

FOR LEASE

COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY

4424 Friendly Way Wesley Chapel, FL 33544



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,038 - 4,220 SF
Video Tour:	https://vt-avalon-park.vercel.app
Zoning:	C2

PROPERTY OVERVIEW

Located just 7 Miles East of I-75 on SR 54, the new Downtown Avalon Park, a 1,600 Acre Master-Planned Community, whose first phase is now under construction, will have a 3-Story 73,067 SF Mixed Use Building, 40 Multifamily Apartment Homes, 23,720 SF Commercial/Retail Space, Frontage on a 2-Acre Community Park with Amphitheater.

PROPERTY HIGHLIGHTS

- Tenant improvement allowance available
- Affluent population, average HH income \$126,013
- Entitled for: 4,400 Residential Units, 2,000 Existing/Under Construction Units, 560,000 SF of Commercial Space, 120,000 SF of Office Space

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
4424 Friendly Way - Suite 130	Available	1,966 SF
4424 Friendly Way - Suite 125	Available	1,225 SF
4424 Friendly Way - Suite 110	Available	1,424 SF
4424 Friendly Way - Suite 105	Available	1,225 SF
4424 Friendly Way - Suite 100	Available	1,038 SF

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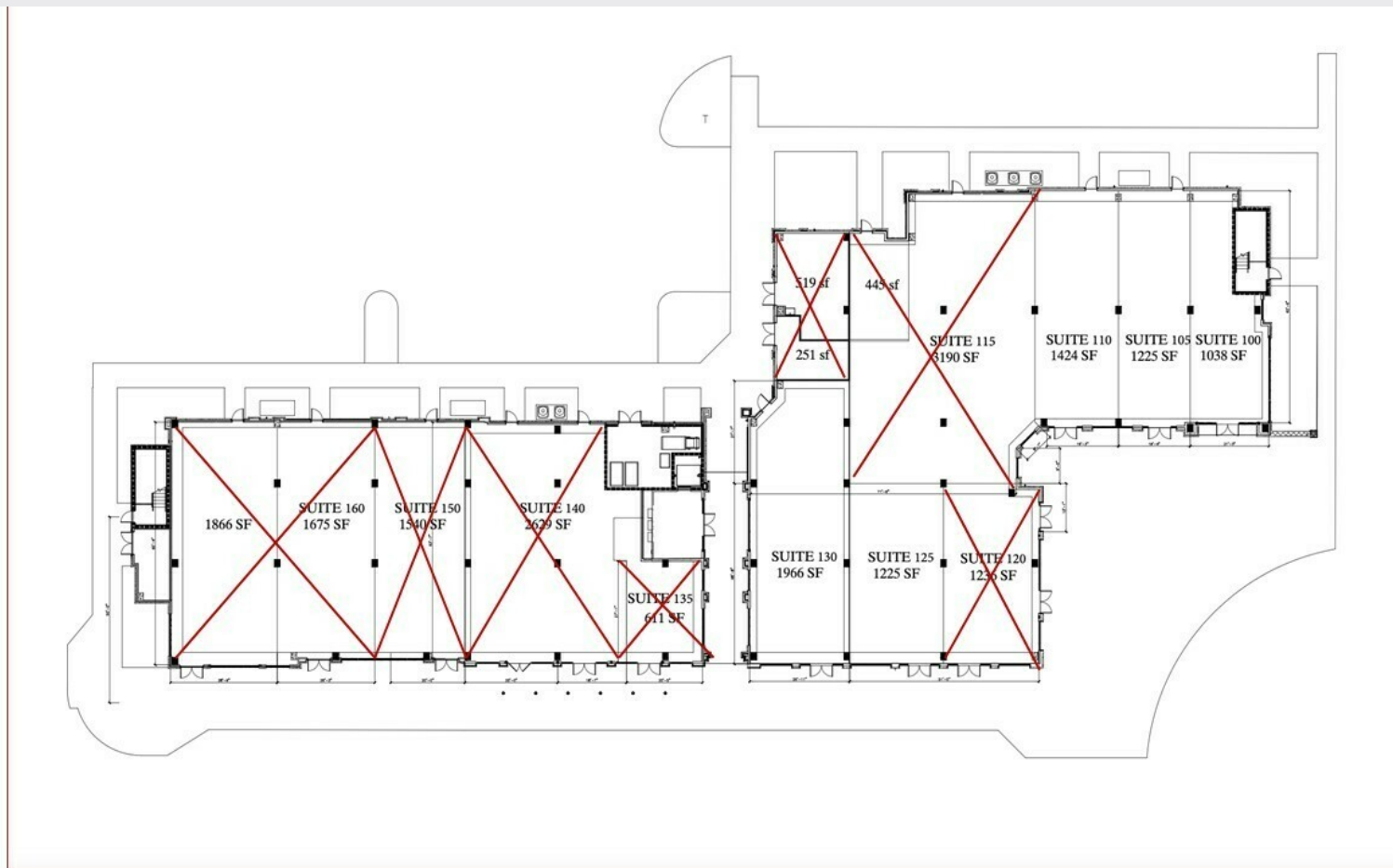


