

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 - 4,220 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
- Entitled for: 4,400 Residential Units, 2,000 Existing/Under Construction Units, 560,000 SF of Commercial Space, 120,000 SF of Office Space

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
4424 Friendly Way - Suite C	Available	1,540 SF
4424 Friendly Way - Suite G	Available	1,966 SF
4424 Friendly Way - Suite H	Available	1,225 SF
4424 Friendly Way - Suite K	Available	1,424 SF
4424 Friendly Way - Suite M	Available	1,225 SF
4424 Friendly Way - Suite N	Available	1,038 SF

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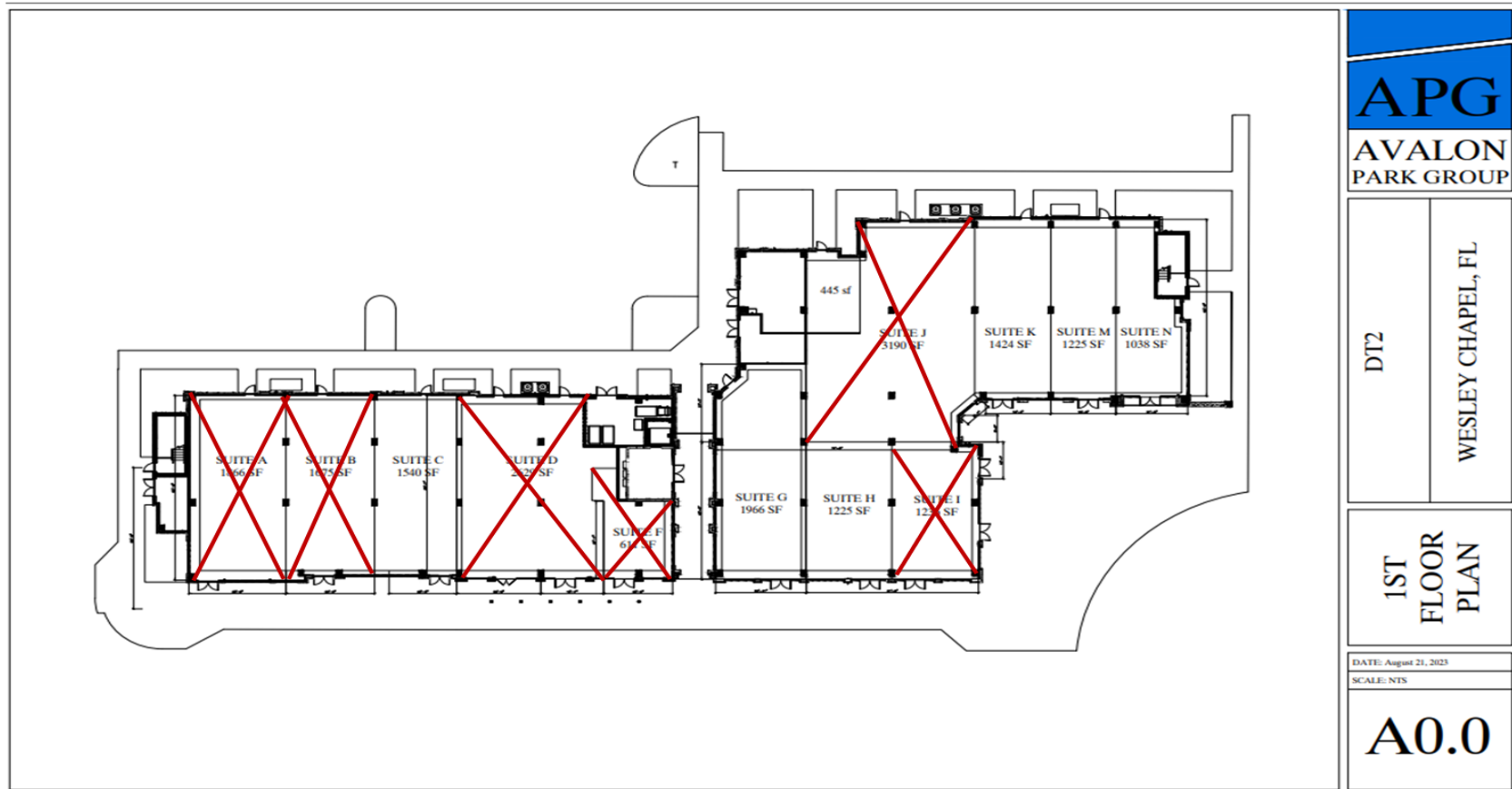


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,208	39,049	91,848
Average Age	45.5	46.0	43.6
Average Age (Male)	40.4	45.3	42.3
Average Age (Female)	52.1	47.2	45.3

