

FOR LEASE

COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY

4424 Friendly Way Wesley Chapel, FL 33544



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	537 - 3,639 SF
Year Built:	2023
Zoning:	C2

PROPERTY OVERVIEW

Located just 7 Miles East of I-75 on SR 54, the new Downtown Avalon Park, a 1600 Acre Master-Planned Community, whose first phase is now under construction, will have a 3-Story 73,067 SF Mixed Use Building, 40 Multifamily Apartment Homes, 23,720 SF Commercial/Retail Space, Frontage on a 2-Acre Community Park with Amphitheater. Future Opportunities will include Class A & Medical Office Space, Gas Uses, etc.

PROPERTY HIGHLIGHTS

- Tenant improvement allowance available
- Affluent population, average HH income \$66,610
- 12 units available of various sizes; Suites A-F can be combined for 8,387 SF; Suite G-L can be combined for up to 11,741 SF

Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Cody Brightwell
O | 813.973.0214
cody@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4424 Friendly Way - Suite A	Available	1,866 SF	NNN	\$30.00 SF/yr
4424 Friendly Way - Suite B	Available	1,677 SF	NNN	\$30.00 SF/yr
4424 Friendly Way - Suite C	Available	1,540 SF	NNN	\$30.00 SF/yr
4424 Friendly Way - Suite D	Available	1,598 SF	NNN	\$30.00 SF/yr
4424 Friendly Way - Suite E	Available	1,160 SF	NNN	\$30.00 SF/yr
4424 Friendly Way - Suite F	Available	537 SF	NNN	\$30.00 SF/yr

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4424 Friendly Way - Suite G	Available	1,960 SF	NNN	\$30.00 SF/yr
4424 Friendly Way - Suite H	Available	1,371 SF	NNN	\$30.00 SF/yr
4424 Friendly Way - Suite I	Available	1,085 SF	NNN	\$30.00 SF/yr
4424 Friendly Way - Suite J	Available	3,639 SF	NNN	\$30.00 SF/yr
4424 Friendly Way - Suite K	Available	1,423 SF	NNN	\$30.00 SF/yr
4424 Friendly Way - Suite L	Available	2,263 SF	NNN	\$30.00 SF/yr

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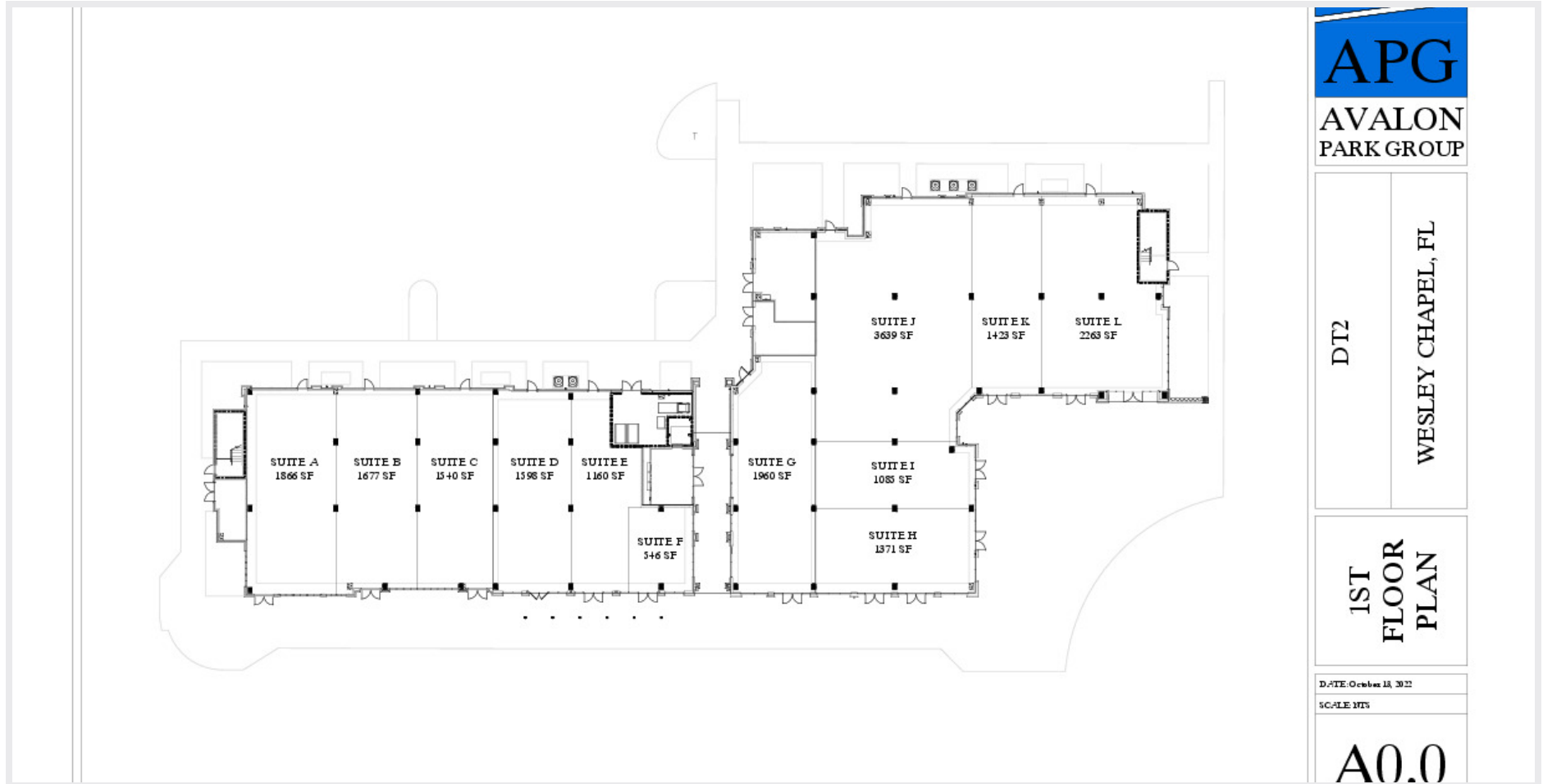


