



# SEVEN OAKS

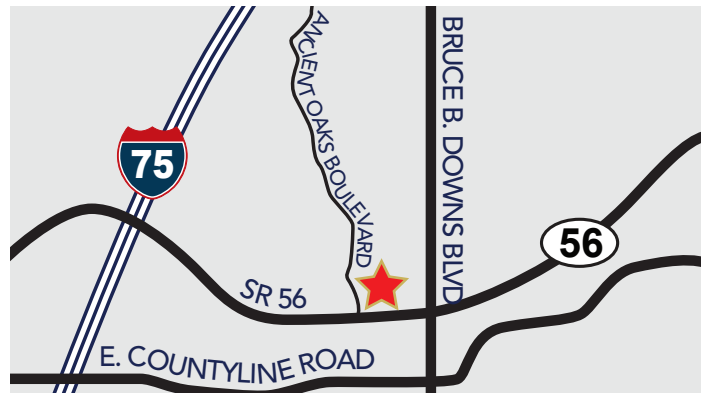
## DEVELOPMENT LAND AVAILABLE — WESLEY CHAPEL, FLORIDA

### PROPERTY HIGHLIGHTS

- Sam's Club anchored
- Adjacent to Shops at Wiregrass
- For sale or build-to-suit
- Signalized intersection
- 2 miles from I-75 Exit
- Excellent demographics and population growth
- Trade area Average Household Income \$95,000+
- Zoned C1. Medical and retail uses permitted

### DEMOGRAPHICS

2017 EST	1 MILE	3 MILES	5 MILES
Population	8,950	45,631	118,717
Pop. Growth	2.3%	2.1%	2.2%
Households	3,331	17,758	42,957
Ave HH Income	\$100,754	\$97,064	\$95,003
Median Age	34.3	35.2	35.7



### CONTACT

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