

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:	1,038 - 1,966 SF
Video Tour:	https://vt-avalon-park.vercel.app
Zoning:	C2

PROPERTY OVERVIEW

Located just 7 Miles East of I-75 on SR 54, the new Downtown Avalon Park, a 1,600 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.

PROPERTY HIGHLIGHTS

- Tenant improvement allowance available
- Affluent population, average HH income \$126,013
- 14 units available of various sizes; Suites A-F can be combined for 8,387 SF; Suite G-N can be combined for up to 11,746 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

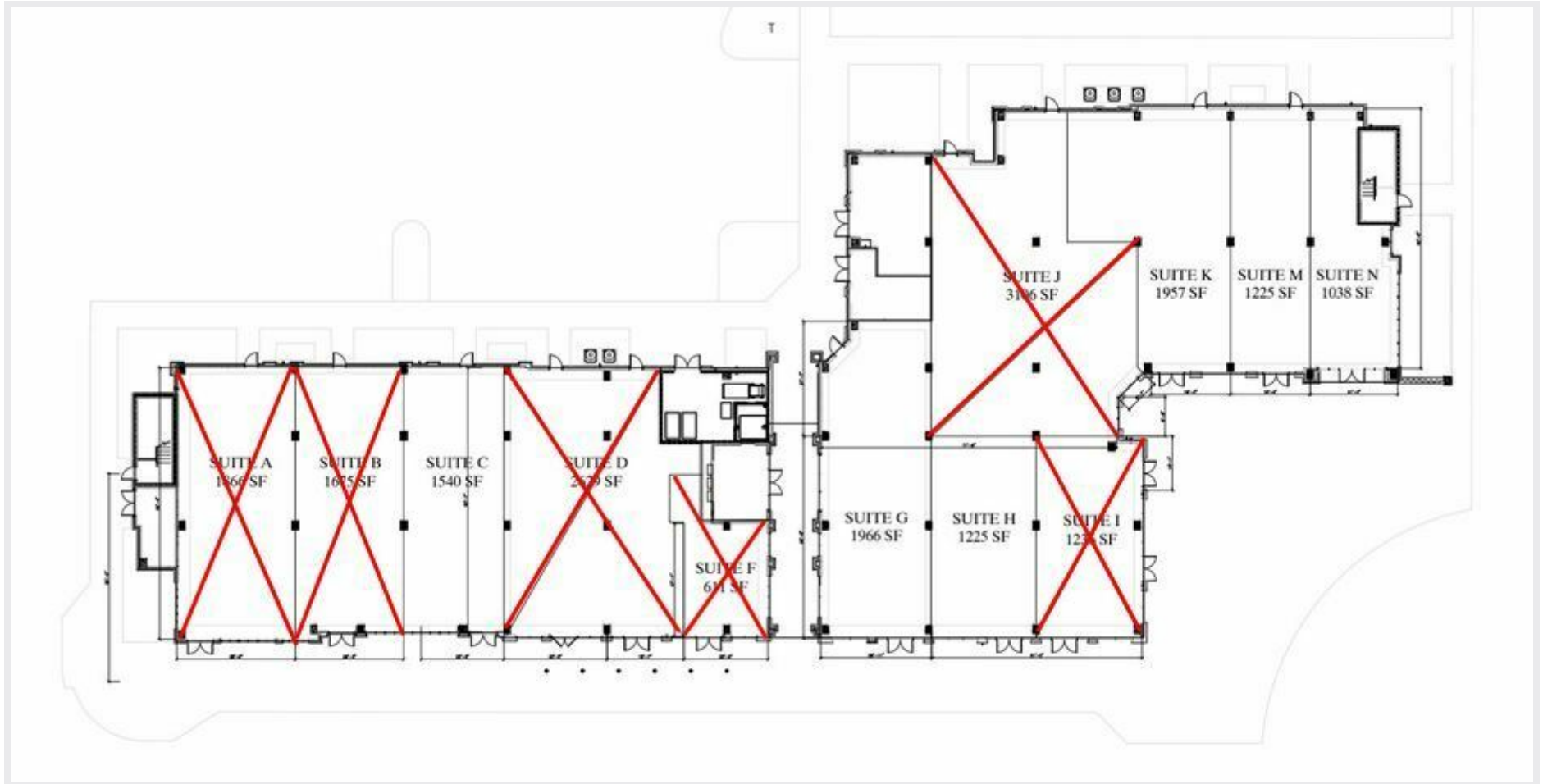


The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY

4424 Friendly Way Wesley Chapel, FL 33544



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



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

4424 Friendly Way Wesley Chapel, FL 33544

COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY



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



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

4424 Friendly Way Wesley Chapel, FL 33544

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,208	39,049	91,848
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	\$126,013	\$119,664	\$117,644