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,208	39,049	91,848
Average Age	45.5	46.0	43.6
Average Age (Male)	40.4	45.3	42.3
Average Age (Female)	52.1	47.2	45.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,439	11,542	35,947
# of Persons per HH	1.6	2.2	2.2
Average HH Income	\$126,013	\$119,664	\$117,644

** Demographic data derived from 2020 ACS - US Census*

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COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY

The map displays the Zephyrhills, FL area with various business callouts. The businesses listed are:

- The Grove:** ROSS DRESS FOR LESS, TJ-MAX, OUTBACK, Chuck E. Cheese, BEST BUY, WORLD MARKET, ULTA, OLD NAVY, BED BATH & BEYOND.
- Publix:** Multiple locations throughout the area.
- RaceTrac:** Located near Wesley Chapel.
- Starbucks:** Located near Pebble Creek.
- CITGO:** Multiple locations.
- Advance Auto Parts:** Located near Wesley Chapel.
- Zep:** DUNKIN' DONUTS, Hardies, Auto Zone, NAPA, ACE, HARBOR FREIGHT TOOLS.
- Zephyrhills West:** CITGO, Shell.
- Wesley Chapel:** TOYOTA, HONDA, Chevrolet, NISSAN, Ford, Publix, THE HOME DEPOT, O'Reilly.
- Pebble Creek:** Starbucks.
- Crystal Springs:** CVS pharmacy, Save, Winn-Dixie, Walgreens.

