

# FOR LEASE



## GROVE AT WESLEY CHAPEL

6105 WESLEY GROVE BLVD | WESLEY CHAPEL | FL, 33544

**471,279**

EXISTING SQUARE FEET

MAJOR TENANTS

**BEST BUY**

**ROSS**  
DRESS FOR LESS®

**DICK'S**  
SPORTING GOODS

**planet fitness**

**FIVE BELOW**

**PETSMART**

**WORLD MARKET**

### PROPERTY INFORMATION

01

#### ADDRESS

6105 Wesley Grove Boulevard, Wesley Chapel, FL 33544  
At the intersection of Route 60 and Route 76

02

#### CENTER SIZE

471,279 SF

03

#### LEASE RATE

Contact Agent for pricing \*Major incentives for qualified prospects

04

#### TRAFFIC COUNTS

I75: 94,500 vpd  
Wesley Chapel Blvd.: 27,500 vpd

05

#### PARKING SPACES (RATIO)

3,009 Spaces (6.6 per 1,000 SF)

06

#### FEATURES

2023 Estimated Demos  
Population  
Average Household Income  
Households

Pasco County  
632,996  
\$72,317  
239,952



**MISHORIM**  
GOLD - PROPERTIES



## TENANCY SUMMARY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
5831	World Market	18,670	7835-100	Brooklyn Bogel	2,400	MS1-203/204	The Acting Studio	2,243
5845	Belk	30,000	7835-100B	Hangry Joe's	1,600	MS1-205/206	Prime Barbers	1,616
5901	Ross Dress for Less	30,017	7835-110	Eyeglass World	3,800	<b>MS1-207/208</b>	<b>AVAILABLE</b>	<b>2,495</b>
5913	Michael's	21,301	OP-OG3	<b>AVAILABLE</b>	<b>0.89 Acres</b>	MS2-101	<b>AVAILABLE</b>	<b>1,128</b>
5925	Dicks Sporting Goods	45,088	OP-OG4	<b>AVAILABLE</b>	<b>0.87 Acres</b>	MS2-102	Ice Dreamm Shop	1,200
5947	Best Buy	30,000	OP-OG5	Chuck E Cheese	2,224 Acres	MS2-103	Cookie Plug	1,200
5953	Ultra Beauty	9,900	OP-OG6	Grove Mini Golf	3,60 Acres	MS2-104	B Creative Painting Studio	1,200
6001	PetSmart	20,193	OP-K1	Target	13.92 Acres	MS2-105/106	Lee Nail & Spa	1,730
6009	Uniform Advantage	1,801	OP-WC1	Storbuick's	1.04 Acres	MS2-107/108	Med Spa	2,998
6021	GNC	1,439	OP-WC4	Budget Car Rental	2.02 Acres	<b>MS2-201</b>	<b>AVAILABLE</b>	<b>1,656</b>
6035	TJ Maxx	28,000	OP-WC5	Woodies Wash Shack	119 Acres	MS2-202/203/204	Smart Start	3,800
6075	Old Navy	15,000	OP-WC6	Crocker Barrel	10,056	MS2-206	Roman Group	1,200
6015A	Planet Fitness	25,000	OP-WC7	Rode Inn	19,380	MS2-207/208	Raw Space	2,800
6015B	Bacells	26,493	MS1-101	The Ludus Coffee	1,128	MS3-101	Treble Maker	5,800
6015C	Five Below	8,167	MS1-102/103	F45	3,384	MS3-105/106	Blue Fin	2,800
6145	Dollar Tree	10,059	MS1-105/106	Faldabella	2,497	MS4-101	Double Branch	8,400
6333	B&B Movie Theatres	89,400	MS1-107/108	900 Deagrees	2,400	MS4-101B	Pervis	6,886
OP-WC2	Subway	5,378	MS1-201	085 Brazillian Jiu Jitsu	1,300	OP-WC8	Outback	6,716
OP-WC3	Marathon	5,320	MS1-202	Jammda Group	1,802	OP-WC9	Super Target	149,000


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6103 WESLEY GROVE BLVD. | ZEPHYRHILLS | FL, 33544

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GET IN  
TOUCH

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GOLD - PROPERTIES