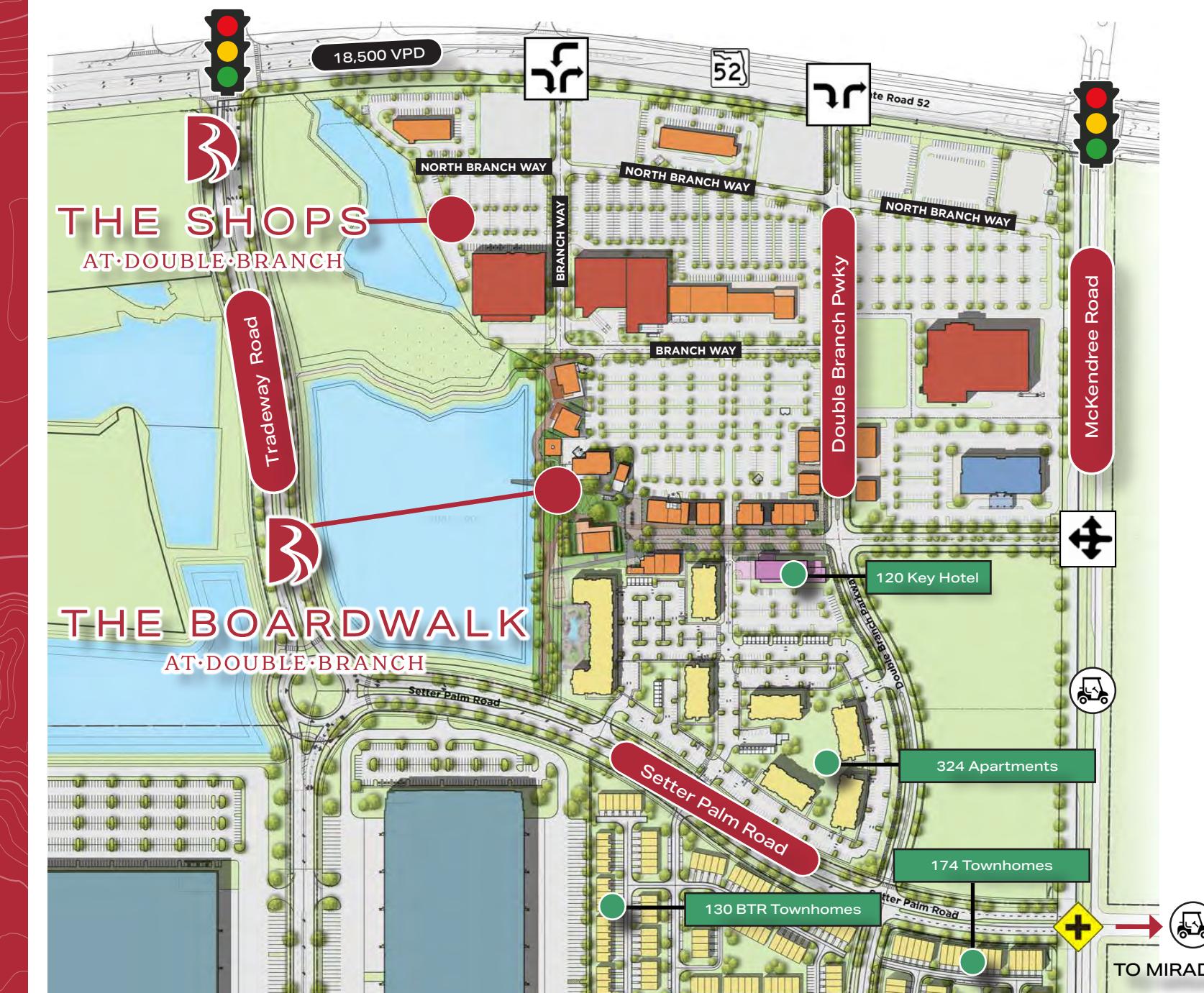
Square Feet of  
Dining, Retail, and  
Entertainment

**1M**

Square Feet of  
Office Space

**200+**

Acres of Parks  
& Trails



**GATHER | PLAY | RELAX | ENJOY | CELEBRATE**

PUBLIC VOLLEYBALL COURTS, GOLF CART ACCESS,

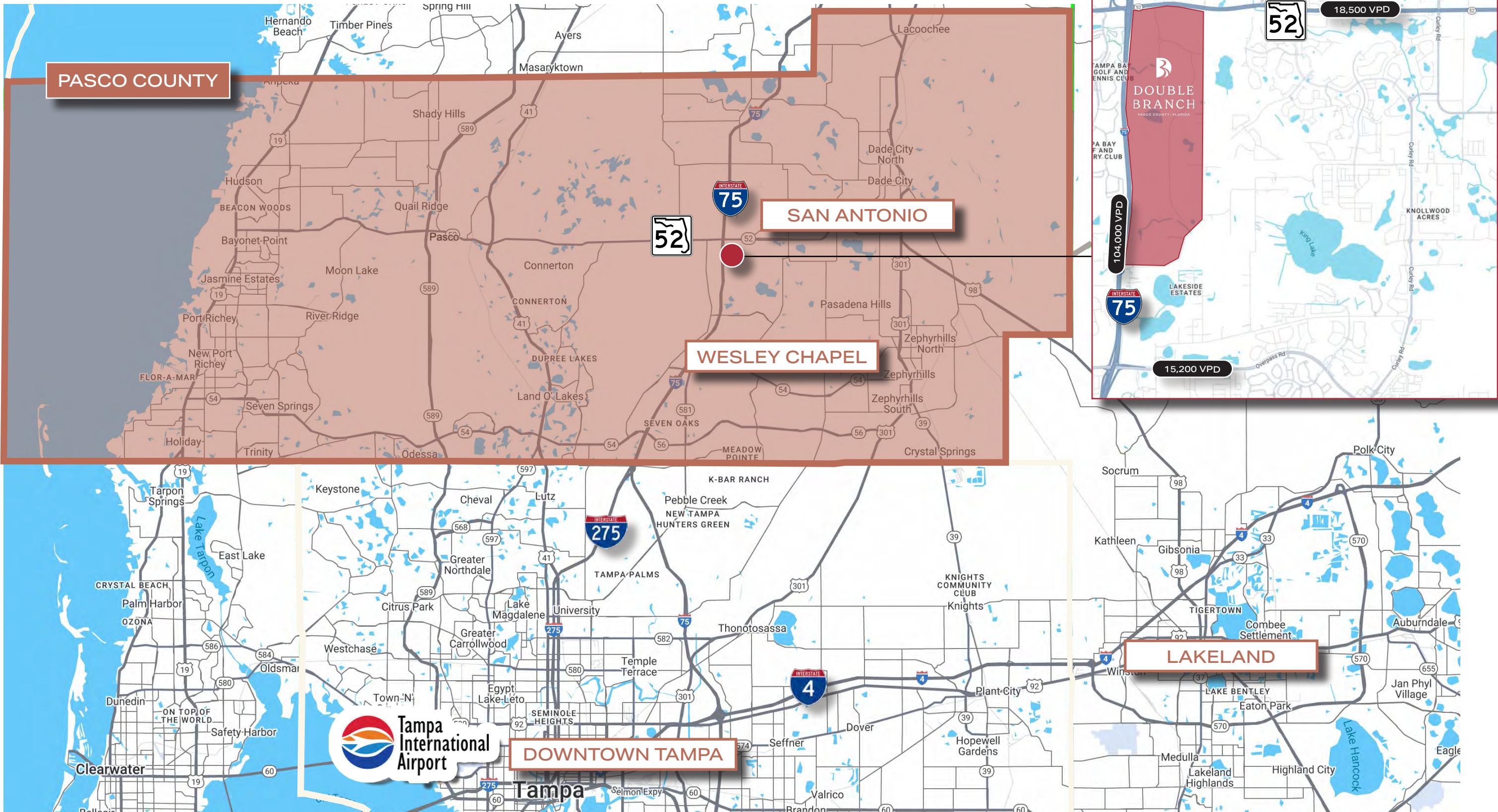
TRELLIS SWINGS, EVENT LAWN, OUTDOOR STAGE