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*

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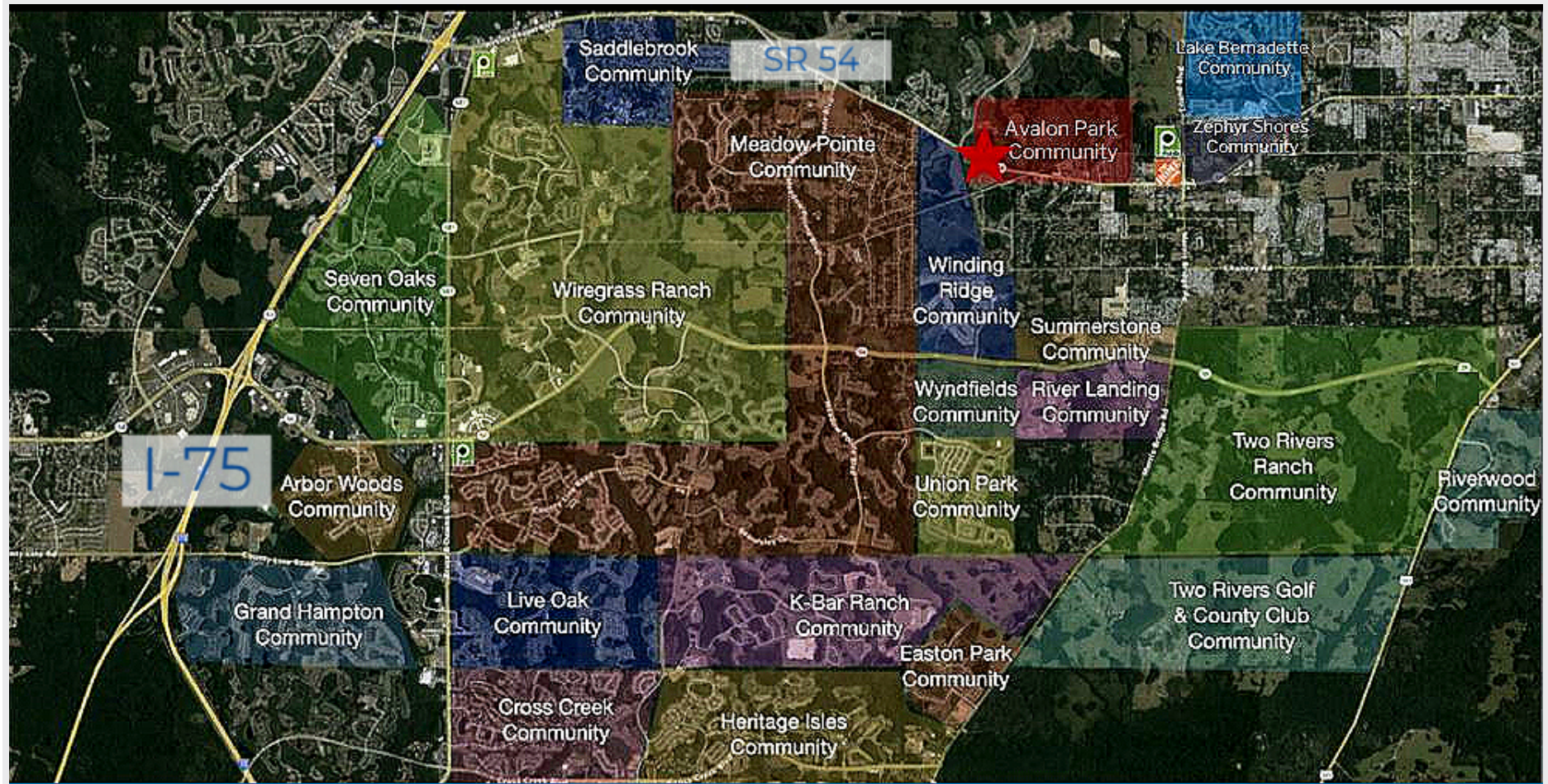


