



FOR LEASE

Overpass Road Publix Outparcel Center

32265 Overpass Rd, Wesley Chapel, FL 33545

\$45-50 NNN

1,500 - 15,000 SF
AVAILABLE

3
SPACES

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Property Overview

EXECUTIVE SUMMARY

Overpass Road Publix Outparcel Center located at 32265 Overpass Road in Wesley Chapel, Florida is an outparcel to the Epperson Ranch Publix Grocery Store along Overpass Road with 290' of frontage and a fully signalized intersection for easy access. The brand-new property will contain 15,000 sf square feet of prime retail /medical space for lease with a 5/1,000 parking ratio.

PROPERTY HIGHLIGHTS

- Publix Anchored center adjacent to Epperson Crystal Lagoon with easy access to I-75 in the heart of Wesley Chapel
- up to 15,000 square feet of brand-new street front space for retail, medical, and dental uses
- 5 per 1,000 parking ratio with 75 on-site parking spaces providing easily for clients, patients, and employee needs
- High visibility at a signalized corner with the building having prominent signage over each space along Overpass Road
- High Income area with average household Incomes over \$150,000 within a 1-mile radius and over \$140,000 within a 3-mile radius

	22,000 SF AVAILABLE SF
	\$45 ASKING RATE SF/YR
	3 SPACES AVAILABLE
	2027 YEAR BUILT
	1.74 LOT SIZE
	15,000 sf BUILDING SQFT
	34252002300000 00060 PARCEL ID
	MPUD ZONING
	Pasco COUNTY
	290.6' FRONTAGE
	28.3232418,-82.43 19405 COORDINATES
	Overpass Rd- 14,900 AADT, Curley Rd. 19,700 AADT TRAFFIC COUNT (VPD)
	5/1,000 sf PARKING RATIO
	Publix

ACCESSIBILITY

AIRPORTS

Tampa International Airport

25.0 mi

HIGHWAYS

I-75

2.0 mi

Space Available

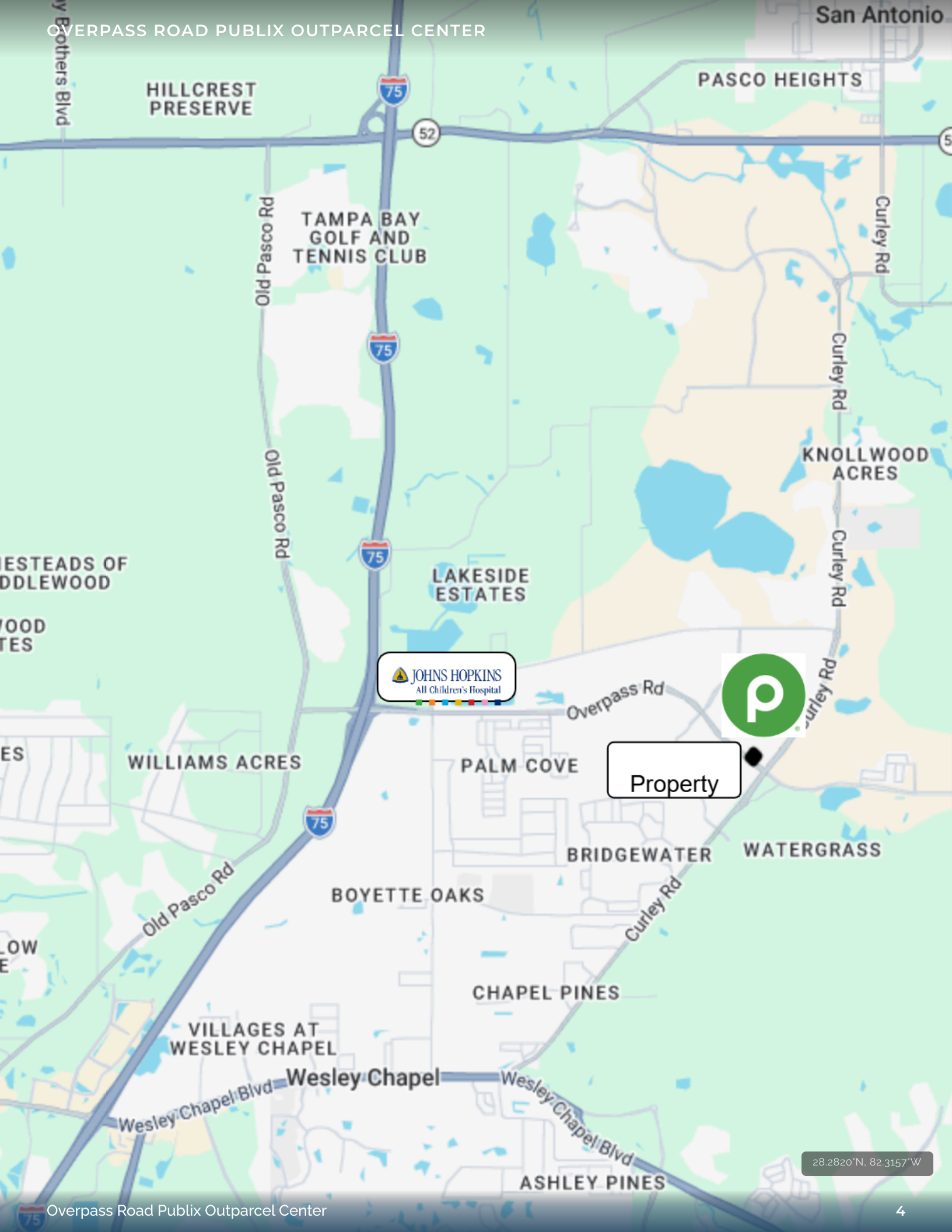
SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
—	1,500 – 3,000 SF	\$45 – \$50 SF/Yr	NNN	Retail, Medical, Office, Showroom	5 years
—	2,000 – 4,000 SF	\$45 – \$50 SF/Yr	NNN	medical, dental, retail	Negotiable
—	5,000 – 15,000 SF	\$45 – \$50 SF/Yr	NNN	—	Negotiable