THE SHOPS & THE BOARDWALK • RETAIL LEASING BROCHURE

# Regional Connectivity

I-75 & SR 52 | SAN ANTONIO/WESLEY CHAPEL, FL



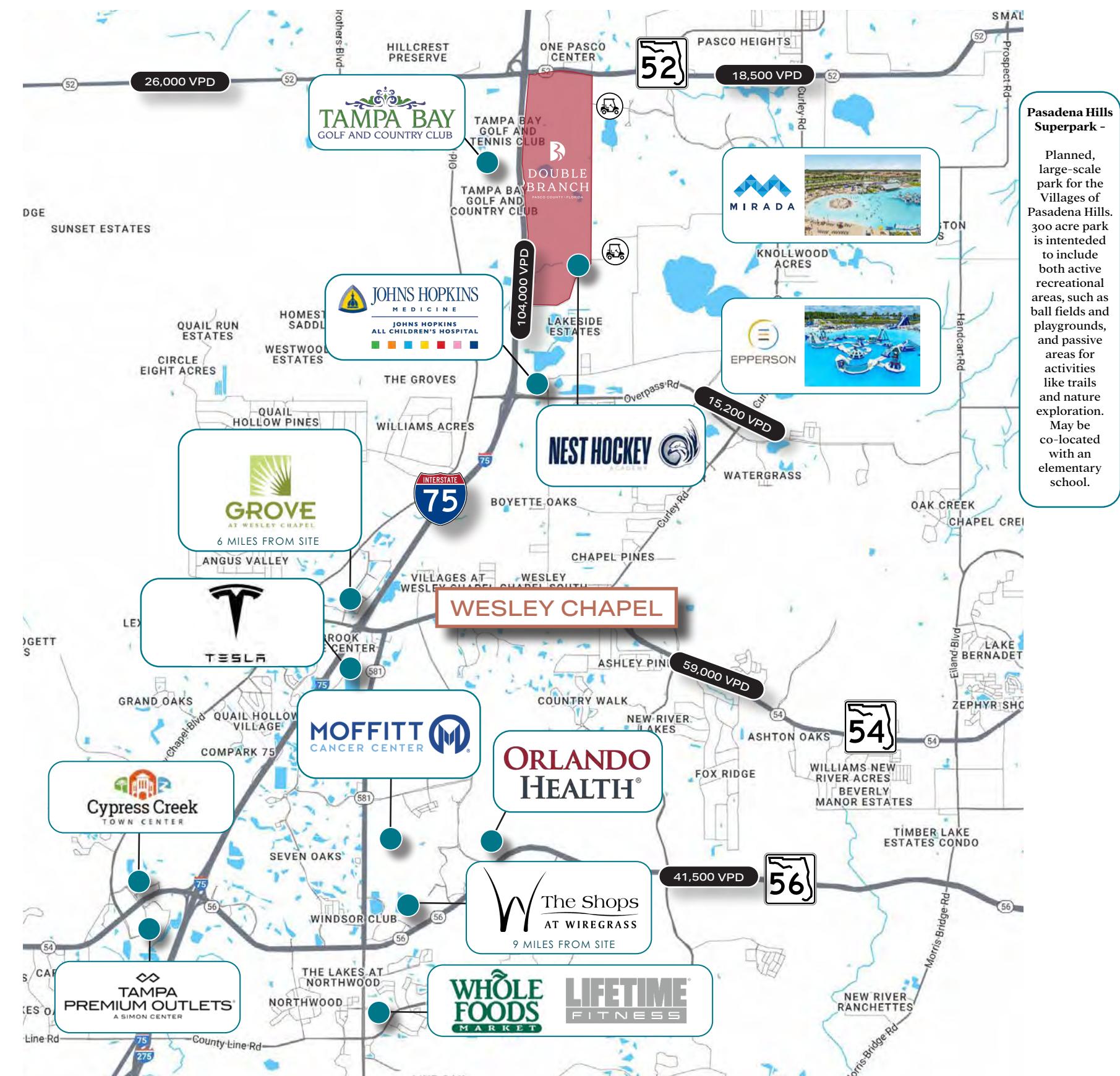
# Regional Connectivity

I-75 & SR 52 | SAN ANTONIO/WESLEY CHAPEL, FL



Located at the intersection of **State Road 52 & Interstate 75** in Pasco County, Florida, Double Branch offers premier connectivity in the heart of Pasco County's high-growth corridor. With significant residential and commercial expansion underway, Pasco County continues to attract investment, infrastructure, and population growth.

Connected by golf cart access to Mirada and Epperson, The Shops & The Boardwalk become an extension of daily life, from grocery runs to evenings out.