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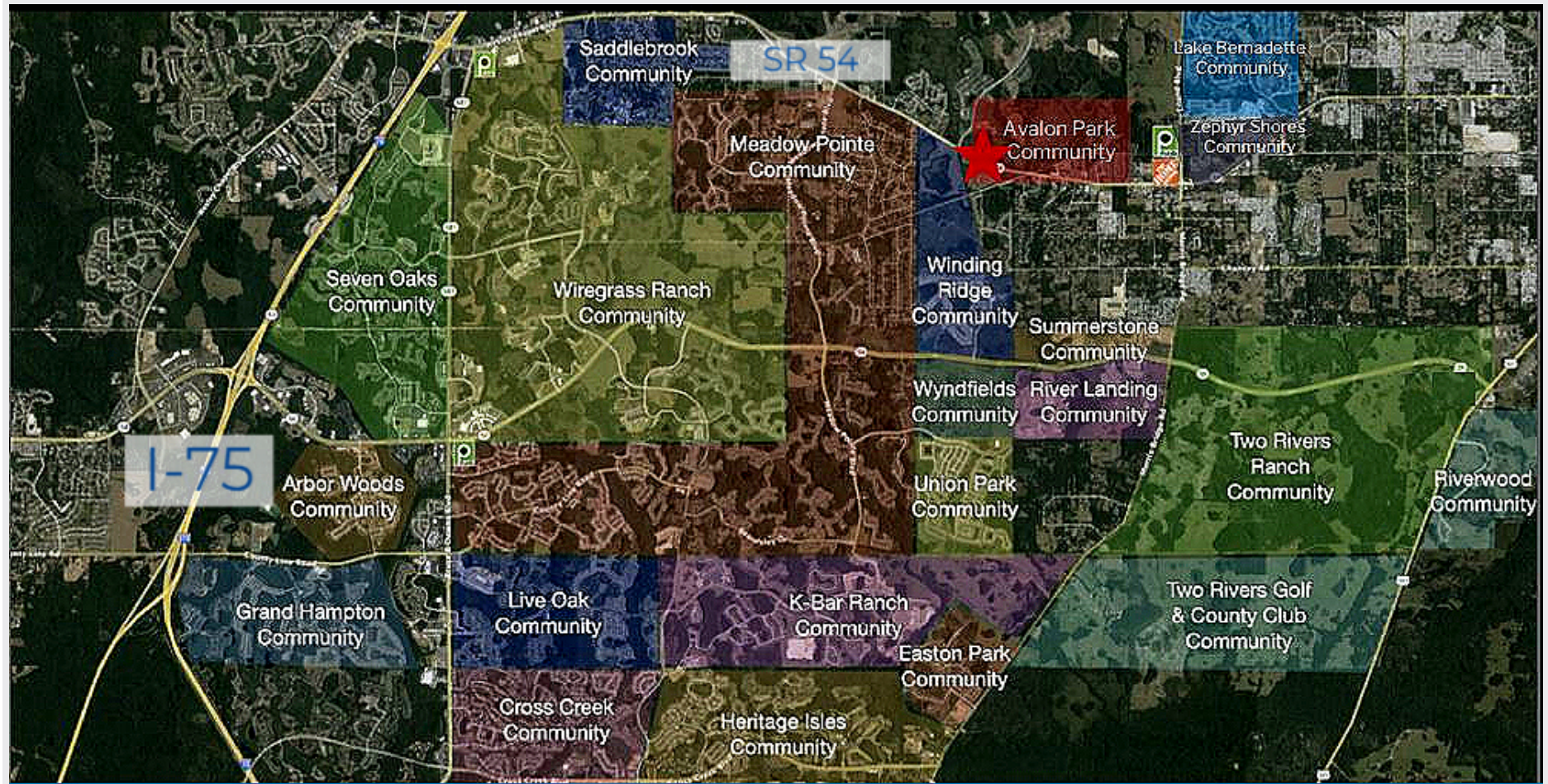


