

FOR LEASE

30740 WELLS ROAD Wesley Chapel, FL 33545

1 ACRE | ZONED AR | PASCO COUNTY

OFFERING MEMORANDUM

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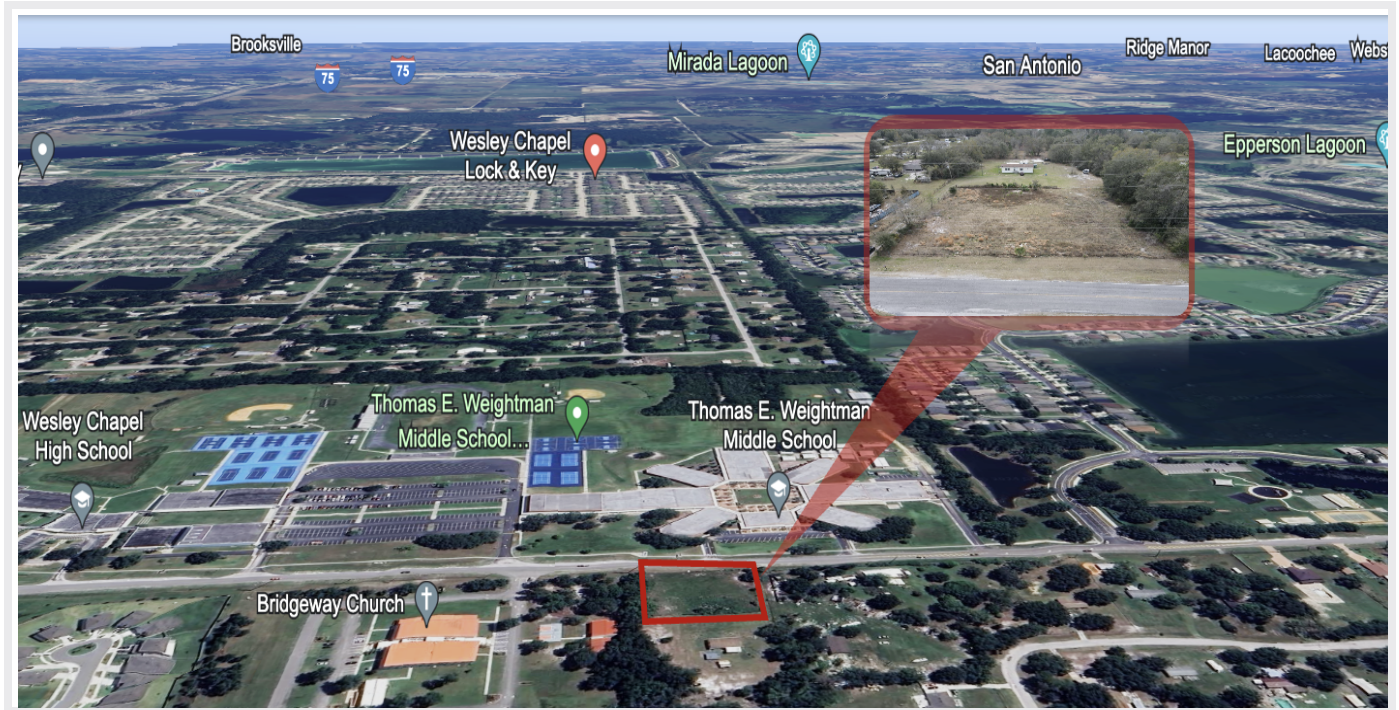


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FOR LEASE

PROPERTY OVERVIEW

30740 WELLS ROAD Wesley Chapel, FL 33545



Lease
Rate

**\$2,000.00 PER
MONTH**

OFFERING SUMMARY

Lot Size:	1 Acre
Zoning:	AR
Market:	Wesley Chapel
Traffic Count:	2,100

PROPERTY OVERVIEW

NYE Commercial is pleased to offer a rare opportunity to lease a fully fenced one-acre parcel on Wells Road. As this property is designated for agricultural use, its strategic location, directly across from Wesley Chapel School Complex, home to A-rated schools, makes it an ideal location for a variety of uses.

In addition to being surrounded by both newly developed and established subdivisions, this property enjoys high visibility, with a daily traffic count of more than 2,100 vehicles. In addition, the site is easily accessible to major thoroughfares such as SR 54 and I-75, as well as to a multitude of shopping, dining, and entertainment options.