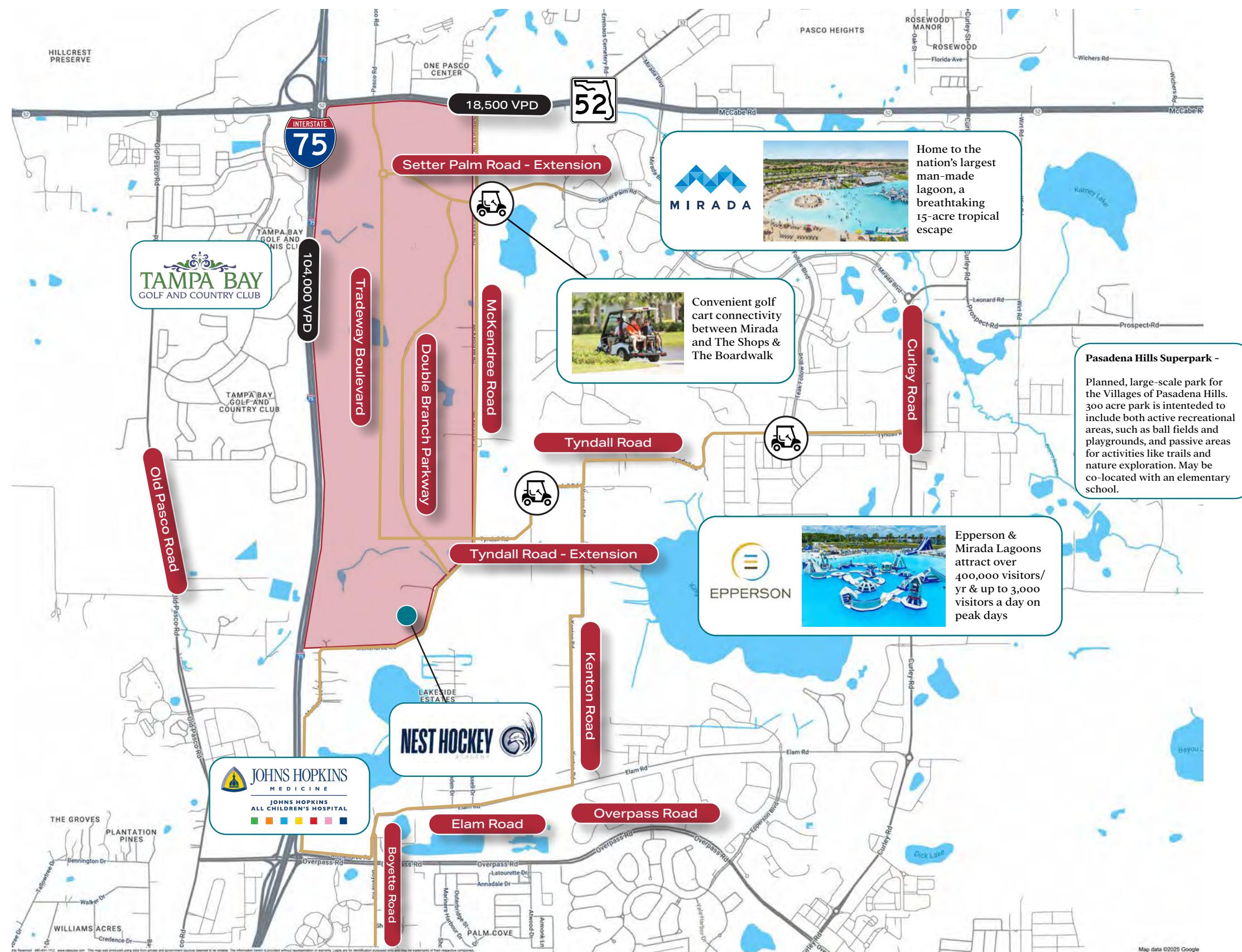
# Local Connectivity

With close proximity to major roadways and direct access to I-75, the area is poised for lasting success, offering convenience to residents, visitors, and employees alike.

An estimated 45,000 - 55,000 vehicles per day (VPD) are anticipated on SR-52, based on projected area development and average daily household trips.

I-75 currently carries over 104,000 vehicles per day (VPD), with traffic volumes expected to increase as regional travel demand continues to grow.

Beyond strong roadway traffic, The Shops & The Boardwalk also enjoy direct golf cart connectivity from Mirada and Epperson - giving residents a quick and convenient way to access dining, retail, and entertainment.



## DOUBLE BRANCH OVERVIEW

# A Premier Gateway Destination

I-75 & SR 52 | SAN ANTONIO/WESLEY CHAPEL, FL

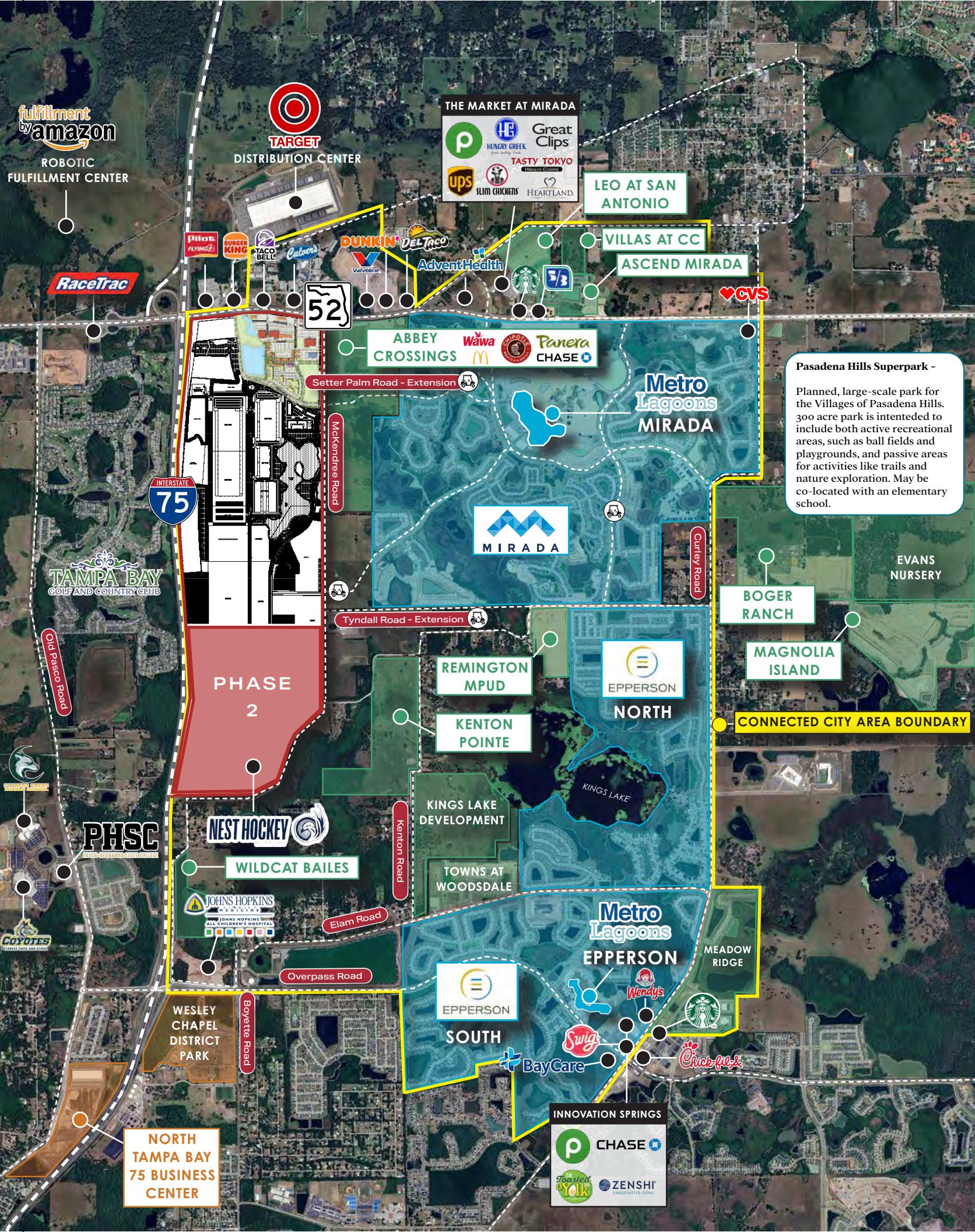
The intersection of **State Road 52 & Interstate 75** in Pasco County, Florida, is rapidly emerging as a significant retail corridor, fueled by substantial residential and commercial growth. As one of the key transportation arteries in the Tampa Bay region, this area has transformed from a primarily rural landscape into a thriving hub of economic activity. The strategic positioning at a major highway interchange makes Double Branch an attractive destination for national retailers, dining establishments, and service providers looking to capitalize on the region's expanding consumer base.

