

POMELO SQUARE

📍 NEC Old Pasco Rd & Overpass Rd Wesley Chapel, FL

AVAILABLE FOR LEASE/SALE



PROJECT TIMING: ~Q1 2028

AVAILABLE: Space ranging from 1,500 - 8,000 SF | 42,800 SF of total new retail space.

- For sale, lease, or ground lease
- 92 town homes & 325 Apartments: adding 417 residential units, enhancing on-site density and contributing to a vibrant mixed-use environment
- On-site hotel pad for sale on the development, adding lodging accommodations that will serve both short-term visitors and business travelers
- Easy access from I-75 provides convenient access for both local residents and visitors traveling within the Tampa region
- Site design incorporates park amenities and green space
- Booming residential growth along corridor

AREA RETAILERS:



AREA POPULATION

	3 Mile	30,304
	5 Mile	67,094
	10 Minute	289,299

AVG. HOUSEHOLD INCOME

	3 Mile	\$146,119
	5 Mile	\$144,843
	10 Minute	\$127,603

DAILY TRAFFIC COUNTS AADT

	Overpass Rd	15,200
	I-75	104,000
	Old Pasco Rd	4,800

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ALEX WRIGHT

SENIOR DIRECTOR

📞 813.682.6135

✉ Alex.Wright@FranklinSt.com

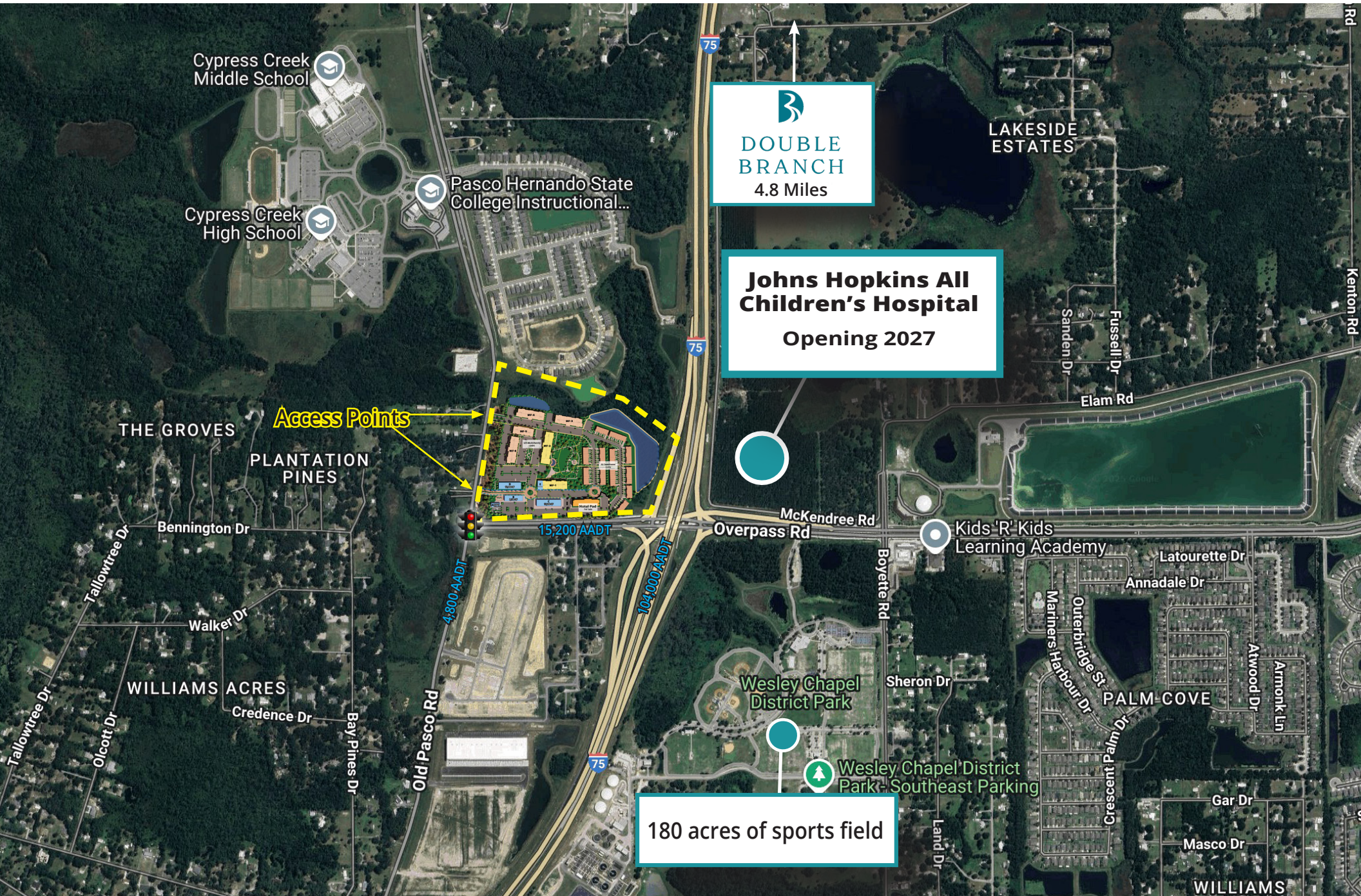
BRONWYN EYEINGTON

SENIOR ASSOCIATE

📞 813.577.3830

✉ Bronwyn.Eyeington@FranklinSt.com





DOUBLE BRANCH
4.8 Miles

Johns Hopkins All Children's Hospital
Opening 2027

180 acres of sports field

SITE PLAN



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RETAIL SPACE AVAILABLE
FOR LEASE



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