

# STATE RD 54, THE PROMENADE AT LEXINGTON OAKS

## 5700 Post Oak Blvd., Wesley Chapel, FL 33544



248 UNIT  
APARMENT  
COMPLEX  
(UNDER CONSTRUCTION)

DEMOGRAPHICS	5 Min	10 Min	15 Min
Population	10,200	38,401	109,117
Household Income	\$67,201	\$72,745	\$71,025
Daytime Population	7,723	28,294	90,362

- 2.12 acres Total
- Up to 15,000 SF of Build to Suit Building
- Located in the Lexington Oaks Plaza Commercial Subdivision along the SR-54 hub with signalized intersection a block away at Old Pasco Rd. and State Road 54 with another signalized intersection just to the west at Lexington Oaks Blvd. and State Road 54
- Easy access off of SR-54 (Wesley Chapel Blvd) and Old Pasco Rd.
- Adjacent to CVS, The Palms Carwash, Winghouse, 7-Eleven, and Lexington Oaks Golf & Country Club
- New 248 unit apartment complex under construction across the street and another 260 unit multi family complex being developed just blocks away
- Wesley Chapel Blvd to be widened by Pasco County from 2 lanes to 6 lanes south of the project with construction starting in Fall of 2021
- The property is zoned C-2
- **Traffic Counts:**  
State Road 54/Wesley Chapel Blvd - 25,000 AADT  
Old Pasco Rd - 14,000 AADT

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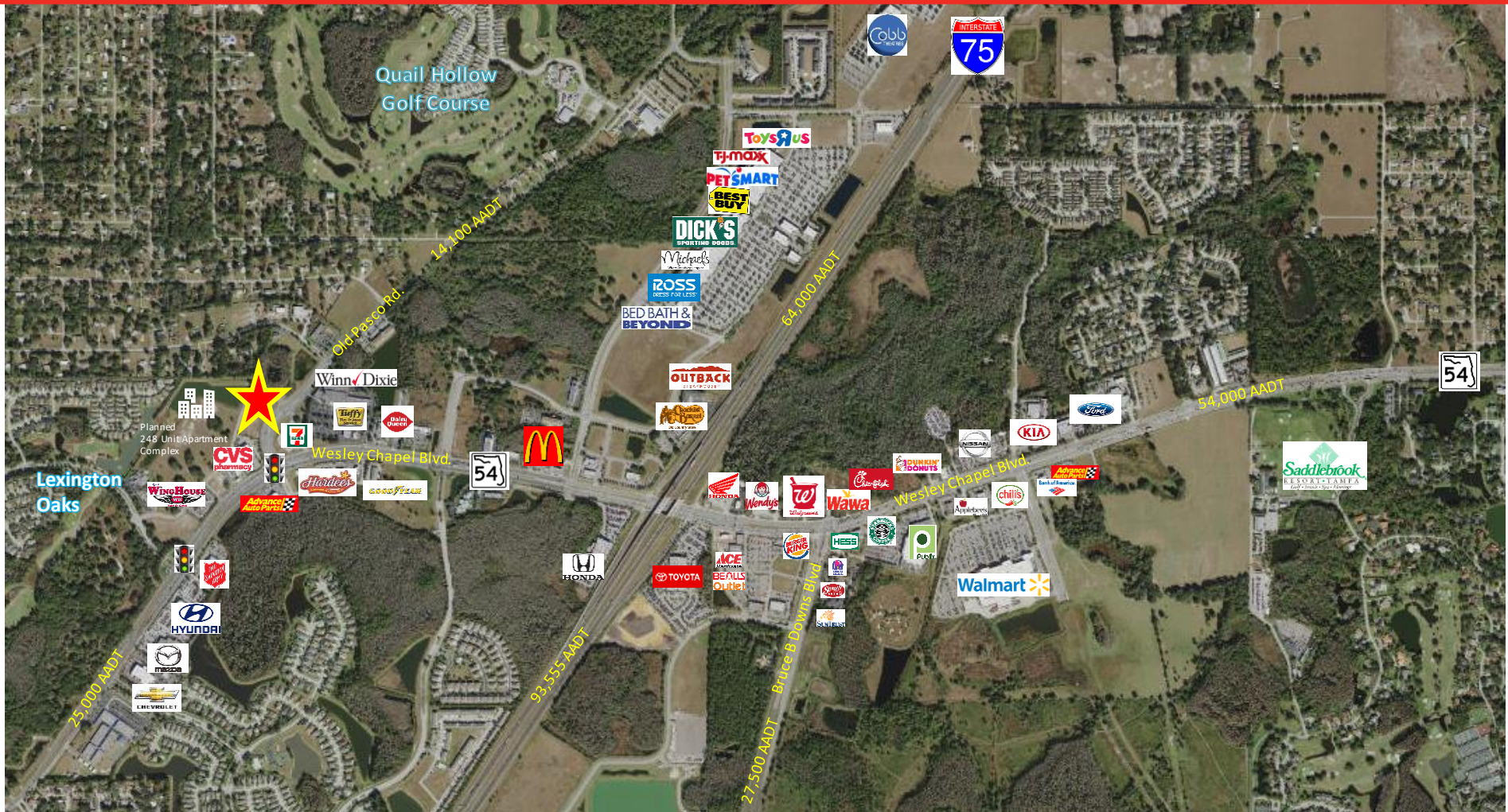
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**PRO-JECT** Realty

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