**20%**  
Population Rise  
Since 2010

**40%**  
Annual  
Commercial  
Growth

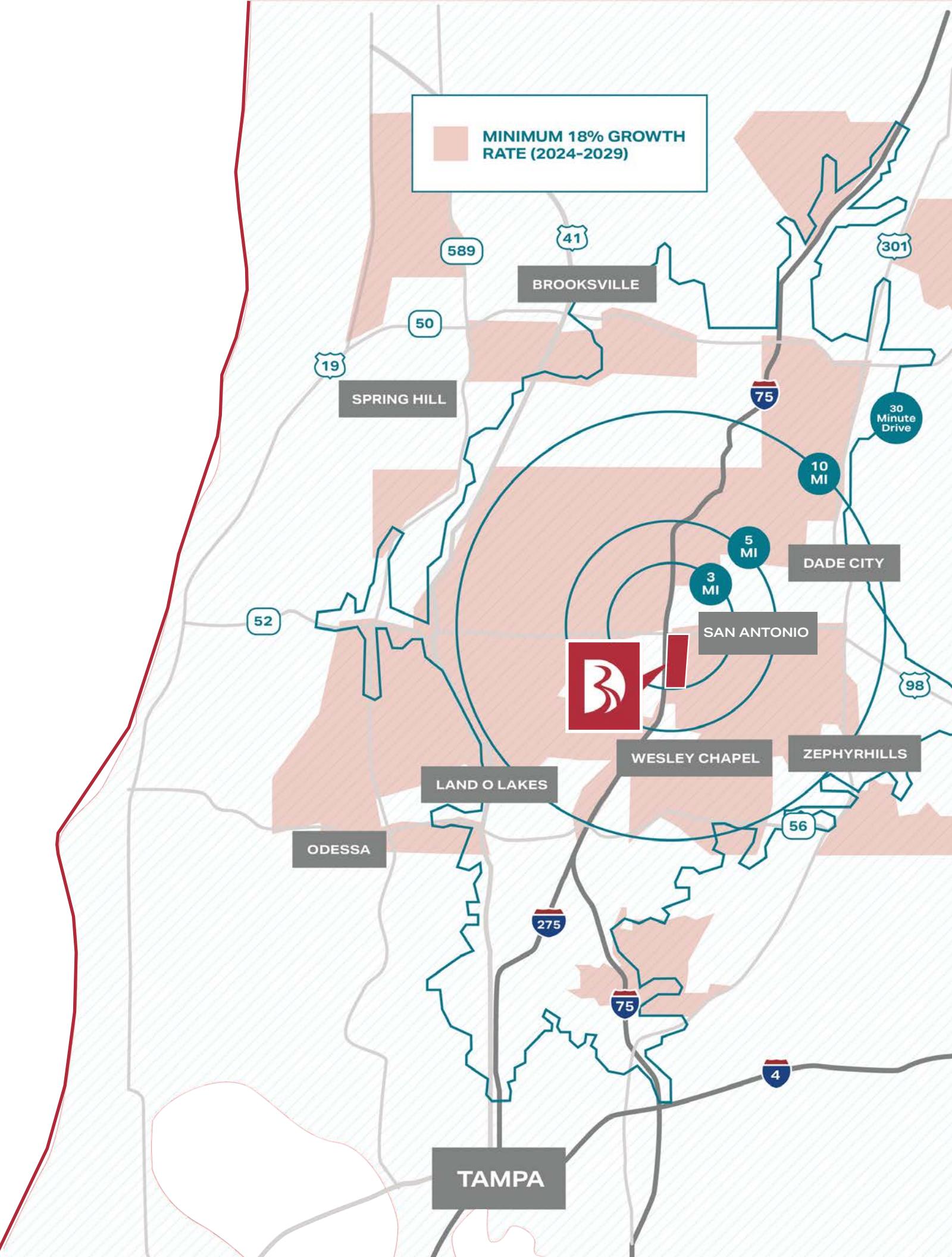
**40%**  
Tourism Surge

The local market includes national anchor retailers, national and regional brands, and local purveyors.