SUITE DETAILS

: Up to 15,000 sf of Retail/Medical/Office space available

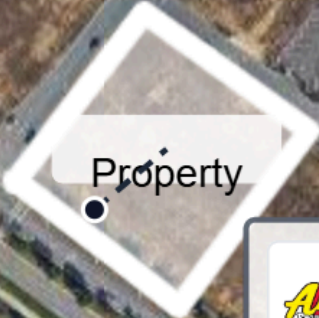
: Prime space fronting along Overpass Road at the new Epperson Ranch Publix Center

: Both Endcaps are available with great visibility in the Epperson Ranch Publix center with a full signal to access the center at Innovation Drive.



Property

28.2820°N, 82.3157°W



28.2686°N, 82.2868°W





PIONEERING PLACE

INVENTION ROAD

OVERPASS ROAD

(NOT INCLUDED)
EPPERSON RANCH TOWN CENTER
(PLAT BOOK 96, PAGE 65)

INVENTION ROAD

30' INGRESS-EGRESS, UTILITY & DRAINAGE
EASEMENT (PLAT BOOK 96, PAGE 65)

INVENTION ROAD

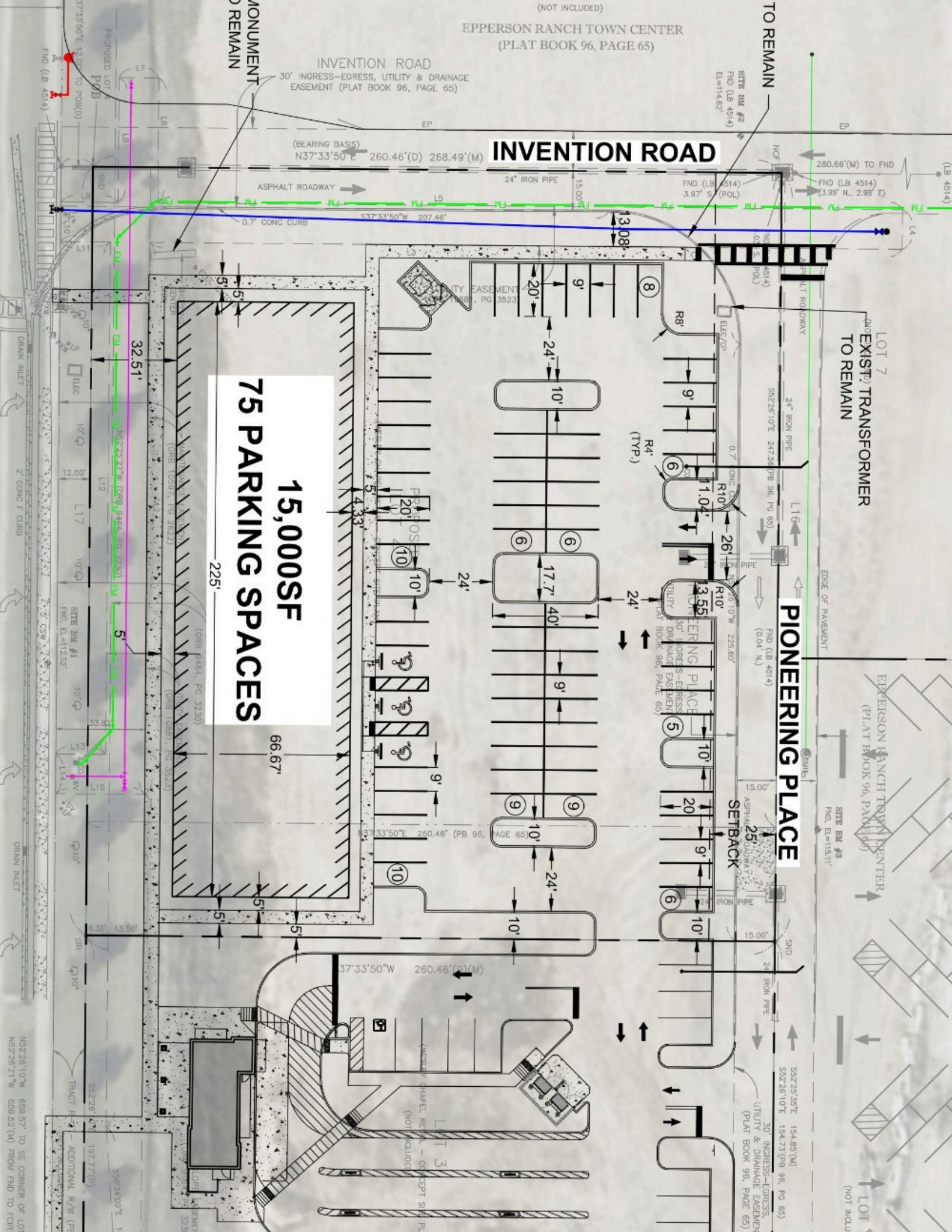
15,000SF
75 PARKING SPACES

PIONEERING PLACE

LOT 7
EXISTING TRANSFORMER
TO REMAIN

EPPERSON RANCH TOWN CENTER
(PLAT BOOK 96, PAGE 65)

LOT 1
(NOT INCL)



Market Overview

Market Overview: Wesley Chapel, FL

Wesley Chapel is one of the fastest growing communities in the country. The Overpass market is in the center of Wesley Chapel's growth with the Epperson Crystal Lagoon Community next door with the Mirada Crystal Lagoon Community just to the northeast and thousands of additional houses planned in the immediate area. A new Johns Hopkins All Children's Hospital is under construction just to the west of the property on Overpass Road with several major hospitals just to the south of the property. The adjacent Publix is the center of retail activity and already has exceptionally high sales, topping \$1 Million per week in the first year. The area has high household incomes and very limited commercial opportunities making it a great space to expand a business further complimented by very limited commercial zoning in the market.



KEY FACTS

Population	64,866
Area	44.1 sq mi
Elevation	108 ft
County	Pasco County
Time Zone	Eastern Time Zone
State	Florida