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NEARBY COMMUNITIES

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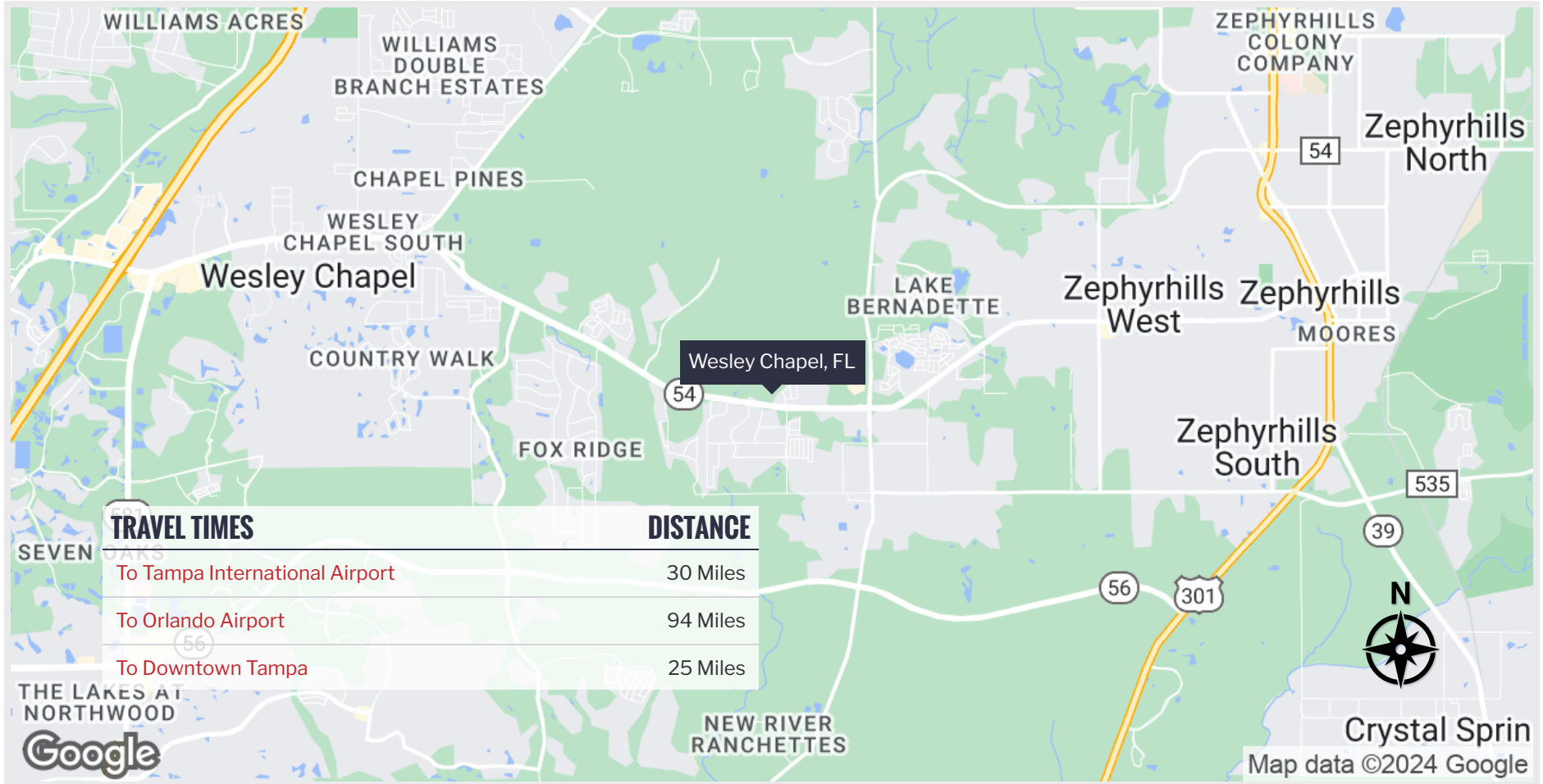


