HAWTHORN VILLAGE

SR 56 at Two Rivers Blvd., Zephyrhills, FL 33541

two rivers



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at
two rivers

- 42,000 SF of specialty restaurant and boutique retail opportunities available for lease
- Two Rivers is a master-planned community north of Tampa; conveniently located off SR 56, between Morris Bridge Road and US Hwy 301
- Nestled between Wesley Chapel and Zephyrhills, Two Rivers offers the perfect balance of peaceful living with 13 distinct villages; each featuring premier lifestyle offerings such as: Private Social Club, K-8 school, 10 miles of scenic nature trails, kids area, resort style pools, and many more
- At full capacity, the community will include 8,000-10,000 single-family homes, multi-family units, and townhomes, with most single-family homes ranging in price from $800k-$2 million
- The Two Rivers home buyer profile features average household incomes of $200k+ with current average household incomes of $152,833 within a 5-minute drive time
- The outdoor event lawn will be the focal point of Hawthorn Village, with community events, al fresco dining, and holiday celebrations







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Site Plan



Building	SF Available
1	4,000 - 8,500 SF
2	1,200 - 4,800 SF
3	1,200 - 6,500 SF
4	834 SF
5	1,200 - 6,500 SF
6	1,200 - 6,000 SF
7	1,200 - 5,500 SF







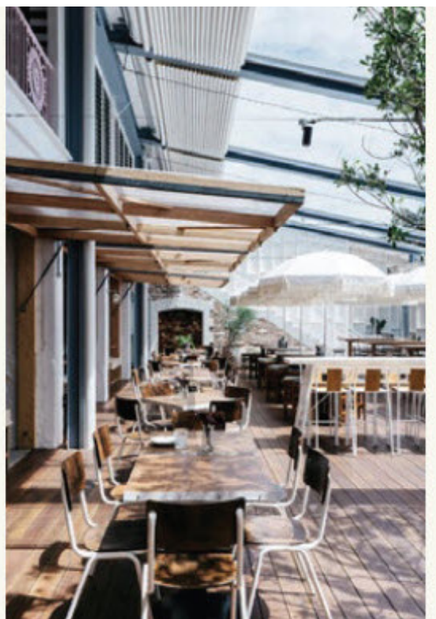




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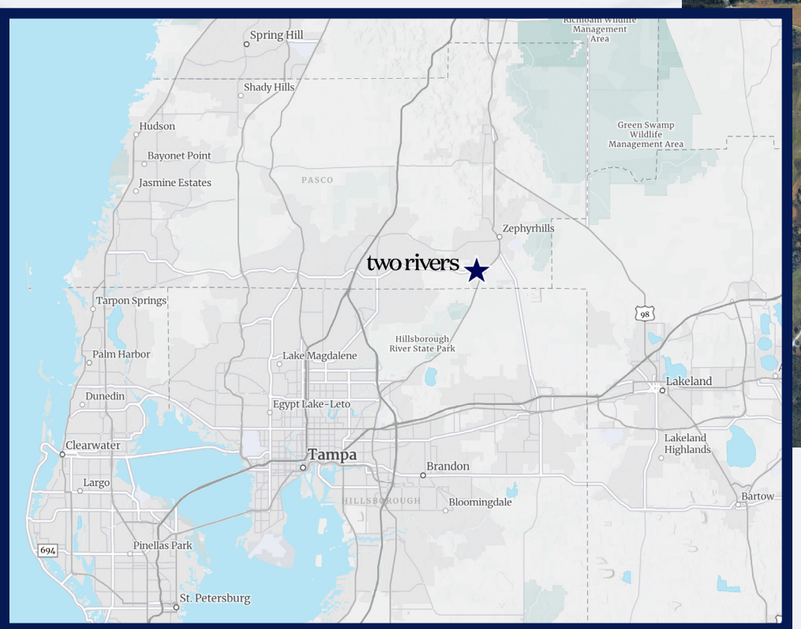




