MGold GROUP

KRATE AT THE GROVE

Open-air retail, dining and entertainment destination within The Grove at Wesley Chapel.

6105 Wesley Grove Boulevard, Wesley Chapel, FL 33544

25,280 SF
TOTAL GLA
KRATE district

30+
EVENTS / MONTH
Recurring programming

8M+
GROVE VISITORS
Annual visits | Placer.ai

DESTINATION MIX

- DINING
- SPECIALTY RETAIL
- ENTERTAINMENT
- EVENTS



AVAILABLE OPPORTUNITY

UNIT 30 | 640 SF

Compact retail space positioned within an active destination environment.

PROPERTY HIGHLIGHTS

KRATE at The Grove | Wesley Chapel, Florida



KRATE DISTRICT OVERVIEW



OPEN-AIR RETAIL ENVIRONMENT



EVENT PLAZA

LEASING SUMMARY

STATUS	TOTAL GLA	PROPERTY TYPE	AVAILABILITY
Available	**25,280 SF**	Retail / dining destination	Unit 30 - 640 SF

POSITIONING

- Located within The Grove at Wesley Chapel.
- Recurring events generate regular destination traffic.
- Dense mix of dining, retail and service tenants.
- Immediate access to the broader Grove customer base.
- Close proximity to I-75 and Wesley Chapel Boulevard.



COLORFUL PEDESTRIAN EXPERIENCE



KRATE RETAIL CORRIDOR



EVENT-DRIVEN DESTINATION

MARKET PROFILE

KRATE at The Grove | Shared Grove trade-area demographics

TRADE AREA SNAPSHOT

126,246
5-MILE POPULATION

$100,928
MEDIAN HOUSEHOLD INCOME

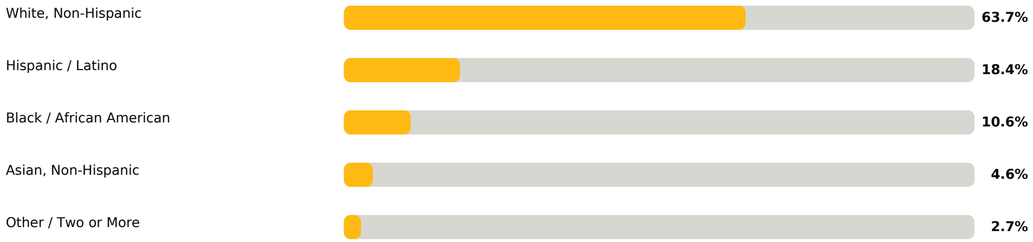
8.9%
2023-2028 POP. GROWTH

$407,000
AVERAGE HOME VALUE

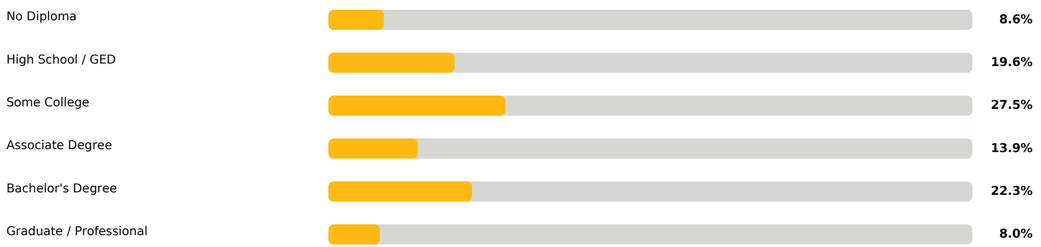
DEMOGRAPHICS SUMMARY

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 Market Rent	$1,815	$1,911	$1,987
Crime Rate per 1,000	2.11	1.96	1.88

