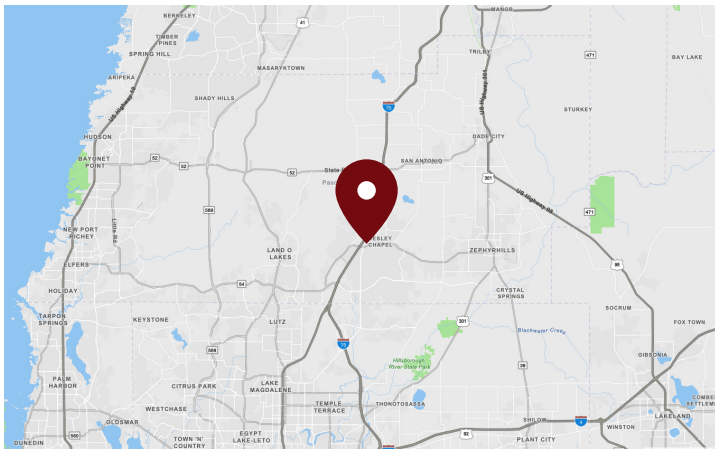
Publix #1504 - Wiregrass Commons

SR 54 & Wiregrass Ranch Boulevard
Wesley Chapel, FL 33544
Lat 28.239, Long -82.344

FULLY LEASED

PROPERTY HIGHLIGHTS

- New Publix-Anchored Development
- Estimated Delivery 3rd Quarter 2027
- Located at the Intersection of SR 54 & Wiregrass Ranch Boulevard
- 1 Mile East of I-75 - Well Positioned to Serve Established and New Residential Communities in this High Growth Area
- Signalized Intersection with Multiple Access Points
- Traffic Count: 34,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,132	34,236	84,830
Daytime Population	5,276	31,338	74,826
Total Households	1,514	11,558	29,298
Avg. HH Income	$116,138	$106,254	$104,928

Data provided by Esri

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Crossman & Company
www.crossmanco.com

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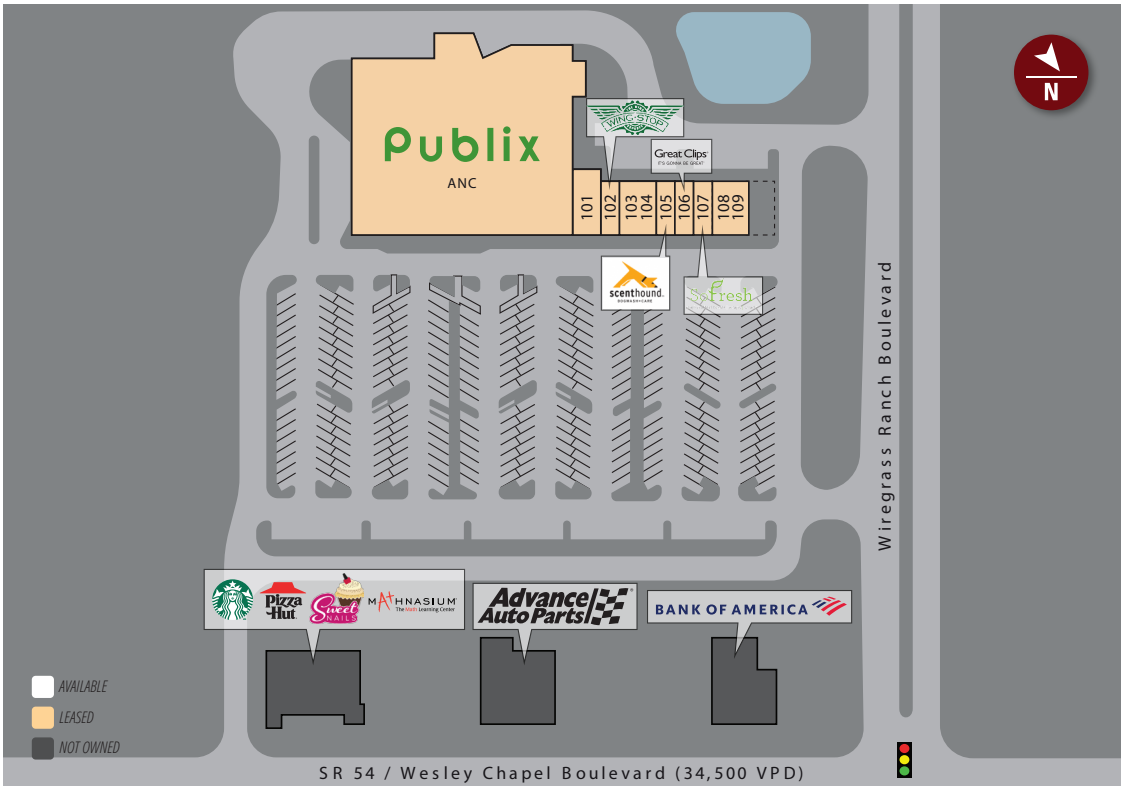

SITE PLAN

Suite	Tenant	Size
ANC	Publix	48,848
101	Publix Liquors	2,100
102	Wingstop	1,200
103-104	Poshe Nail Lounge	2,400
105	Scenthound	1,200
106	Great Clips	1,200
107	SoFresh	1,200
108-109	Token Ramen & Kung Fu Tea	2,400

TOTAL 60,548

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