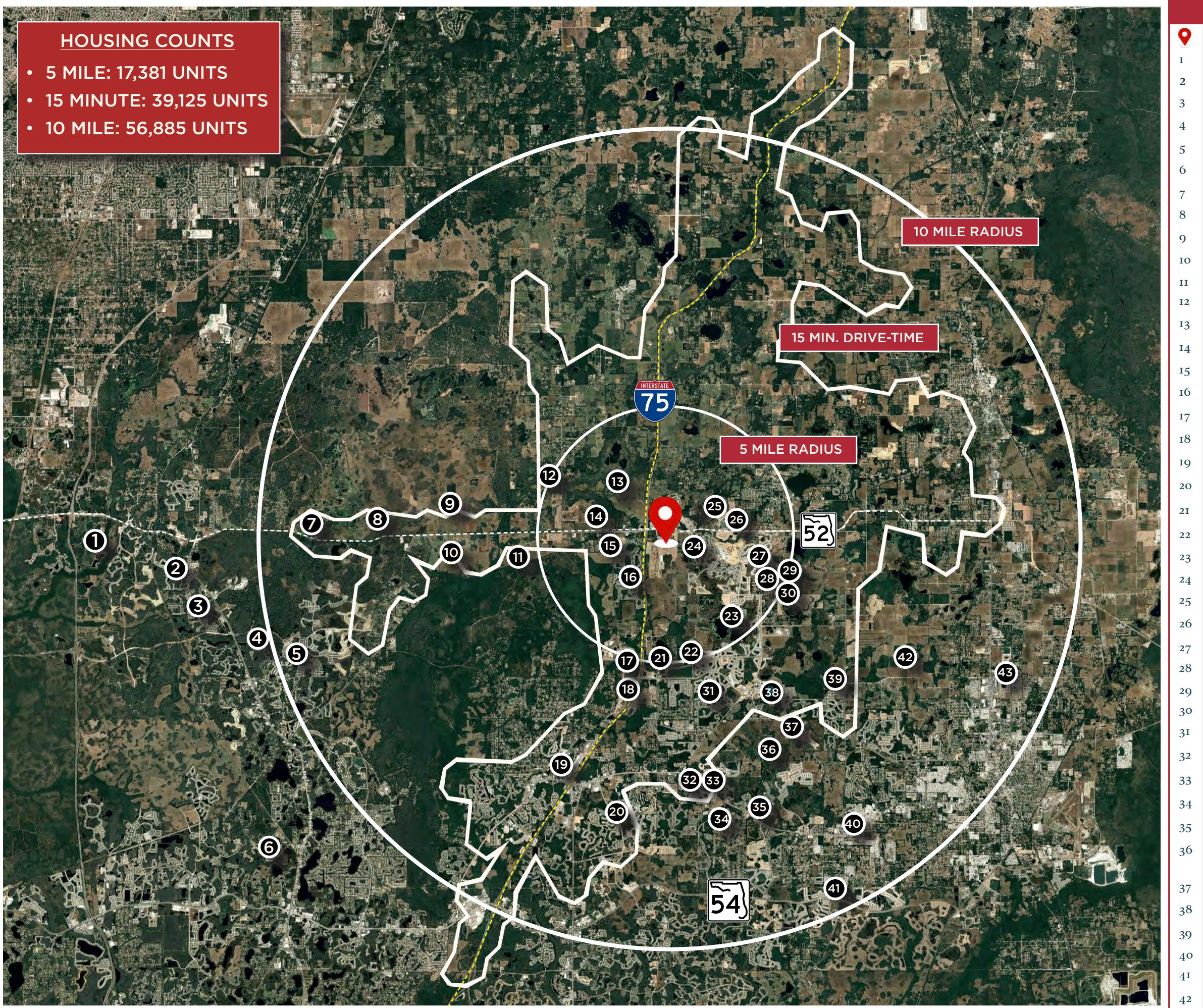
# Demographics

13%	25%	\$140,856
3 Mile Historical Annual Growth (2020-2024)		5 Mile Projected Population Growth (2024-2029)
5 Mile Average Household Income (2024)		
3 mi 5 mi 10 mi 30 Min DT		
2024 Population 8,208 27,050 174,615 528,471		
2029 Projected Population 10,979 36,951 216,135 603,087		
2024 Average HH Income \$139,009 \$140,856 \$117,798 \$105,590		



# A Glimpse Into the Extensive Market Growth

UNDER CONSTRUCTION / PROPOSED / EXISTING DEVELOPMENTS

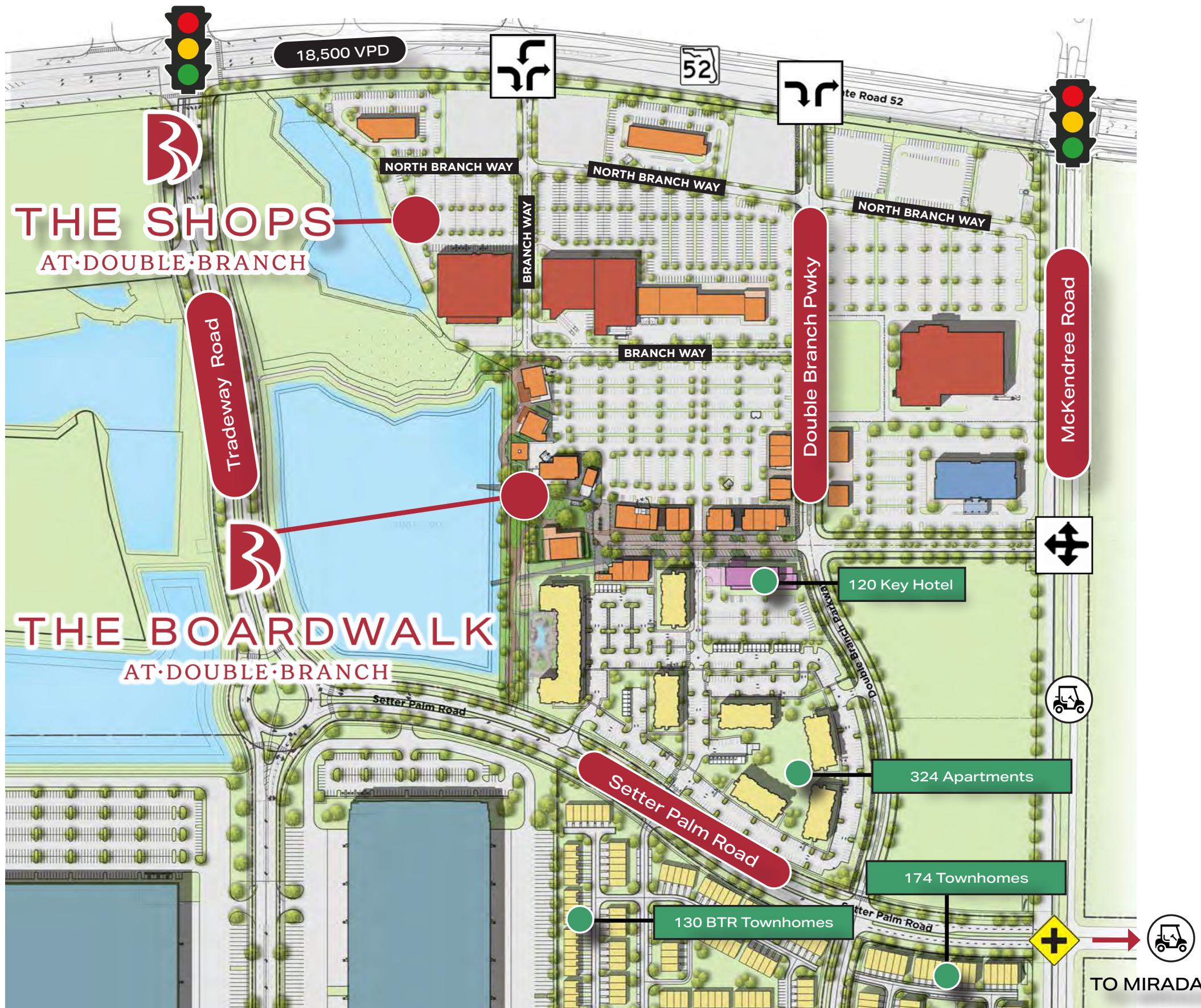


Development		Total Units
Double Branch (MF/TH/BTR)	3,500	
Project Angeline	10,000+	
Cypress Preserve	841	
Asbel Creek	502	
Connerton Village	428	
Connerton Downtown	2,160	
Whispering Pines	290	
4G Ranch	3,800	
Fort King Ranch	1,000	
Palmetto Ridge	2,500 SF/281 MF	
Kokolakis	222 MF	
Swope	1,072 SF /336 MF	
Faircloth	300 SF	
Hines	1,000	
Hillcrest Preserve	1,200 SF / 600 MF	
Colina Ranch	322 MF	
Tampa Bay Golf & Country Club	1,500	
Park Meadows	269	
Sanctuary Ridge Homes	125	
Ascend Grove West	330 MF / 82 TH	
Saddlebrook	1,200 SF/465	
Wildcat Bailes	1,275 MF	
Kenton	890 MF/SF	
Epperson North	1,795	
Abbey Crossings	825	
Leo at Cypress Creek	315 TH	
Ascend Mirada	390 MF	
Mirada	6,700	
Boger Ranch Lennar	350	
Evans Nursery	1,064	
Magnolia Island	475	
Epperson	3,000	
Story Wesley Chapel	320 MF	
Chapel Crossings	1,100	
Aventon Meadows	360 MF	
Avalon Park	4,800	
Depue East	1,700 SF/300 TH/300 MF	
Vida's Way	700 SF	
WaterGrass	7,000	
Villages of Pasadena Hills	614	
Tortola	288 MF	
Summerstone	570 TH/SF	
Pasadena Hills	4,700+	
Abbott Park Freedom	514	
<b>Total:</b>	<b>70,121 +</b>	