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

COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY



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



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY

4424 Friendly Way Wesley Chapel, FL 33544



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

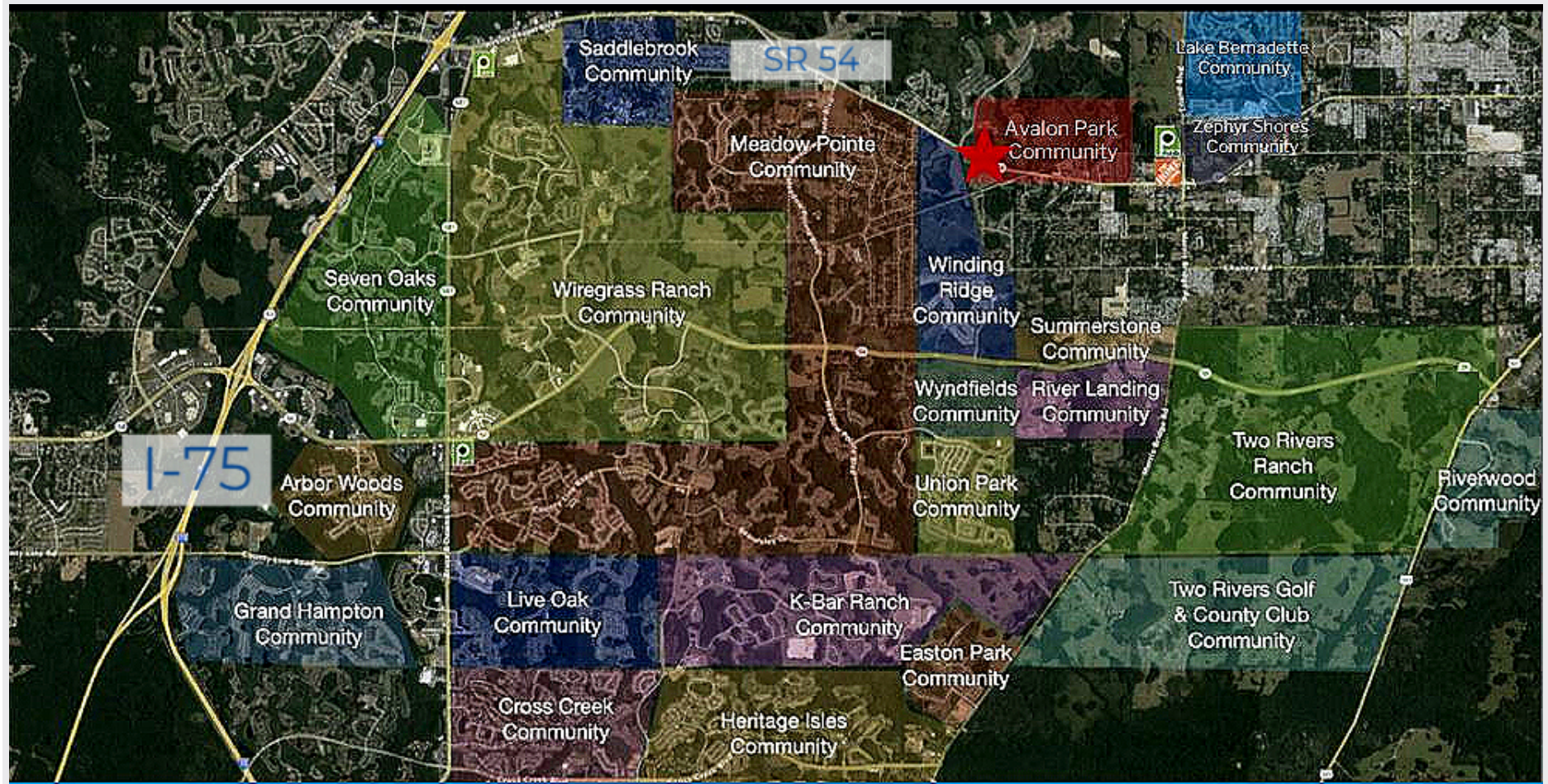


The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

NEARBY COMMUNITIES

4424 Friendly Way Wesley Chapel, FL 33544



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

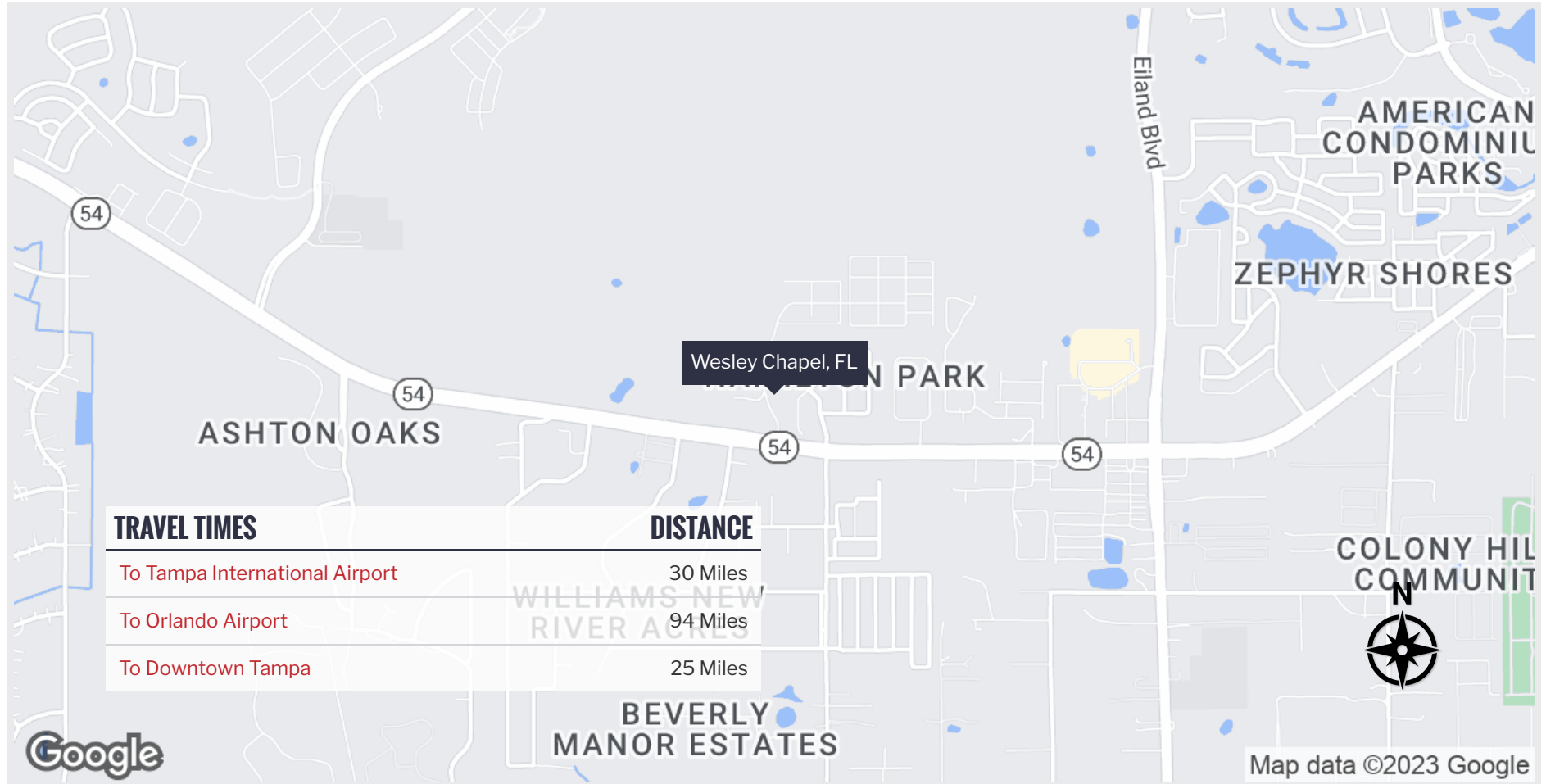