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FOR LEASE

NEARBY COMMUNITIES

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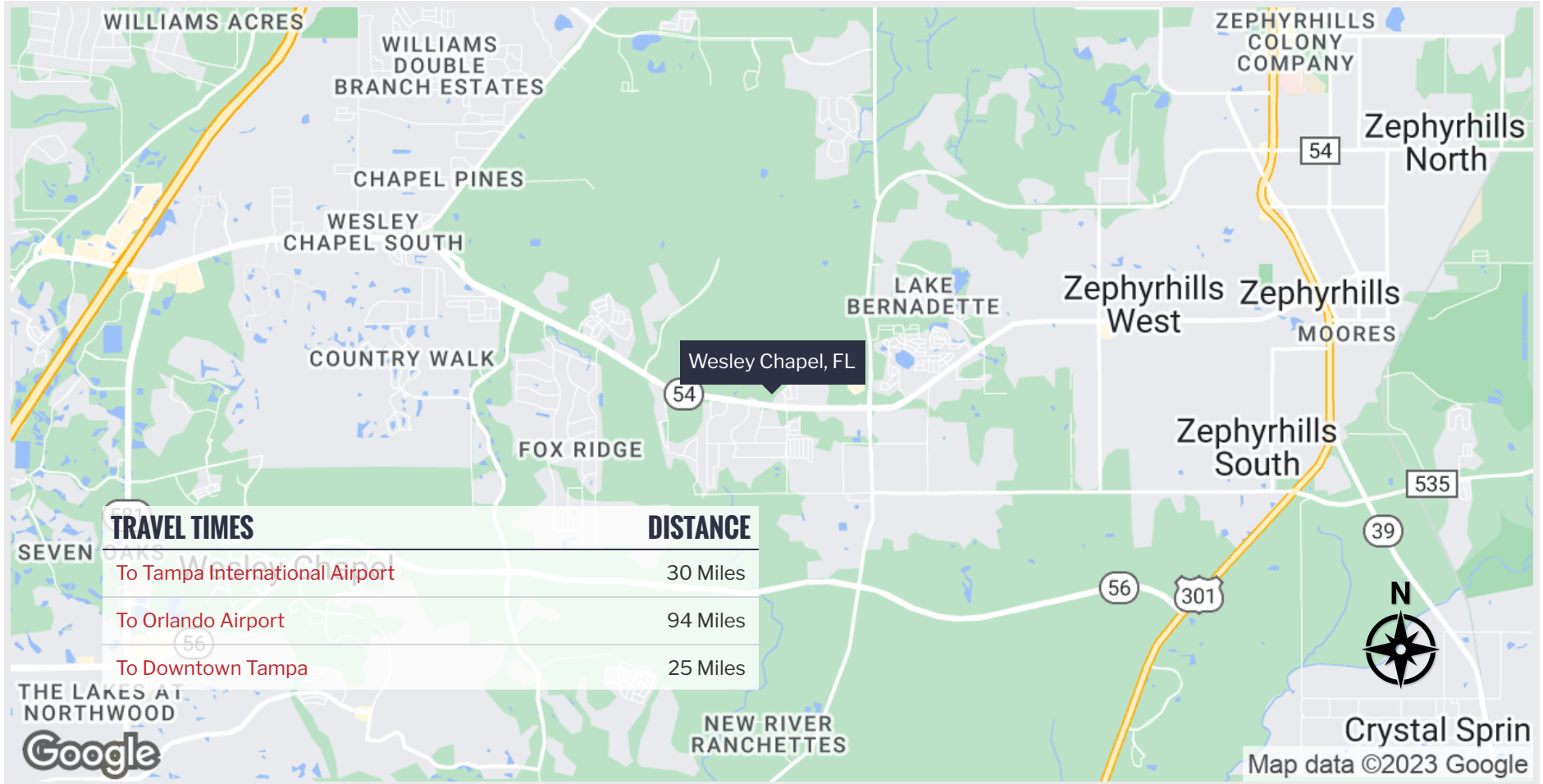


