



Shops at Wiregrass

Wesley Chapel (Tampa), FL

Outparcel/Build To Suit



Shops at Wiregrass development is a new 800,000 SF 67-acre open air lifestyle center that is located at the corner of Bruce B. Downs and SR 56 in Wesley Chapel (Tampa), Florida. Michael Collard Properties is pleased to announce its plans to build a single user retail building on the out-parcel located next to Fifth Third Bank. This out parcel is located at the most prestigious and visible corner at the development. It is a perfect opportunity for a retailer with a desire to be a part of the Shops at Wiregrass but needs street side visibility. Located in the fast growing Pasco County/New Tampa area.



- Upscale Shops at Wiregrass development
- Build-to suit/Ground Lease
- Approved Retail Building (up to 4,200 square feet)
- Excellent visibility from all directions of the intersection
- Good accessibility
- Ample parking



Dillard's

BARNES & NOBLE
BOOKSELLERS



 **Michael Collard Properties**
"ATTENTION TO RETAIL"

Contact Drew Forness for Leasing Information

1071 W. Morse Blvd. Ste. 200

Winter Park, FL 32789

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Demographics

	3 Miles	5 Miles
2007 Population	27,903	78,537
2007 Avg. Household Income	\$91,653	\$87,144
2007 Avg. Age	34.06	34.25

SR 56 W of I-75 48,500 AADT
 SR 56 E of I-75 31,000 AADT

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