RACE & ETHNICITY | 5-MILE



EDUCATION LEVEL | 5-MILE



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

ACCESS & DESTINATION CONTEXT

KRATE at The Grove | Regional connectivity and programmed activity



THE GROVE AND SURROUNDING RESIDENTIAL CONTEXT



KRATE EVENT ENVIRONMENT

TRAFFIC & VISITATION

100,000

I-75 VEHICLES / DAY

56,000

WESLEY CHAPEL BLVD VEHICLES / DAY

8M+

THE GROVE ANNUAL VISITORS

30+

KRATE EVENTS EACH MONTH

COMMERCIAL POSITION

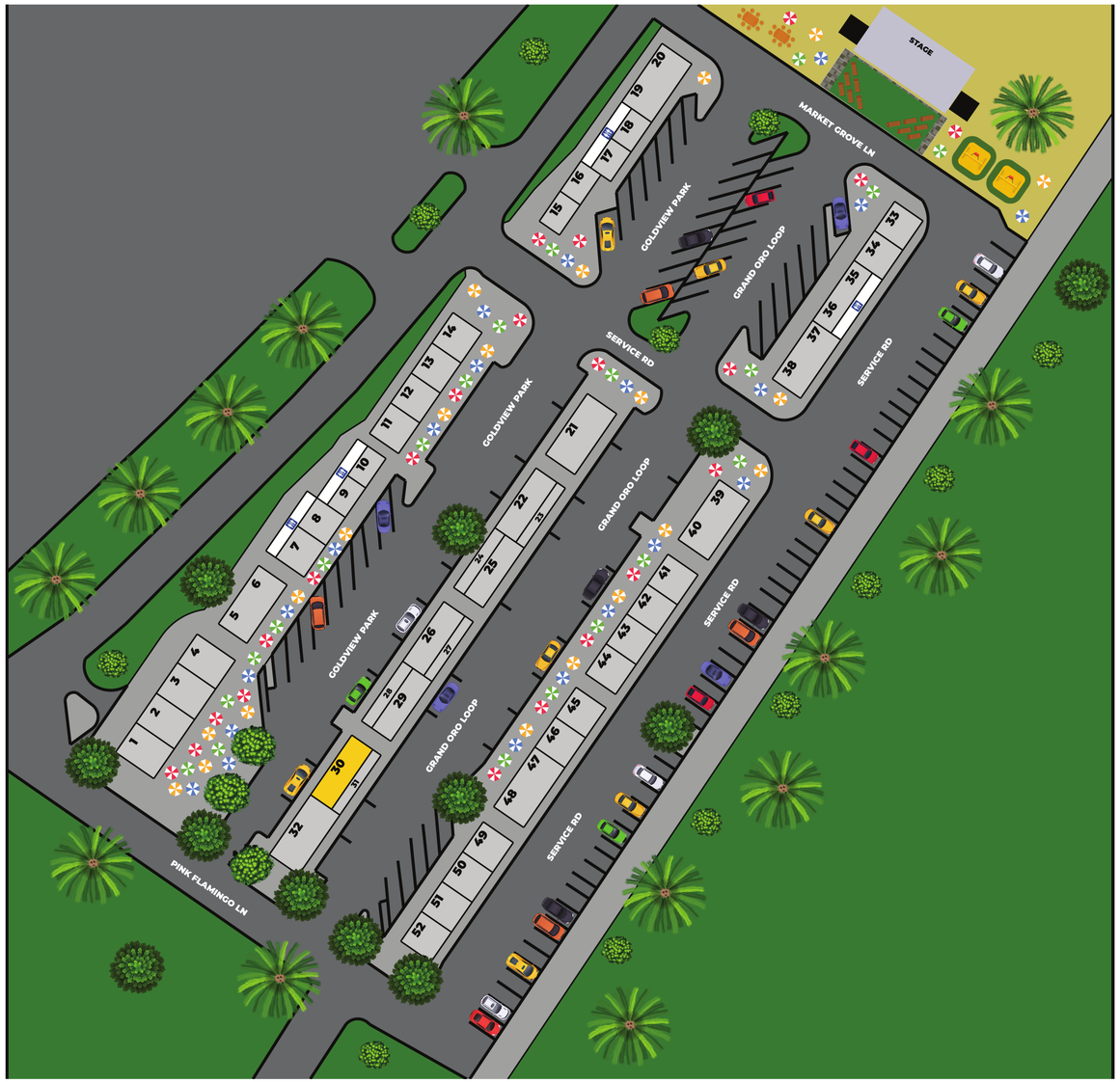
KRATE operates as a distinct retail, dining and entertainment district inside The Grove at Wesley Chapel.

Its compact storefront format, pedestrian environment and recurring event programming support destination-oriented concepts.

The property benefits from the visibility, access and established customer draw of the broader Grove development.

SITE MAP & AVAILABILITY

KRATE at The Grove | Current tenancy and leasing opportunity



AVAILABLE OPPORTUNITY

UNIT 30 | 640 SF

POSITION	Inline retail suite
STATUS	Available
PROPERTY	KRATE at The Grove
TOTAL GLA	25,280 SF

TENANT ROSTER

UNIT	TENANT	SIZE
01	Tasty Ramen	640 SF
02	El Prince	640 SF
03	Shake-A-Salad	640 SF
04	El Prince Pasta	640 SF
05/06	La Creacion Bakery	960 SF
07	Tacos El Patron	480 SF
08	Mojo Grill	480 SF
09	Boba Mac's	320 SF
10	Grilltopia	320 SF
11	Chamo Bites	480 SF
12	Subzero Nitrogen Ice Cream	480 SF
13	Insane Vape	480 SF
14	Blush Wine Bar	480 SF

UNIT	TENANT	SIZE
15	Blush Champagne Bar	320 SF
16	Mo Cookies	320 SF
17	Palanis Hawaii Noodles	320 SF
18	Retro Dogs	320 SF
19/20	Pisco Bar & Restaurant	960 SF
21	Provisions Coffee & Kitchen	960 SF
22	Fitness Fashioness	640 SF
23	Krane	320 SF
24	Paleta Mia	320 SF
25	369 Eyewear	640 SF
26	Katie Beth's Boutique	640 SF
27	Sunglass Krate	320 SF
28	Garden of Eden Olive Oil	320 SF

UNIT	TENANT	SIZE
29	We Rock Rocks	640 SF
30	AVAILABLE	640 SF
31	MMKicks	320 SF
32	ATO Sushi	960 SF
33	The Bacon Boss	480 SF
34	Indian Street	480 SF
35/36	Scent House	640 SF
37/38	365 Cafe	960 SF
39/40	Brew Bar	960 SF
41	Bakery-X	480 SF
42	Bebo's Cheese Steak	480 SF
43	Bodega Deli	480 SF
44	Flipn Fries	480 SF

UNIT	TENANT	SIZE
45	Higher Flour	480 SF
46	Rhythm Pon De Grille	480 SF
47/48	The Grove Cigars	960 SF
49	Extreme Tattoos	480 SF
50	Rekha Mure and Vindy	480 SF
51	Triamo Bakery	480 SF
52	Stancy Cafe Zorba	480 SF

PROPERTY GALLERY & LEASING TEAM

KRATE at The Grove | Contact information



EVENT PLAZA



KRATE RETAIL ENVIRONMENT



PEDESTRIAN RETAIL CORRIDOR



COLORFUL STOREFRONTS



SPECIALTY RETAIL

LEASING TEAM



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