PROPERTY HIGHLIGHTS

- THE PROPERTY is ZONED AR which has a SPECIAL EXCEPTION USE that would allow daycare, ANIMAL HOSPITAL or VETRENERIAN CLINIC and DOG KENNEL as well as fruit/vegetable stands, Public and semipublic buildings, and facilities including the following: County, State, or Federal structures and uses; churches; civic organizations; and schools; Community Gardens, Market Gardens, and Community Farms
- Around the corner from the Wesley Chapel Sports Complex
- \$98,562 Average income within 3 miles

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RETAIL LOCATION MAP

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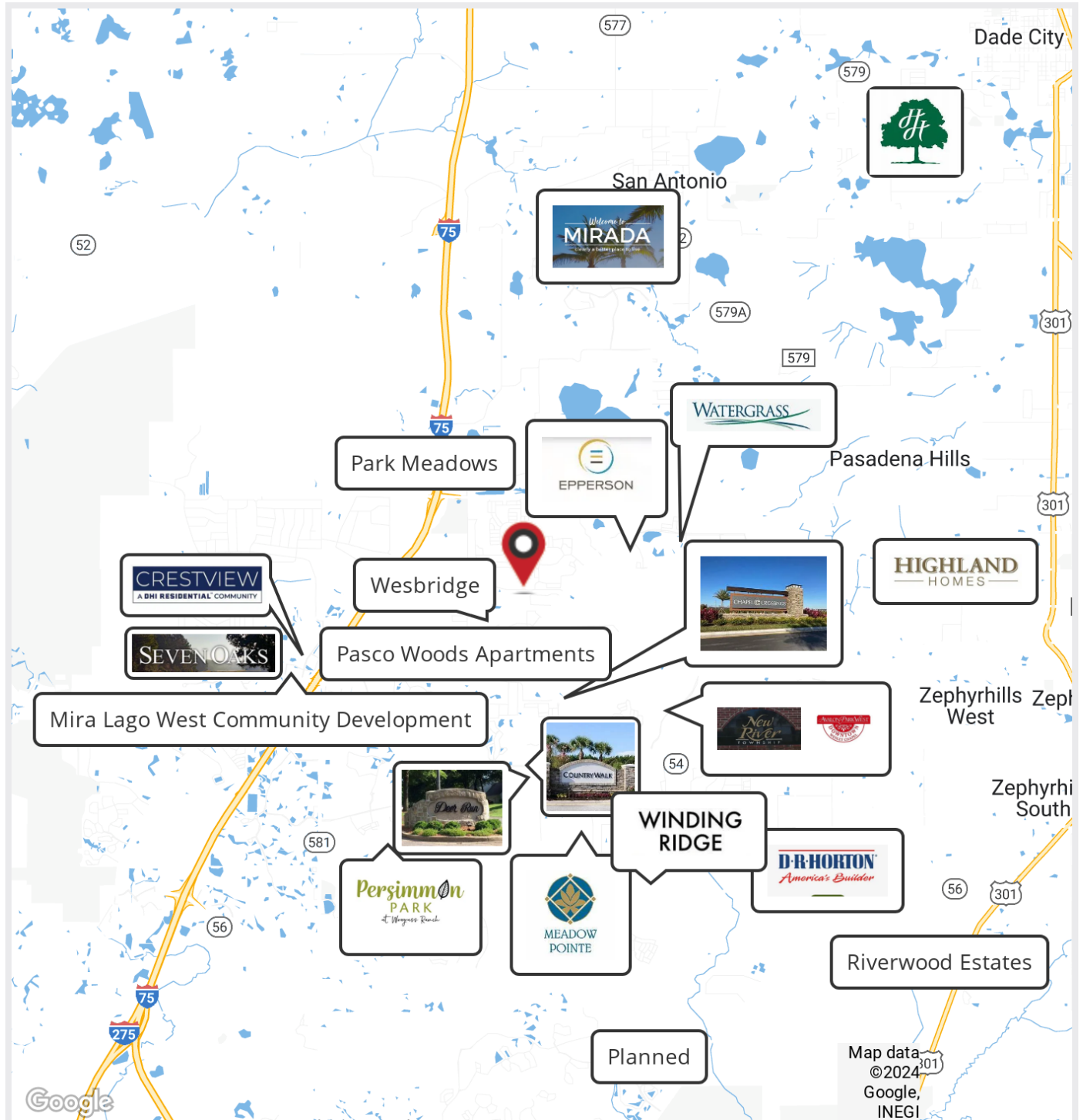


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NEARBY HOUSING DEVELOPMENTS

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AREA OVERVIEW

Wesley Chapel is a census-designated place in Pasco County, Florida, United States. Wesley Chapel is a suburb in the Tampa Bay Area with population of 70,303 as of July 1, 2022.

The largest industries in Wesley Chapel, FL are Health Care & Social Assistance, Retail Trade, and Finance & Insurance, and the highest paying industries are Information, Finance & Insurance, and Professional, Scientific, & Technical Services.