The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY

4424 Friendly Way Wesley Chapel, FL 33544



Brent Nye
O | 813.973.0214
brent@nyecommercial.com

Cody Brightwell
O | 813.973.0214
cody@nyecommercial.com

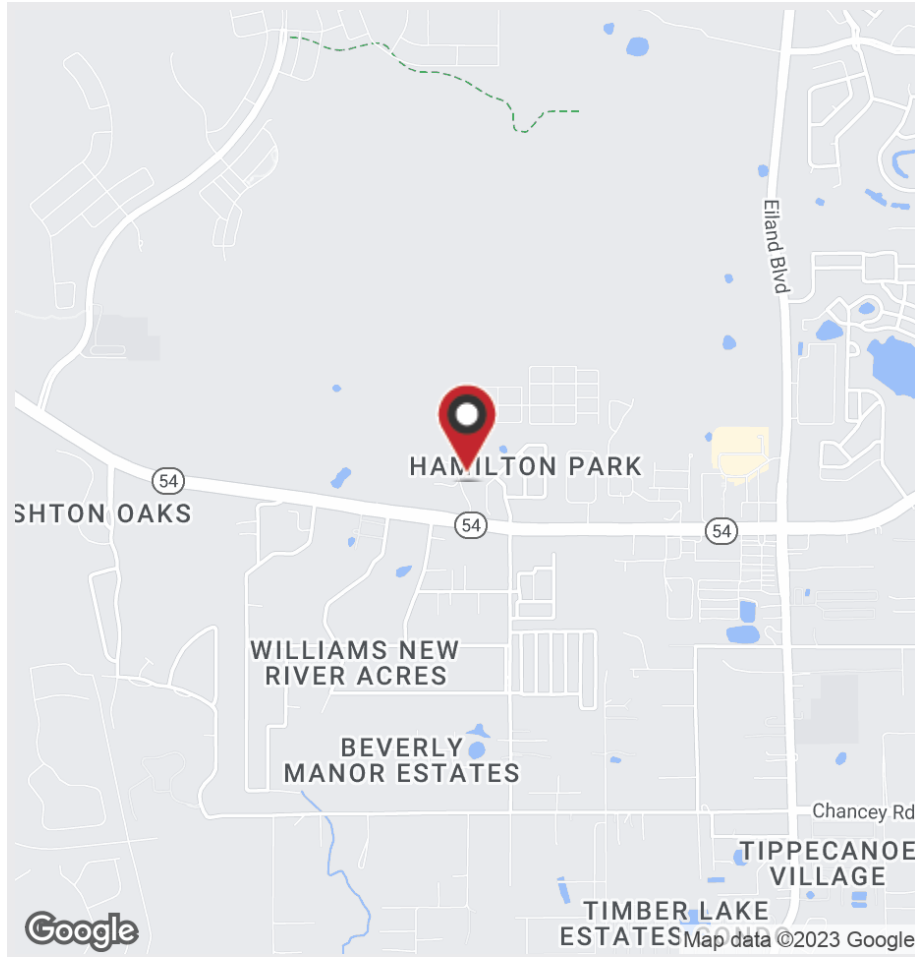
Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