Development		Total Units	Existing	Future 2026-2030	Industrial	Office	Retail	Other	Notes	Estimated Delivery Timeline
1	Double Branch (MF/TH/BTR)	3,500		3,500	4,000,000 sq ft	725,000 sq ft	400,000 sq ft			Beginning in 2027, Completing 2029+
2	Project Angeline	10,000+	1,000	9,000+				Moffit Cancer Center	Future City Centre & Lagoon	Completing in 2030
3	Cypress Preserve	841	841							Complete
4	Asbel Creek	502	502							Complete
5	Connerton Village	428	428	TBD						2026
6	Connerton Downtown	2,160		2,160		150,000 sq ft	150,000 sq ft		Future School, Future Park	2027-2030
7	Whispering Pines	290	290							Nearing Completion
8	4G Ranch	3,800		3,800					30,000 sq ft Mixed Use TBD	2030
9	Fort King Ranch	1,000		1,000					100,000 sq ft Mixed Use TBD	TBD
10	Palmetto Ridge	2,500 SF/281 MF		2,500 SF / 281 MF			8 Acres		42 Acre Future School	2028
11	Kokolakis	222 MF		222 MF					250,000 sq ft Office/Industrial	TBD
12	Swope	1,072 SF/336 MF		1,072 SF /336 MF					117,000 sq ft Mixed Use TBD	2026
13	Faircloth	300 SF		300 SF						TBD
14	Hines	1,000		1,000	200,000 sq ft		280,000 sq ft			TBD
15	Hillcrest Preserve	1,200 SF / 600 MF		1,200 SF / 600 MF						2030
16	Colina Ranch	322 MF	322 MF							Complete
17	Tampa Bay Golf & Country Club	1,500	1,500							Complete
18	Park Meadows	269	269							Complete
19	Sanctuary Ridge Homes	125		125						TBD
20	Ascend Grove West	330 MF / 82 TH	330 MF / 82 TH							Nearing Completion
21	Saddlebrook	1,200 SF / 465 MF/ 25 TH	1,200 SF	465 MF / 25 TH			75,000 sq ft			2028
22	Wildcat Bailes	1,275 MF		1,275				John Hopkins Hospital	250 Room Hotel	2027
23	Kenton	890 MF/SF		890 MF/SF			102,370 sq ft			2026
24	Epperson North	1,795	1,795							Nearing Completion
25	Abbey Crossings	825		825	1,200,000 sq ft	400,000 sq ft	400,000 sq ft			2028
26	Leo at Cypress Creek	315 TH/Cottages		315 TH/Cottages						Nearing Completion
27	Ascend Mirada	390 MF	390 MF							Complete
28	Mirada	6,700	6,700						Lagoon	Build on Demand
29	Mirada	6,700	6,700							
30	Boger Ranch Lennar	350		350						
31	Evans Nursery	1,064		1,064					70,000 SF Mixed Use TBD	TBD
32	Magnolia Island	475		475					70,000 SF Mixed Use TBD	TBD
33	Epperson	3,000	3,000						Lagoon	Build on Demand
34	Story Wesley Chapel	320 MF	320 MF							Complete
35	Chapel Crossings	1,100		1,100		50,000 sq ft	175,000 sq ft			2026-2027
36	Aventon Meadows	360 MF	360 MF							Complete
37	Avalon Park	4,800	4,800			120,000 sq ft	560,000 sq ft			Complete
38	Depue East	1,700 SF/300 TH/300 MF		1,700 SF/300 TH/300 MF			20,000 sq ft		Future School Site	2030+
39	Vida's Way	700 SF		700 SF						2027
40	WaterGrass	7,000	7,000							Complete
41	Villages of Pasadena Hills	614		614 SF/TH						2027
42	Tortola	288 MF	288 MF							Complete
43	Summerstone	570 TH/SF	570 SF/TH							Nearing Completion
44	Pasadena Hills	4,700+		4,700+					Multiple Communities	2030+
45	Abbott Park Freedom	514	514							Nearing Completion

# Masterplan - Retail



VISION BOARD



## THE SHOPS AT DOUBLE BRANCH



THE SHOPS & THE BOARDWALK • RETAIL LEASING BROCHURE



RETAIL,  
REDEFINED



SHOP.  
DINE.  
EXPLORE.