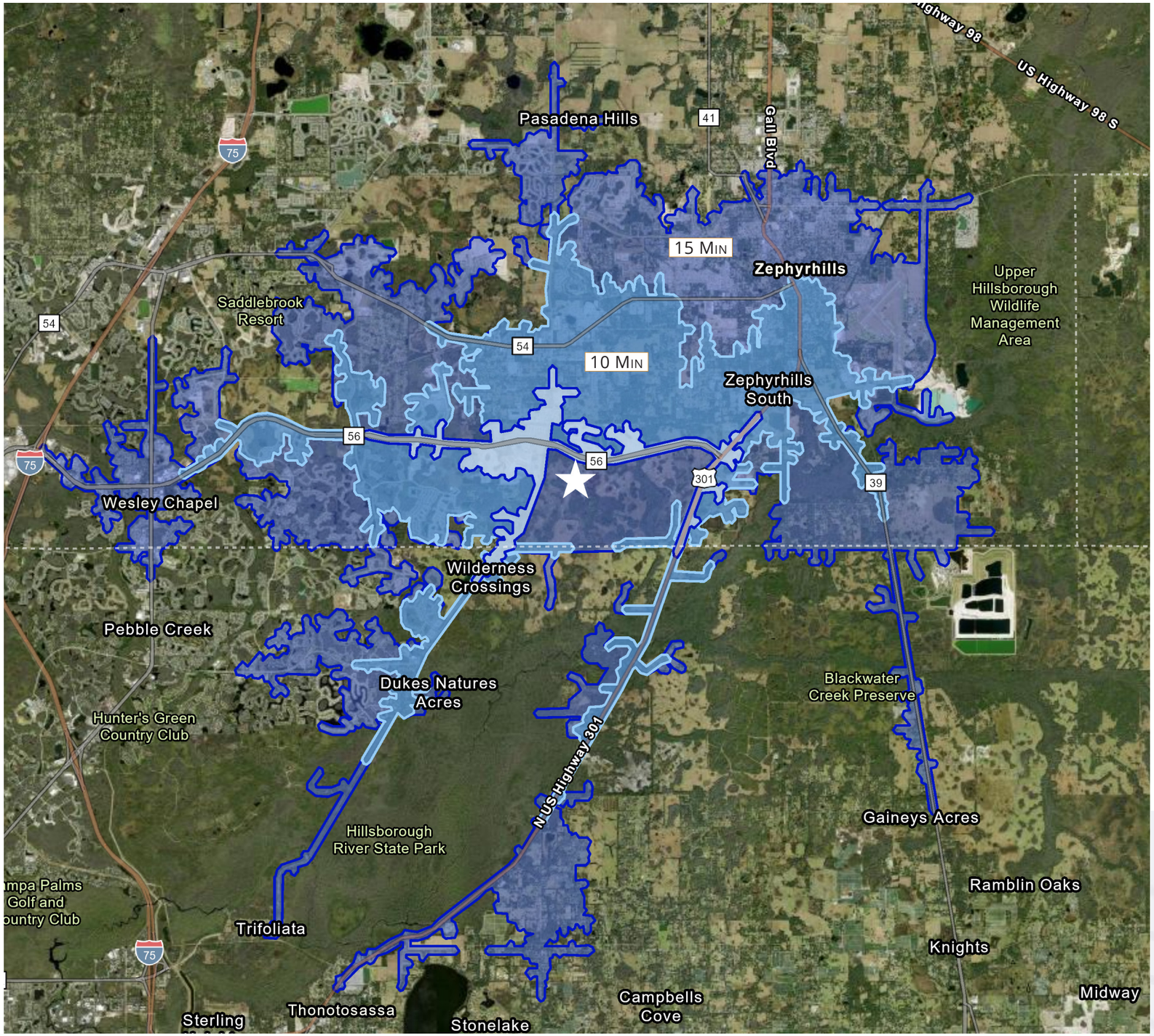


two rivers


Monroe Meadows
95 Units
Townes at Crystal Brook
158 Units
Cobblestone
572 Units
Two Rivers - Childers
457 Units
Two Rivers - Northwater
450 Units
Origin
240 Units
Picerne
300 Units
Kinward
320 Units
TRG
300 Units
River Run TH
172 Units
River Run SF
230 Units
SITE
Two Rivers - South
1,100 Units
Two Rivers - Pasco ATT
1,600 Units
Two Rivers - Pasco SF
4,200 Units
Riverwood
1,029 Units
Two Rivers -
Hillsborough
900 Units
Morris Bridge Rd
Morris Bridge Road
Chancey Rd
Chancey Rd
56
56
56
301
301


Spring Hill
Shady Hills
Hudson
Bayonet Point
Jasmine Estates
PASCO
Green Swamp Wildlife Management Area
Zephyrhills
two rivers
Tarpon Springs
Palm Harbor
Lake Magdalene
Hillsborough River State Park
Dunedin
Egypt Lake-Leto
Clearwater
Tampa
Brandon
Largo
HILLSBOROUGH
Bloomingdale
Lakeland
Lakeland Highlands
Bartow
Pinellas Park
St. Petersburg
98
694

HAWTHORN VILLAGE



DEMOGRAPHIC SUMMARY

5 min DT

3,890	2,928	$152,833	37.8
Population	Daytime Population	Avg. HH Income	Median Age

10 min DT

31,710	25,610	$97,805	48.7
Population	Daytime Population	Avg. HH Income	Median Age

15 min DT

88,851	76,438	$102,681	45.2
Population	Daytime Population	Avg. HH Income	Median Age

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