



THE GROVE AT WESLEY CHAPEL

Premier open-air retail and lifestyle destination with strong regional draw at I-75 and Wesley Chapel Boulevard.

6105 Wesley Grove Blvd, Wesley Chapel, FL 33544

471,279 SF 8M+

TOTAL GLA
Retail / lifestyle center

ANNUAL VISITORS
Placer.ai 2024

3,009

PARKING SPACES
6.6 per 1,000 SF

MAJOR TENANTS

BEST BUY

ROSS

DICK'S

PLANET FITNESS

PETSMART

WORLD MARKET



CURRENT LEASING STATUS

2 OUTPARCELS

All commercial suites are occupied; two development parcels remain available.



LIFESTYLE VILLAGE



DICK'S SPORTING GOODS FRONTAGE



BEST BUY ANCHOR FRONTAGE

LEASING SUMMARY

STATUS	TOTAL GLA	PROPERTY TYPE	AVAILABILITY
Available	471,279 SF	Open-air lifestyle center	2 land outparcels

POSITIONING

- Direct access from Wesley Chapel Blvd and I-75.
- 8M+ annual visitors support regional tenant traffic.
- National anchor lineup and lifestyle retail environment.
- Fast-growing residential and employment corridor.
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B&B THEATRES



WESLEY GROVE RETAIL FRONTAGE

AREA & ACCESS

The Grove at Wesley Chapel | I-75 retail corridor



TOTAL PROPERTY AREA AND REGIONAL CONTEXT



I-75 REGIONAL ACCESS



LIFESTYLE RETAIL CORE

TRAFFIC & REGIONAL ACCESS

56,000

WESLEY CHAPEL BLVD VPD

100,000

I-75 VPD

8M+

ANNUAL VISITORS

471,279 SF

TOTAL GLA

STRATEGIC ACCESS ADVANTAGE

Positioned at the intersection of I-75 and Wesley Chapel Boulevard within one of the Tampa Bay region's fastest-growing submarkets.

RADIUS DEMOGRAPHICS

METRIC	1 MILE	3 MILES	5 MILES
Total population	4,362	53,472	126,246
Population growth (2023-2028)	10.6%	9.3%	8.9%
Median household income	\$91,246	\$102,514	\$100,928
Median age	37.0	35.8	36.2
Average home value	\$356,500	\$399,900	\$407,000
Average rent - market	\$1,815	\$1,911	\$1,987
Average rent - gross	\$2,107	\$2,214	\$2,300
Crime rate per 1,000 residents	2.11	1.96	1.88

RACE & ETHNICITY - 5-MILE RADIUS

White, Non-Hispanic	63.7%
Hispanic / Latino	18.4%
Black or African American, Non-Hispanic	10.6%
Asian, Non-Hispanic	4.6%
Other / Two or More Races	2.7%

MARKET REACH

Annual visitors	8M+
Population - 5 miles	126,246
Median household income - 5 miles	\$100,928
Total GLA	471,279 SF
Parking	3,009 spaces

EDUCATION LEVEL - 5-MILE RADIUS

No Diploma	10,900	8.6%
High School Diploma / GED	24,900	19.6%
Some College	35,000	27.5%
Associate Degree	17,700	13.9%
Bachelor's Degree	28,400	22.3%
Graduate / Professional	10,200	8.0%

Sources: Placer.ai, FDOT 2023, U.S. Census Bureau ACS 5-Year Estimates, Data USA, NeighborhoodScout, Zillow / RentCafe.



AVAILABLE OUTPARCELS

OP-OG3

0.89 acres - development land

OP-OG4

0.87 acres - development land

RETAIL STATUS

Fully leased

TOTAL GLA

471,279 SF



CURRENT TENANT DIRECTORY

The Grove at Wesley Chapel | Current occupancy

TENANT ROSTER

UNIT	TENANT	SIZE
5831	World Market	18,670 SF
5845	Belk	30,000 SF
5901	Ross Dress for Less	30,017 SF
5913	Michael's	21,301 SF
5925	Dick's Sporting Goods	45,088 SF
5947	Best Buy	30,000 SF
5953	Ulta Beauty	9,900 SF
6001	PetSmart	20,193 SF
6009	Uniform Advantage	1,801 SF
6021	GNC	1,439 SF
6035	TJ Maxx	28,000 SF
6075	Old Navy	15,000 SF
6015A	Planet Fitness	25,000 SF
6015B	Bealls	26,493 SF
6015C	Five Below	8,167 SF
6145	Dollar Tree	10,059 SF
6333	B&B Movie Theatres	89,400 SF
OP-WC2	Subway	5,378 SF
OP-WC3	Marathon	5,320 SF

UNIT	TENANT	SIZE
7835-100	Brooklyn Bagel	2,400 SF
7835-100B	Hangry Joe's	1,600 SF
7835-110	Eyeglass World	3,800 SF
OP-OG5	Chuck E Cheese	2.24 AC
OP-OG6	Grove Mini Golf	3.60 AC
OP-K1	Target	13.92 AC
OP-WC1	Starbuck's	1.04 AC
OP-WC4	Budget Car Rental	2.02 AC
OP-WC5	Woodies Wash Shack	1.19 AC
OP-WC6	Cracker Barrel	10,056 SF
OP-WC7	Rode Inn	19,380 SF
MS1-101	The Ludus Coffee	1,128 SF
MS1-102/103	F45	3,384 SF
MS1-105/106	Falabella	2,497 SF
MS1-107/108	900 Degrees	2,400 SF
MS1-201	085 Brazilian Jiu Jitsu	1,300 SF
MS1-202	Jamaha Group	1,802 SF
MS1-203/204	The Acting Studio	2,243 SF

UNIT	TENANT	SIZE
MS1-205/206	Prime Barbers	1,616 SF
MS1-207/208	Bare Pilates Studio	2,495 SF
MS2-101	Ice Creammm Shop	1,128 SF
MS2-102	Cookie Plug	1,200 SF
MS2-103	B Creative Painting Studio	1,200 SF
MS2-104	Lee Nail & Spa	1,200 SF
MS2-105/106	Med Spa	1,730 SF
MS2-107/108	Spectrum	2,998 SF
MS2-202/203/204	Smart Start	3,800 SF
MS2-206	Roman Group	1,200 SF
MS2-207/208	Raw Space	2,600 SF
MS3-101	Treble Maker	5,600 SF
MS3-105/106	Blue Fin	2,800 SF
MS4-101	Double Branch	8,400 SF
MS4-101B	Persis	6,886 SF
OP-WC8	Outback	6,716 SF
OP-WC9	Super Target	149,000 SF



B&B THEATRES



PROPERTY AERIAL



LIFESTYLE VILLAGE



REGIONAL AERIAL



MICHAELS FRONTAGE



WESLEY GROVE SHOPS



DICK'S SPORTING GOODS



BEST BUY FRONTAGE



ULTA BEAUTY FRONTAGE

LEASING ADVISORY TEAM

Contact our team for leasing details, site tours and future opportunities.



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