A NEW  
MARKETPLACE  
MADE FOR  
YOU





# Masterplan - The Shops

THE SHOPS

AT DOUBLE BRANCH



## LOT A9 - RETAIL/F&B

BUILDING SF = 9,700  
PARKING COUNT = ± 79 - 8/1000

## LOT A10 - RETAIL/F&B

## LOT A11 - RETAIL/F&B

## LOT A12 - RETAIL/F&B

BUILDING SF = 13,600  
PARKING COUNT = ± 73 - 5/1000

## LOT A13 - RETAIL/F&B

## LOT A7 - THE SHOPS

JUNIOR ANCHORS = 48,300 SF  
PARKING COUNT = ± 248 - 5/1000

IN-LINE RETAIL = 26,000 SF  
PARKING COUNT = ± 275 - 11/1000

## LOT A8 - THE SHOPS

JUNIOR ANCHOR = 40,000 SF  
PARKING COUNT = ± 294  
7.3 SPACES PER 1000 SF



VISION BOARD



## THE BOARDWALK AT DOUBLE BRANCH



BOARDWALK  
BLISS



WHERE  
LIFE AND  
COMMUNITY  
MEET

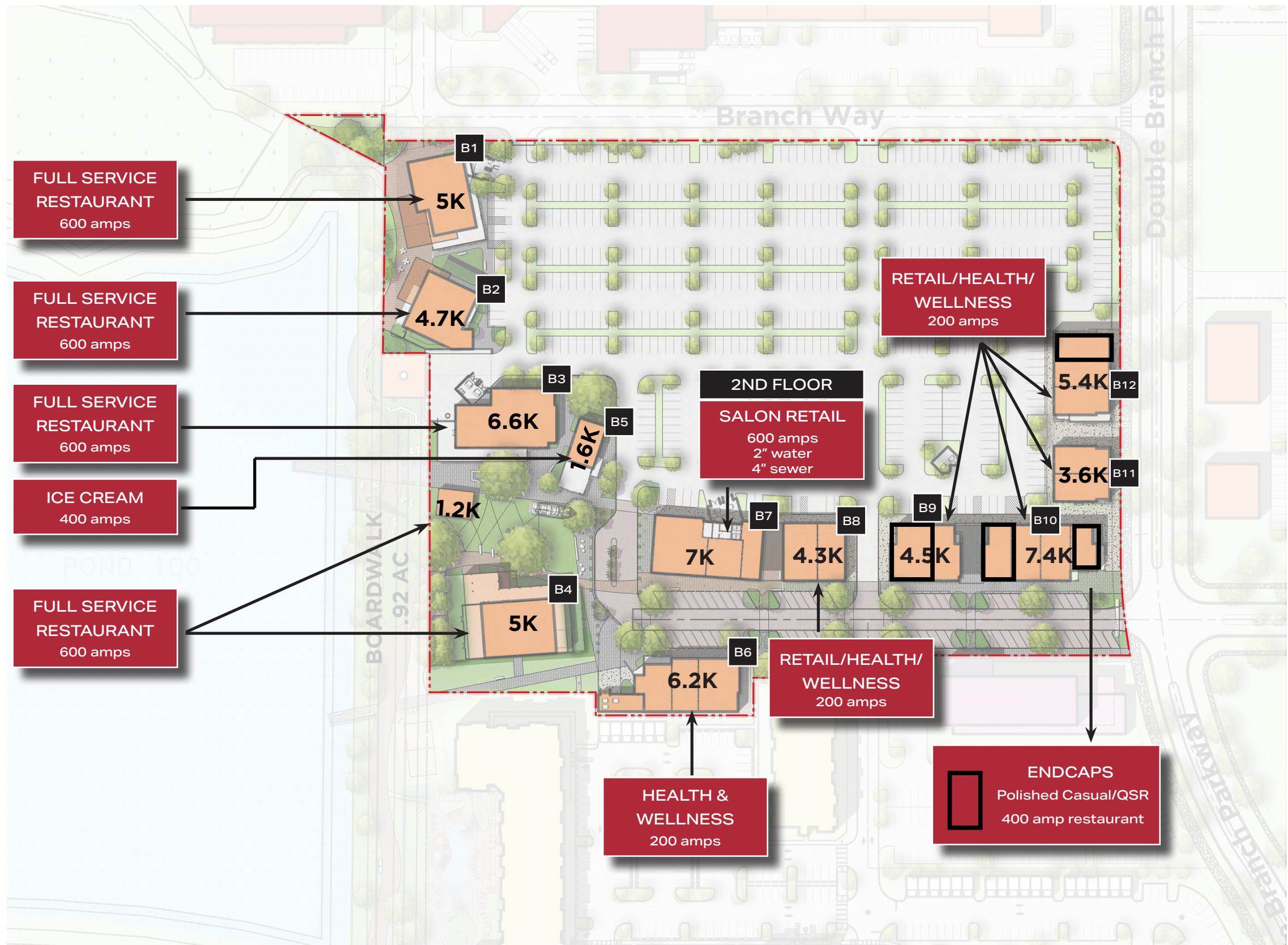


VIBRANT.  
WALKABLE.  
CONNECTED.