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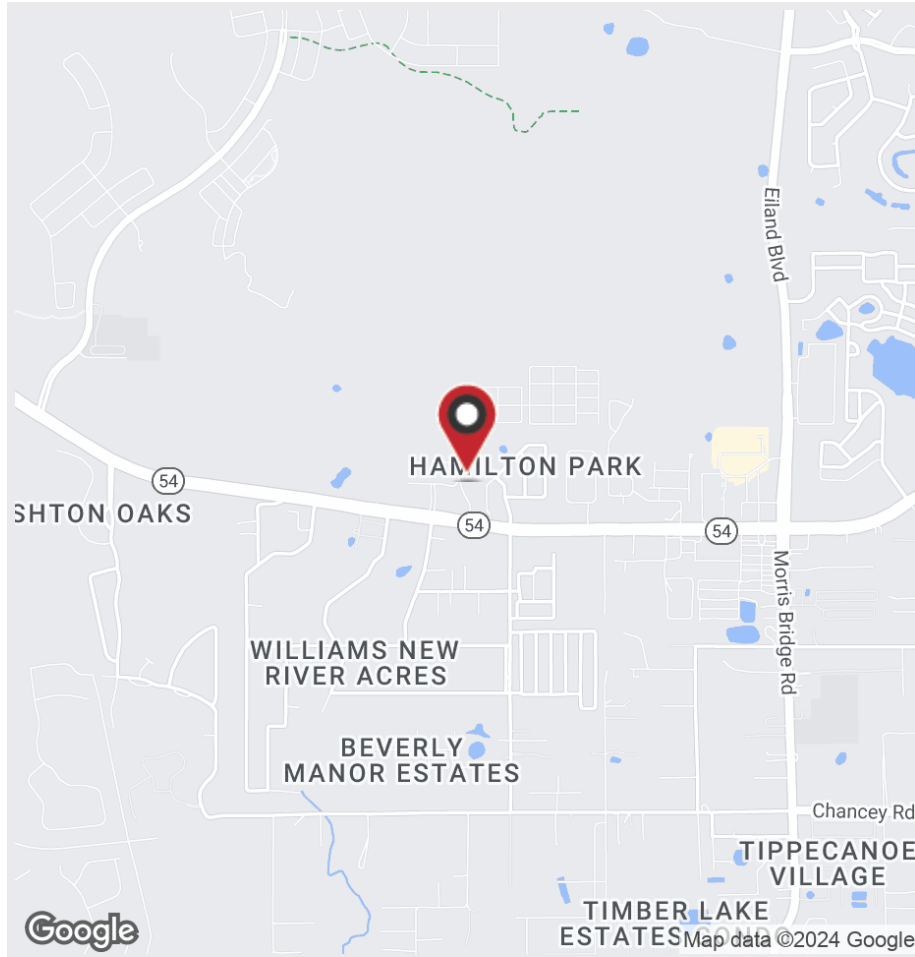
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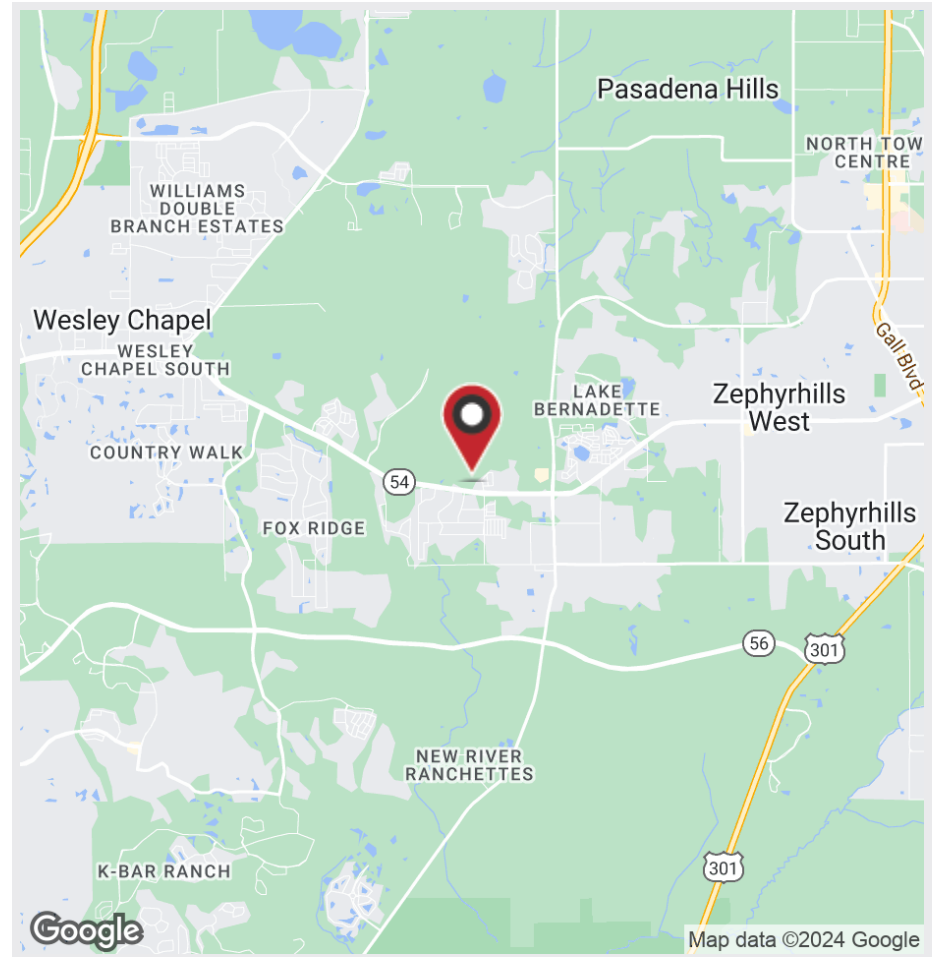
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AVALON - ORLANDO

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Avalon Park in Orlando, FL

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COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY



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