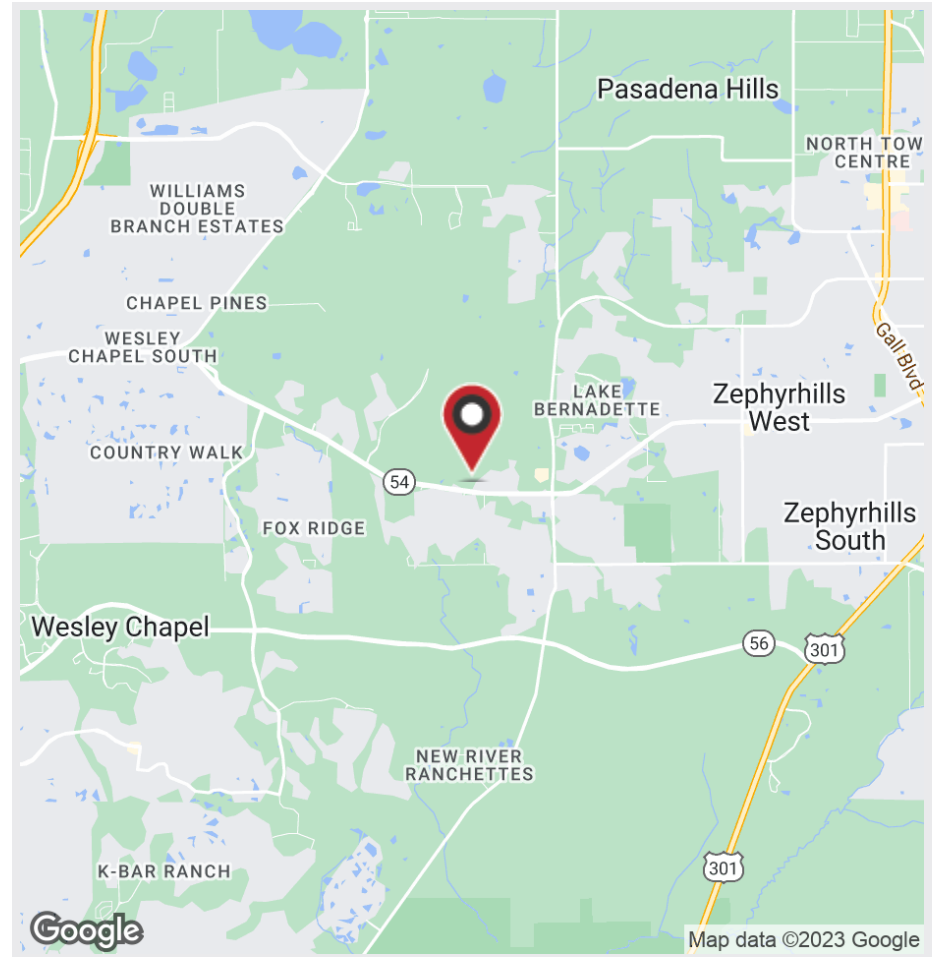
The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

4424 Friendly Way Wesley Chapel, FL 33544



COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY



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



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

AVALON - ORLANDO

4424 Friendly Way Wesley Chapel, FL 33544



Avalon Park in Orlando, FL

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



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

FOR LEASE

4424 Friendly Way Wesley Chapel, FL 33544

COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY



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
brent@nyecommercial.com

Cody Brightwell
O | 813.973.0214
cody@nyecommercial.com

Luis Cardenas
O | 813.973.0214
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.