



### SIZE

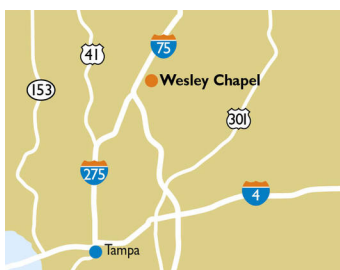
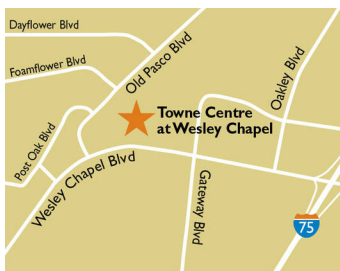
69,425 square feet

### DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
6,029	34,979	100,682
<b>Households</b>		
2,157	12,198	35,355
<b>Median HH Income (\$)</b>		
89,681	97,978	98,185

### MAJOR TENANT(S)

Winn-Dixie  
Anytime Fitness  
Beef O' Brady's



### LOCATION

27425-27327 Wesley Chapel Boulevard | Wesley Chapel, FL 33543

### PROPERTY HIGHLIGHTS

- Anchored by Winn-Dixie
- Additional national tenants include Beef O Brady's, Great Clips, and Hungry Howies
- Serves a population greater than 35,300 in a three-mile radius
- The center is located on Wesley Chapel Boulevard

### LEASING CONTACT

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### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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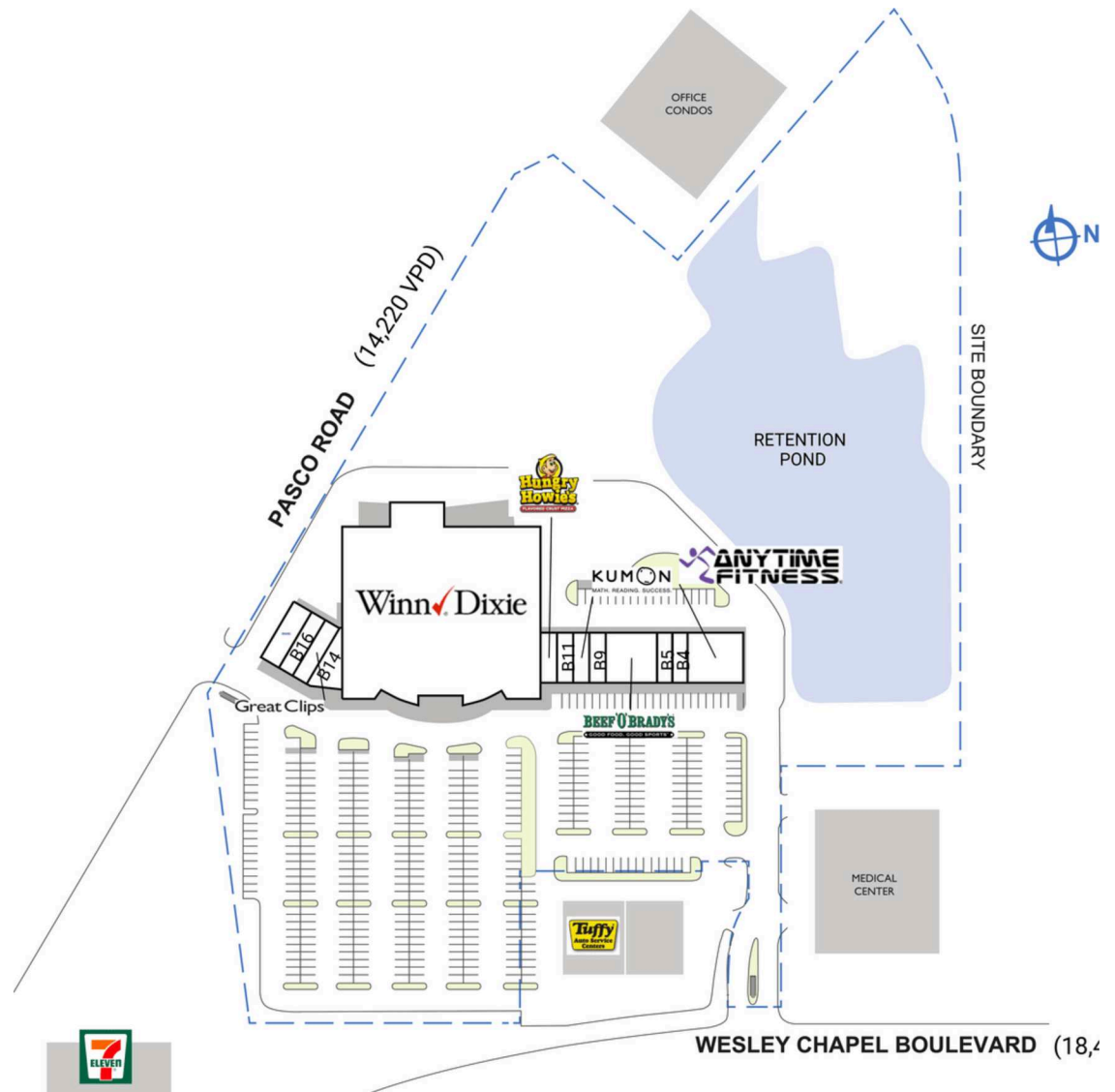
# TOWNE CENTRE AT WESLEY CHAPEL

