

EPPERSON Outparcels

For LEASE

Curley Rd, Wesley Chapel FL



KEY HIGHLIGHTS

Wendy's, GTE Financials and Chase Bank NOW Open!

McDonalds, Fifth Third Bank, Dutch Bros Coffee and SWIG Opening soon!

Easy access to I-75 and surrounding communities

John Hopkins Children's Hospital opening in Fall 2026 - a 5 story, 239,000 sq. ft. hospital

BayCare Urgent Care will break ground in 2026 - featuring a 44,377 sq. ft. facility

Neighboring shops Open:

Circle K, Chick-fil-A, Starbucks, Florida Medical Clinic, Advent Health Primary Care and Learning Care



Phone: 813-750-7581

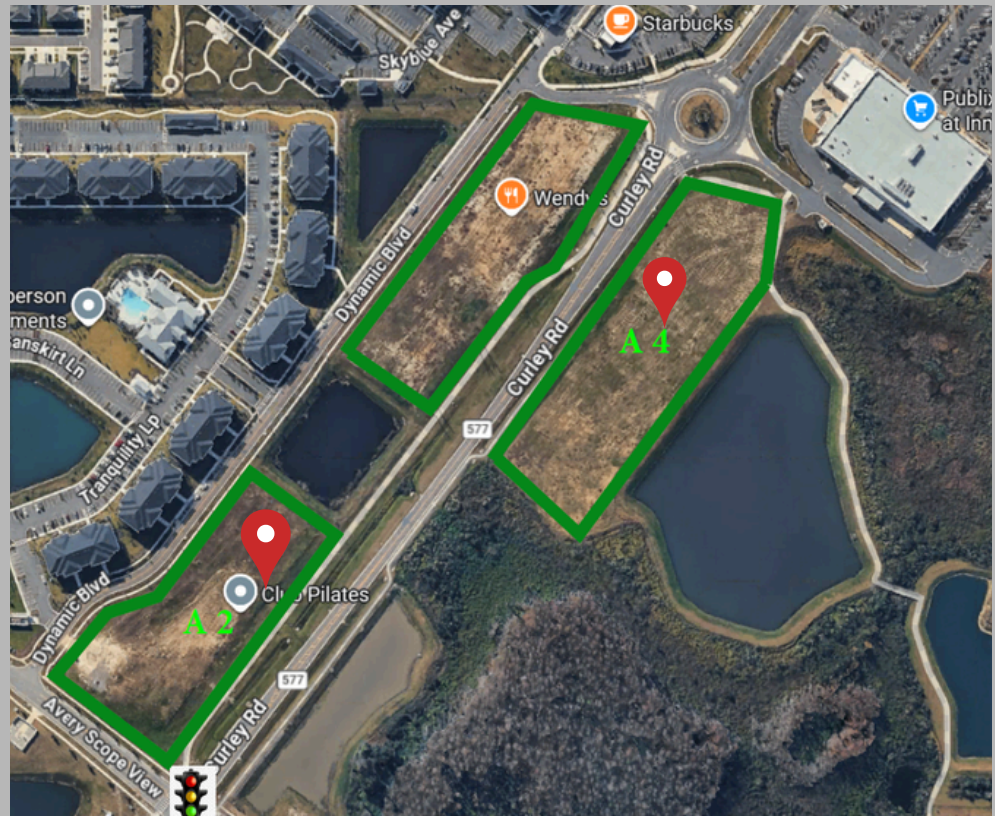
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Site Location



Parcels Available: **A2 and A4**

Property Info:

Easy Ingress and Egress

Proposed Right Ins/Outs

Close to Sentosa Epperson Apartments

Located just south of Mirada, a new 2,000-acre master-planned community with 6,700+ residences

Easy access to I-75 (94,500 cars per day), Florida's major north-south highway

In close proximity to several K-12 schools with 9,000+ students

Minutes from the 143-acre Wesley Chapel Regional Sports Park



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Surrounded by multiple residential developments with 14,300 new homes planned/approved within 3.5 miles

Pasco County ranked among the fastest-growing counties in the U.S.

Surrounded by affluent communities with an average household income of \$117,000+ within 3 miles

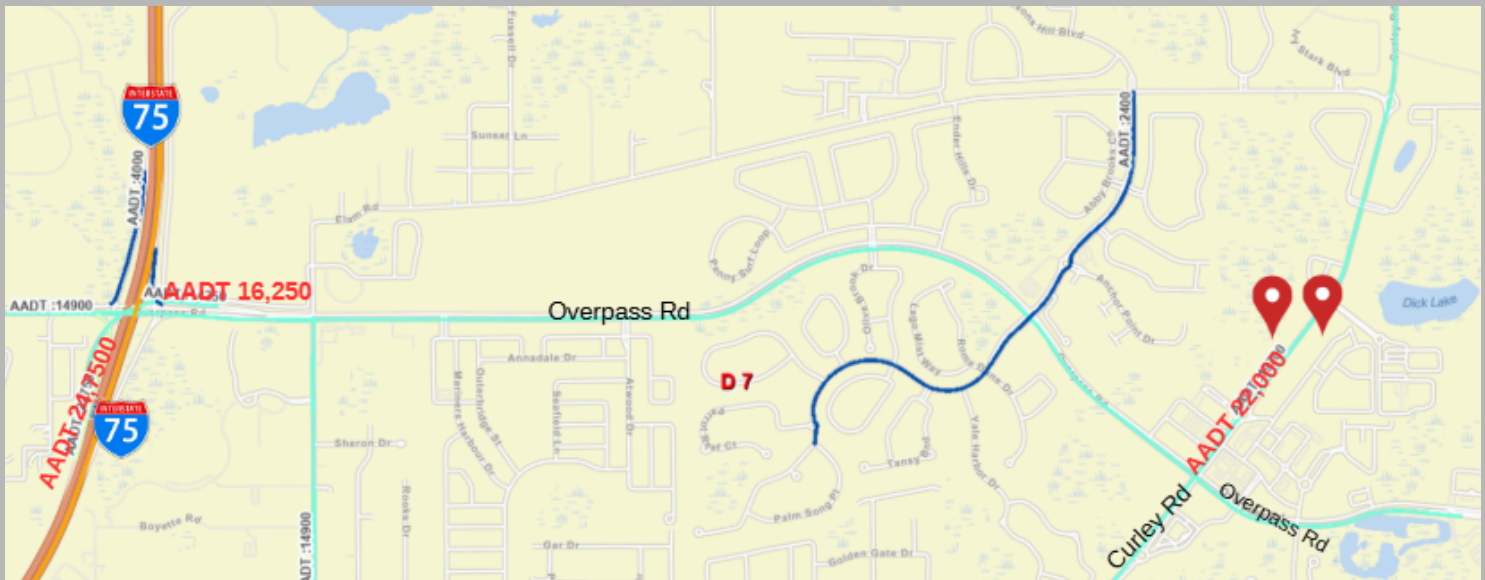
Prime location at the entrance to 576 new luxury apartments and 111 upscale townhomes

In the heart of Epperson, a \$100M+ master-planned community with 4,500+ residences

Demographics

	1 Miles	3 Miles	5 Miles
Population	28,635	57,124	101,524
Households	11,454	22,850	40,609.6
HH Income	\$101,319	\$112,950	\$97,952

ANNUAL AVERAGE DAILY TRAFFIC (AADT)



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