DEMOGRAPHIC SNAPSHOT

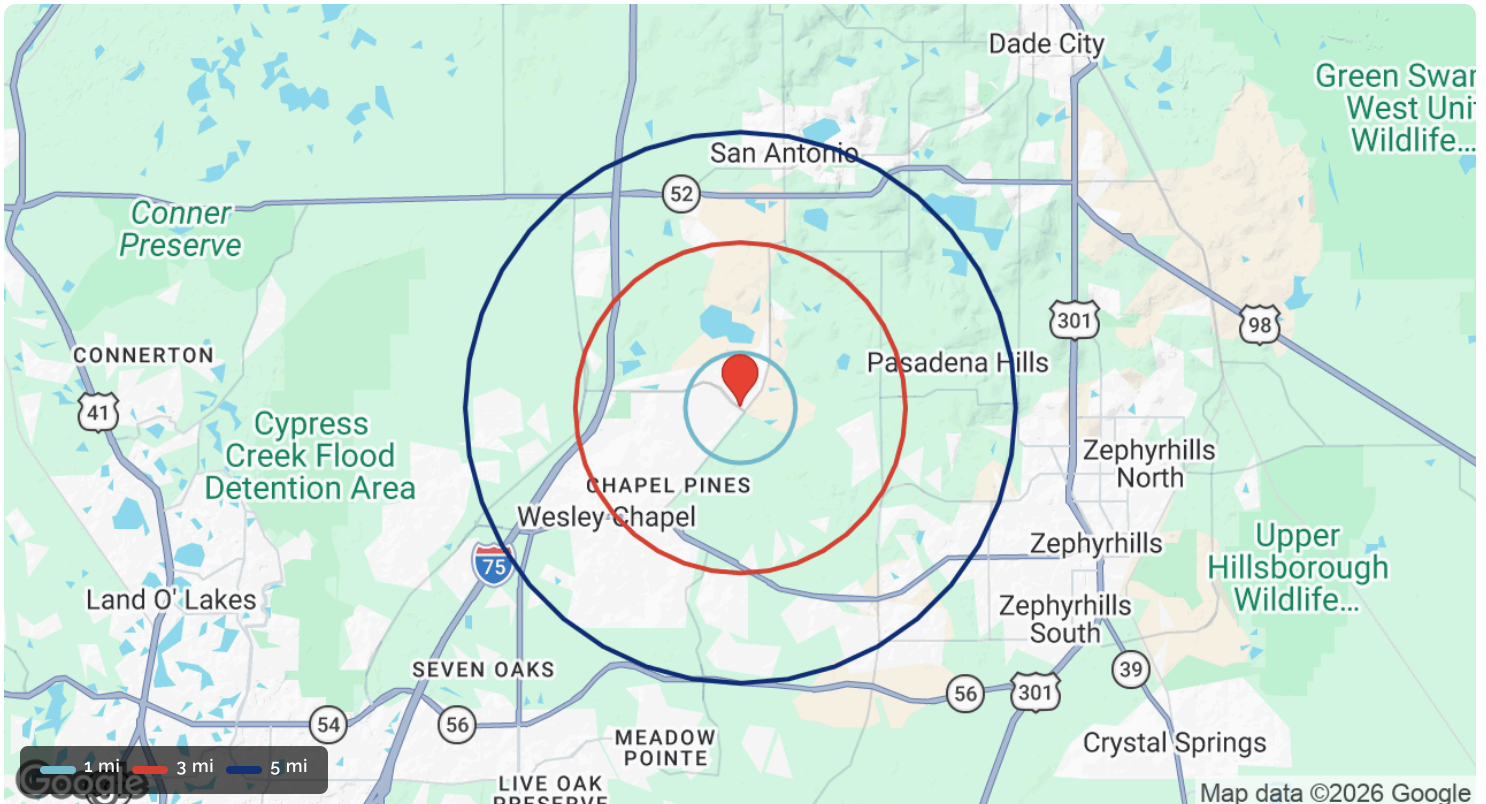
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	Population	Population
Median HH Income	Median HH Income	Median HH Income
Households	Households	Households
7,758	47,110	99,476
\$141,233	\$127,180	\$111,236
2,599	15,444	35,544

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	129	2,532	16,008
2010 Population	1,667	11,766	35,865
2026 Population	7,758	47,110	99,476
2031 Population	8,644	54,223	114,342
2026-2031 Growth Rate	2.19 %	2.85 %	2.82 %
2026 Daytime Population	5,141	32,708	74,687

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	45	903	6,710	less than \$15,000	94	562	1,527
2010 Total Households	529	3,757	13,550	\$15,000-\$24,999	32	198	907
2026 Total Households	2,599	15,444	35,544	\$25,000-\$34,999	44	473	1,707
2031 Total Households	2,918	17,850	41,089	\$35,000-\$49,999	99	691	2,422
2026 Avg. Household Size	2.98	3.05	2.79	\$50,000-\$74,999	199	1,930	5,155
2026 Owner Occupied Housing	2,338	13,501	29,229	\$75,000-\$99,999	357	1,787	3,956
2031 Owner Occupied Housing	2,649	15,250	32,851	\$100,000-\$149,999	570	3,628	7,649
2026 Renter Occupied Housing	261	1,943	6,315	\$150,000-\$199,999	540	2,855	5,512
2031 Renter Occupied Housing	269	2,600	8,239	\$200,000 or greater	664	3,321	6,709
2026 Vacant Housing	258	1,986	4,153	Median HH Income	\$141,233	\$127,180	\$111,236
2026 Total Housing	2,857	17,430	39,697	Average HH Income	\$158,600	\$148,711	\$137,012



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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