27425-27327 Wesley Chapel Boulevard | Wesley Chapel, FL 33543

SPACE	TENANT	SQ. FT.
A1	Winn-Dixie	49,500 SF
B1	Anytime Fitness	4,200 SF
B10	Kumon Learning Center	1,200 SF
B11	Hot Wok	1,200 SF
B12	Hungry Howie's	1,200 SF
B14	PostNet	1,207 SF
B15	Great Clips	982 SF
B16	Metro by T-Mobile	1,512 SF
B17	Pinch A Penny	1,824 SF
B4	Q Nails	900 SF
B5	Bob's Barber Shop	900 SF
B6	Beef O' Brady's	3,600 SF
B9	Wesley CBD and Smoke	1,200 SF
SHAD1	Dairy Queen	
SHAD2	Tuffy's	
SHAD3	Monticello Properties	
TOTAL SQ. FT.		69,425

<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# TOWNE CENTRE AT WESLEY CHAPEL

27425-27327 Wesley Chapel Boulevard | Wesley Chapel, FL 33543





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.239893

Longitude: -82.364469

Towne Centre at Wesley Chapel Wesley Chapel, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,029	34,979	100,682
	2028 Projected Population	6,282	39,378	116,048
	2010 Census Population	4,938	24,484	64,937
	2000 Census Population	1,809	8,666	26,935
	1990 Census Population	1,119	5,213	11,594
	Historical Annual Growth 1990 to 2000	4.92%	5.21%	8.79%
	Historical Annual Growth 2000 to 2010	10.57%	10.95%	9.20%
	Estimated Annual Growth 2010 to 2023	1.46%	2.63%	3.24%
	Projected Annual Growth 2023 to 2028	0.83%	2.40%	2.88%
	Median Age	42.5	41.7	40.3
Households	Q4 2023 Estimated Households	2,157	12,198	35,355
	2028 Projected Households	2,249	13,722	40,613
	2010 Census Households	1,759	8,576	22,788
	2000 Census Households	643	3,146	9,572
	1990 Census Households	389	1,862	4,072
	Historical Annual Growth 1990 to 2000	5.15%	5.38%	8.92%
	Historical Annual Growth 2000 to 2010	10.58%	10.55%	9.06%
	Estimated Annual Growth 2010 to 2023	1.50%	2.60%	3.25%
	Projected Annual Growth 2023 to 2028	0.84%	2.38%	2.81%
	Population per Household	2.79	2.87	2.84
Population by Race	White	57.4%	58.8%	56.1%
	Black or African American	9.1%	8.1%	9.4%
	Asian & Pacific Islander	2.8%	4.6%	5.7%
	Other Races	6.6%	6.6%	5.6%
	Hispanic Population	24.2%	21.9%	23.3%
Income	Average Household Income	\$110,572	\$130,523	\$121,619
	Median Household Income	\$89,681	\$97,978	\$98,185
	Per Capita Income	\$39,561	\$45,519	\$42,769
Education (Age 25+)	Elementary	5.8%	3.5%	3.0%
	Some High School	8.8%	4.5%	3.6%
	High School Graduate	23.9%	20.9%	19.8%
	Some College	18.0%	19.1%	20.2%
	Associates Degree Only	10.7%	9.7%	9.8%
	Bachelors Degree Only	21.7%	25.9%	27.6%
	Graduate Degree	11.1%	16.3%	16.0%
Business	Number of Businesses	156	1,002	2,472
	Total Number of Employees	1,463	8,717	22,020
	Employees per Business	9.39	8.70	8.91
	Residential Population per Business	38.68	34.92	40.73

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.