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,295	25,737	80,866
Average Age	45.5	46.0	43.6
Average Age (Male)	40.4	45.3	42.3
Average Age (Female)	52.1	47.2	45.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,439	11,542	35,947
# of Persons per HH	1.6	2.2	2.2
Average HH Income	\$39,548	\$63,484	\$66,610
Average House Value	\$202,341	\$177,654	\$186,635

** Demographic data derived from 2020 ACS - US Census*

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SITEX DEVELOPMENT



AVALON PARK WESLEY CHAPEL
CONCEPTUAL MASTER PLAN

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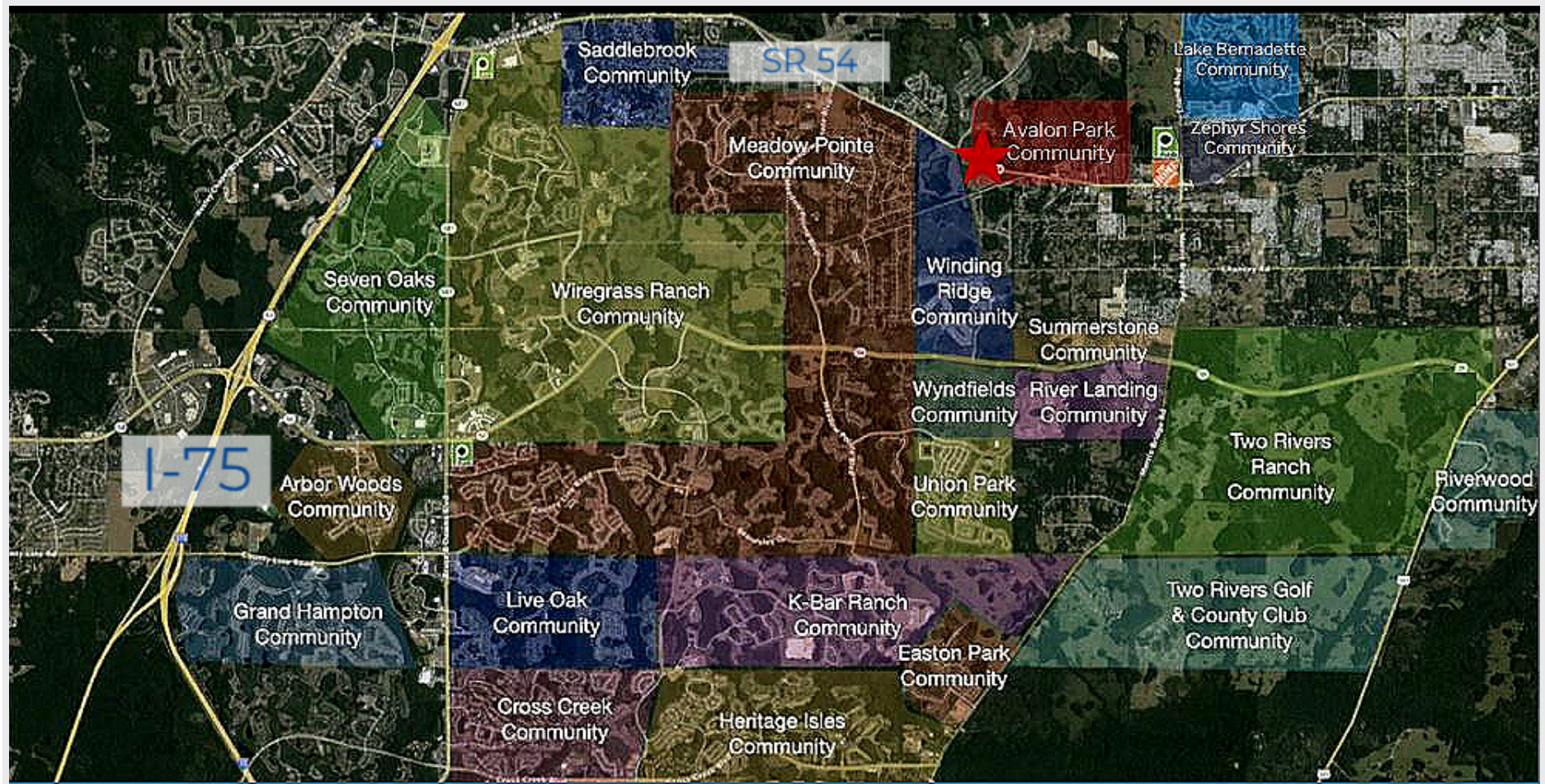