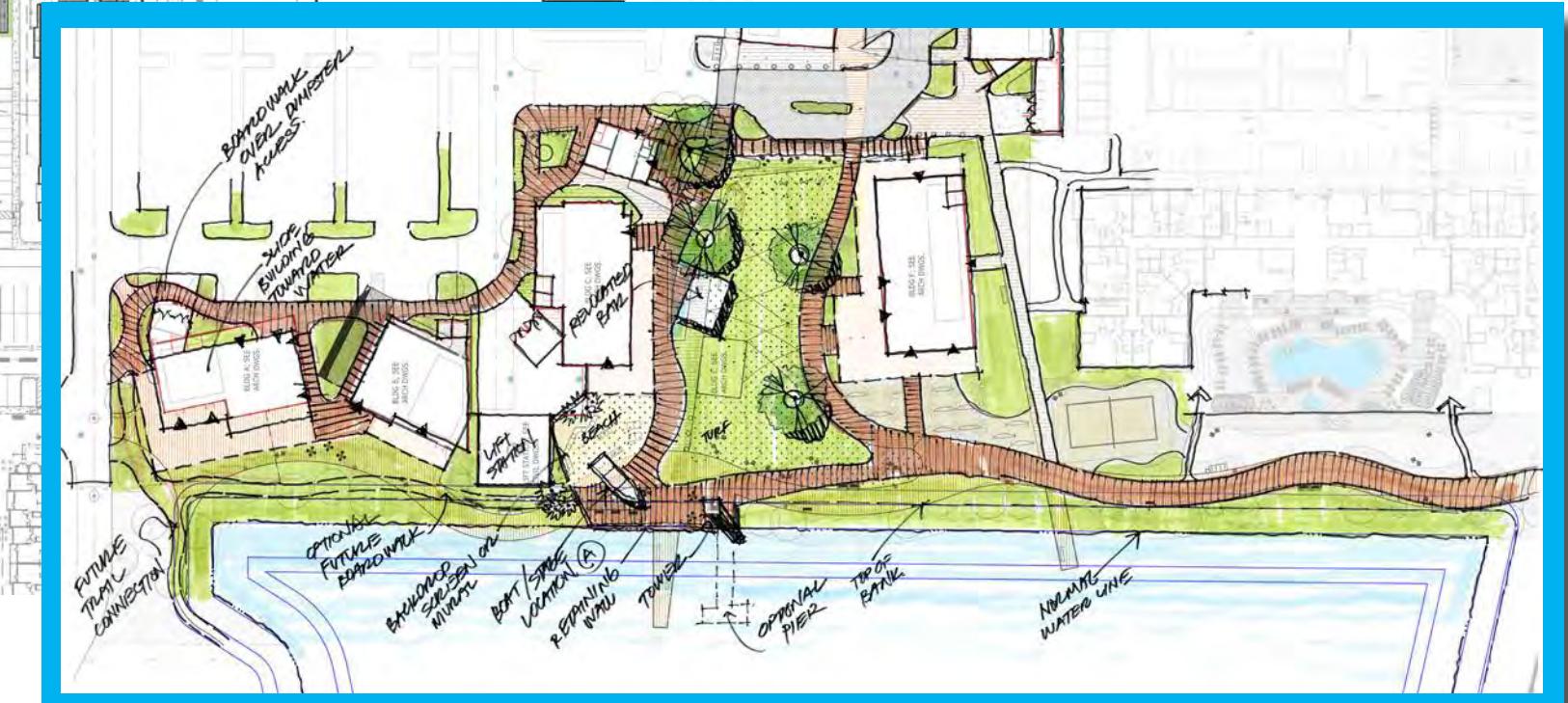
# Masterplan - Boardwalk & Town Center





# THE BOARDWALK AT DOUBLE BRANCH

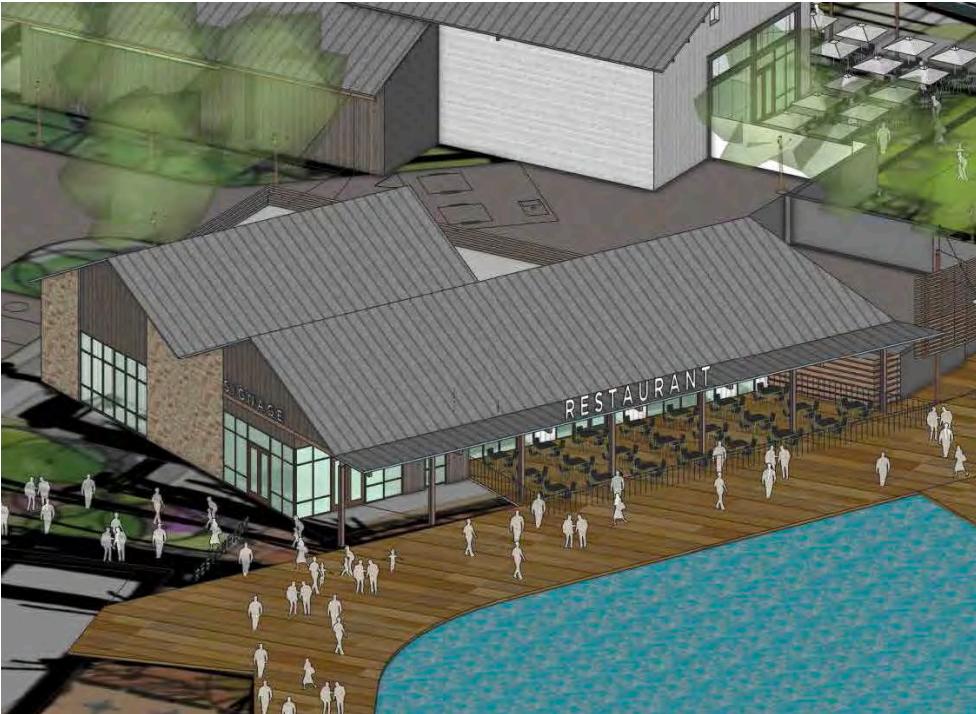
# Landscaping - Boardwalk & Town Center





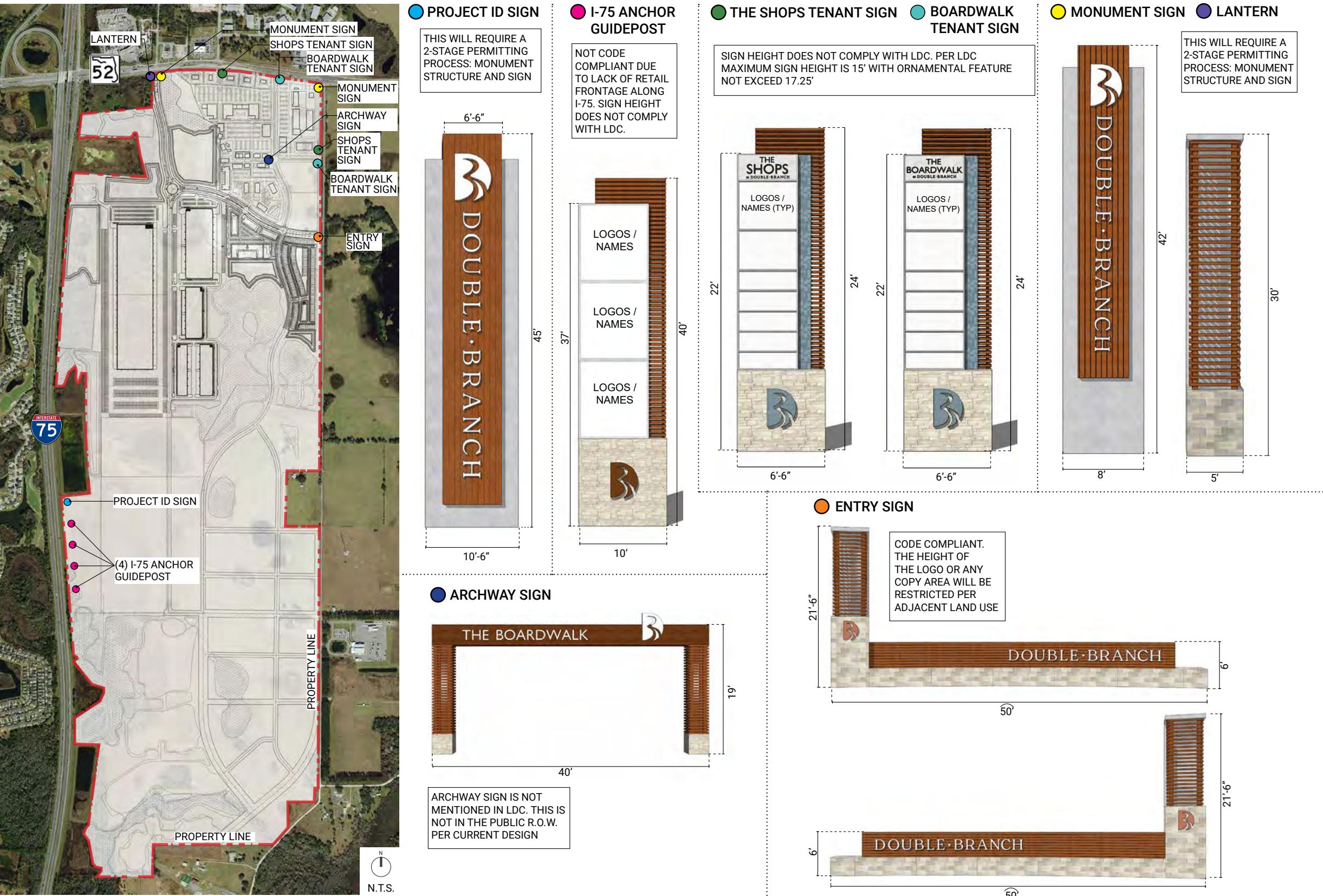
THE BOARDWALK  
AT DOUBLE BRANCH

# Renderings - The Boardwalk & Town Center



THE SHOPS & THE BOARDWALK • RETAIL LEASING BROCHURE

# Proposed Signage





## **Sandi Bargfrede**

MANAGING PARTNER  
ACRE COMMERCIAL  
[sandi@acrefl.com](mailto:sandi@acrefl.com)  
C: 407.491.8149

## **Willow Ferrelli**

MANAGING PARTNER / BROKER  
ACRE COMMERCIAL  
[willow@acrefl.com](mailto:willow@acrefl.com)  
C: 407.453.1858

## **Kelsey Williams**

LEASING MANAGER  
ACRE COMMERCIAL  
[kelsey@acrefl.com](mailto:kelsey@acrefl.com)  
C: 404.441.9506