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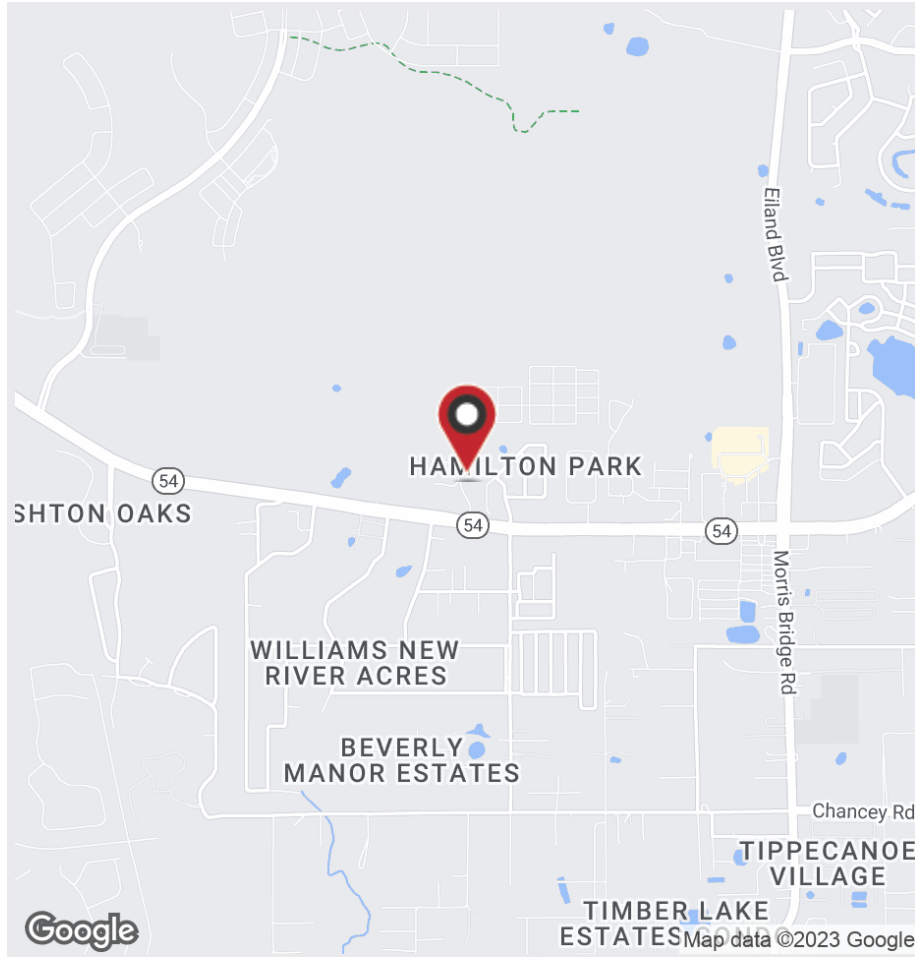
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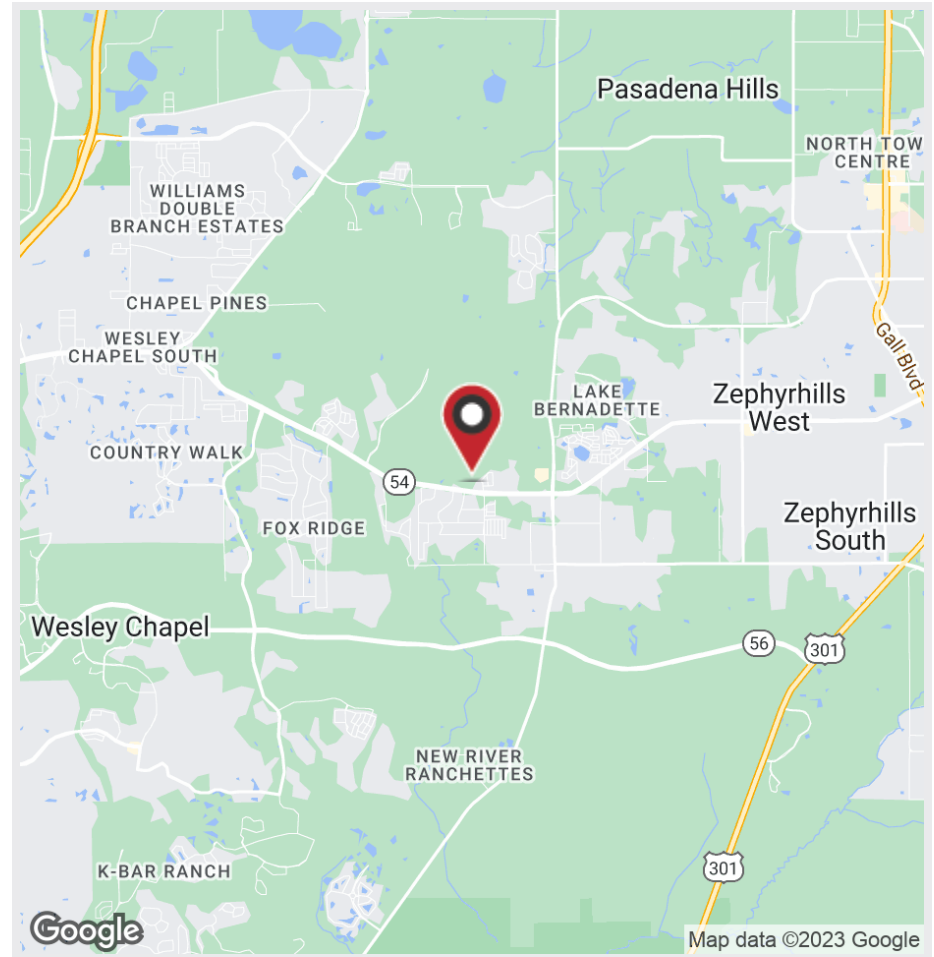
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FOR LEASE

AVALON - ORLANDO

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Avalon Park in Orlando, FL

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COMMERCIAL SPACES AVAILABLE IN NEW AVALON PARK COMMUNITY



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