

FOR LEASE NyeCor Center

Eiland Blvd. & State Road 54

32715 Eiland Boulevard
Wesley Chapel, FL 33545

\$16.50/psf



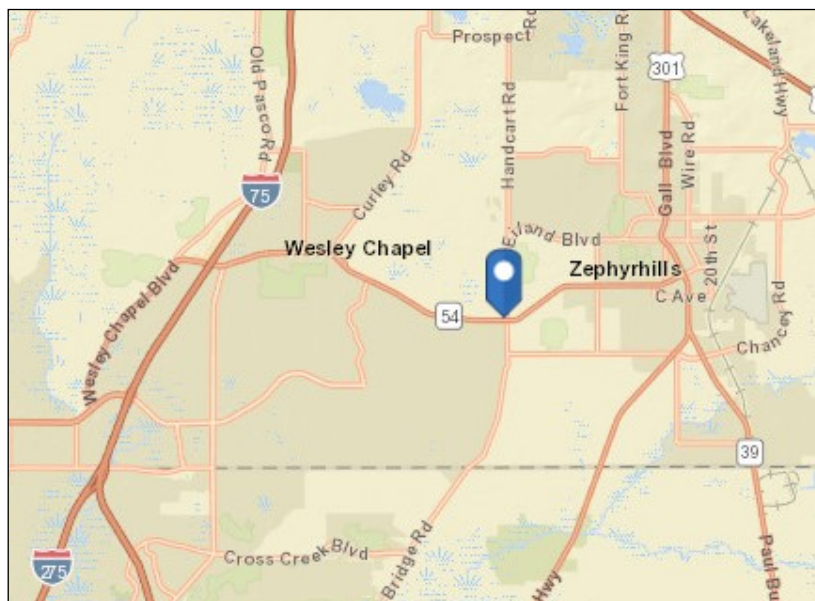
Property Description

- ◆ 2 Suites Available
- ◆ 750 Sq. Ft. Each;
1,500 Sq. Ft. total.
- ◆ Lease Separate or Together.
- ◆ 4,598 Sq. Ft. Center located at busy intersection of Eiland and State Road 54.
- ◆ Avalon Park West—New 4,000 Home Master Planned Community to include Commercial Development; located 2 miles east.
- ◆ Highly Sought After Location.

Desired Tenants: Salon, Massage, Optical, Insurance, Check Cashing, Beauty Supply, Dry Cleaners

PROPERTY OVERVIEW

- ◆ Adjacent to Wendy's and major chain store tenants such as Publix and Home Depot, this location draws from a large area.
- ◆ Road being widened at Eiland Blvd. & State Road 54. State Road 56 extension is 1.5 miles from site.
- ◆ Join existing tenants: Benzer Pharmacy, Vapor Unlimited, Pasco PC Services, Game Changers Barber Shop and Wendy's.



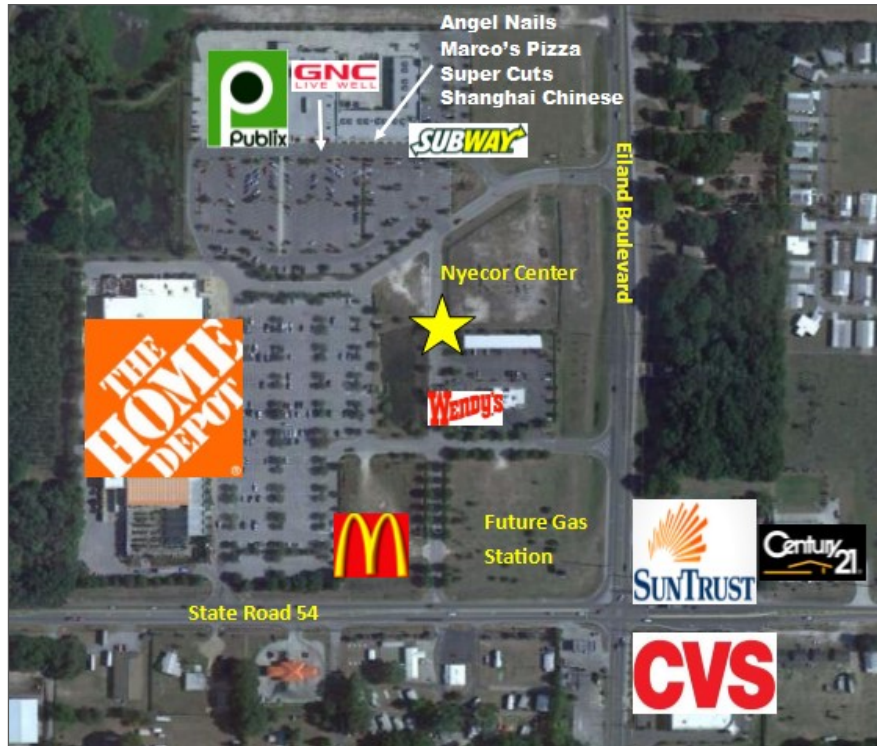
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NYE COMMERCIAL ADVISORS
2800 Windguard Circle, Suite 101
Wesley Chapel, FL 33544
813.973.0214

**1500 Sq. Ft.
Available**

NyeCor Center

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DEMOGRAPHICS		2017		
	1-mile	3-mile	5-mile	
Population	3,984	25,444	71,818	
Households	2,005	10,583	28,665	
Avg. Household Income	\$51,435	\$57,061	\$65,503	



DRIVE TIME		
To:	miles	minutes
Interstate 75	9	15
Florida Hospital	10.5	18
The Shops at Wiregrass	9.3	16
Tampa Premium Outlets	11.3	19

Additional Information

- ◆ Northeast side of Eiland Blvd. is slated for development to include National Retail and Fast Food users.
- ◆ Wesley Chapel is one of the fastest growing areas in the State of Florida.
- ◆ Employment: New job opportunities forecasted at 12,000+ new positions.



2800 Windguard Circle, Suite 101, Wesley Chapel, FL 33544
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