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NEARBY COMMUNITIES

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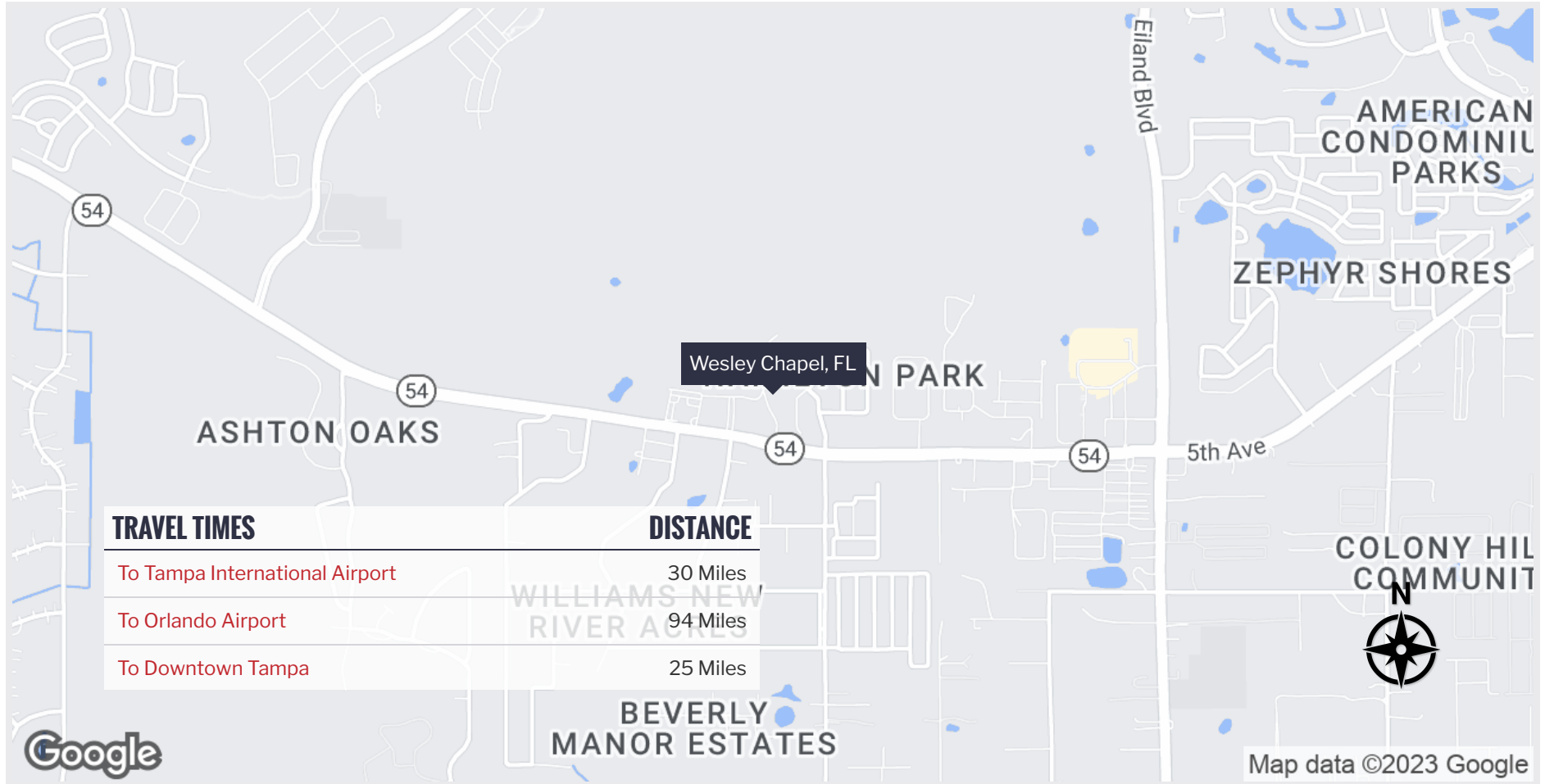