Wesley Chapel has a two new hospitals, Advent Health (formerly Florida Hospital) at Wesley Chapel, and Bay Care Wesley Chapel and Pasco-Hernando State College's latest campus, Porter Campus at Wiregrass Ranch. The nearest major airport is Tampa International Airport.

Incorporated in 1887, Pasco County came about when Hernando County was divided into three parts – creating Citrus County to the north and Pasco County to the south. Pasco is named after Samuel Pasco, a U.S. Senator from Florida. Pasco County, Florida's estimated population is 581,329. In recent decades, Pasco has seen tremendous growth, often called one of the fastest growing counties in Florida. Known for its citrus industry, retirement communities and enjoyable outdoor activities, Pasco attracts people annually from all over Florida – and beyond.

LOCATION DETAILS

Market	Wesley Chapel
County	Pasco

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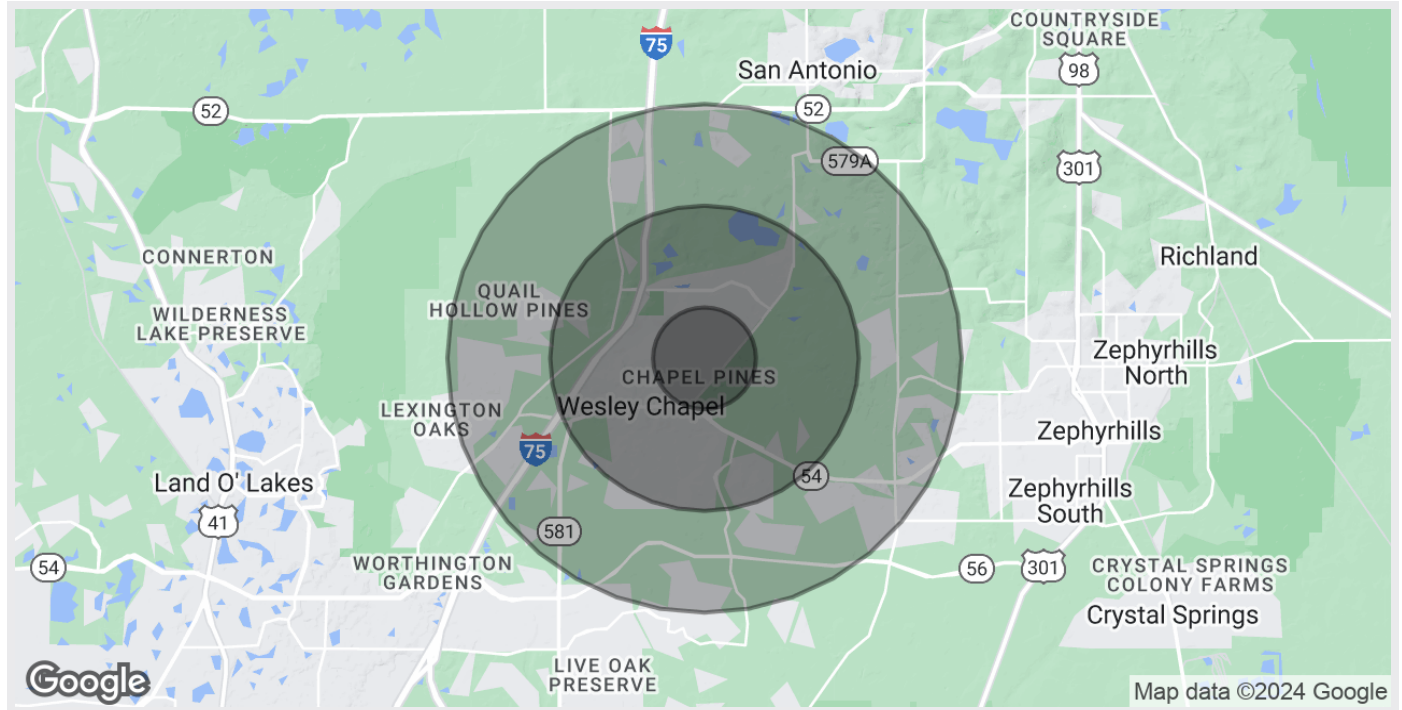


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,940	26,888	61,847
Average Age	32.8	35.6	39.2
Average Age (Male)	28.8	33.1	37.3
Average Age (Female)	35.5	37.6	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,491	8,651	23,037
# of Persons per HH	3.3	3.1	2.7
Average HH Income	\$95,175	\$98,561	\$89,461
Average House Value	\$237,313	\$259,552	\$247,533

* Demographic data derived from 2020 ACS - US Census

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