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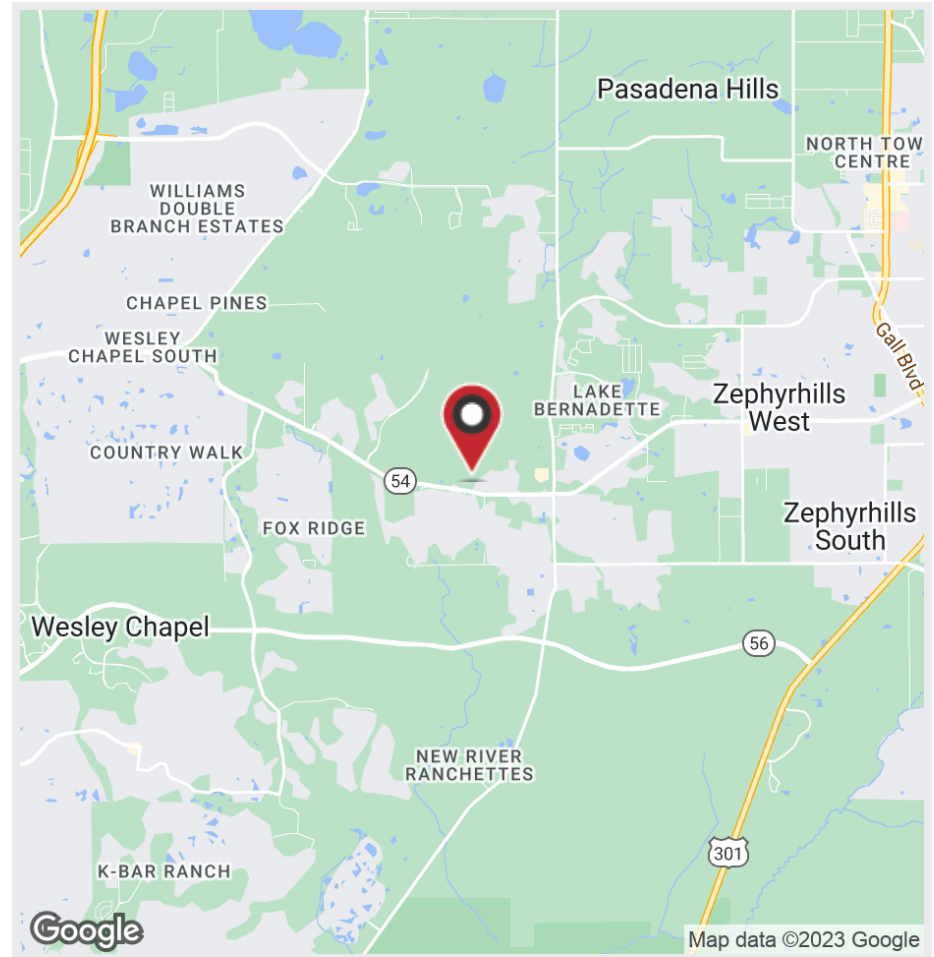
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BRENT NYE

Executive Director

C: 813.997.3333

brent@nyecommercial.com



CODY BRIGHTWELL

Senior Director

C: 440.376.1006

cody@nyecommercial.com



LUIS CARDENAS

Sales Advisor

C: 813.830.2031

luis@nyecommercial.com

FL #SL3535034

Brent Nye
O | 813.973.0214
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Cody Brightwell
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