HAWTHORN VILLAGE

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

two rivers



Lisa McCaffrey
+1 813 871 8519
lisa.mccaffrey@colliers.com

Stephanie Addis
+1 813 222 0484
stephanie.addis@colliers.com

Erica Waltermire
+1 813 605 4471
erica.waltermire@colliers.com

Colliers

HAWTHORN VILLAGE
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







HAWTHORN VILLAGE

Site Plan



Building	SF Available
1	4,000 - 8,500 SF
2	900 - 1,800 SF
3	1,200 - 4,800 SF
4	1,200 - 7,000 SF
5	834 SF
6	1,200 - 7,000 SF
7	1,200 - 6,000 SF
8	1,200 - 5,500 SF











HAWTHORN VILLAGE



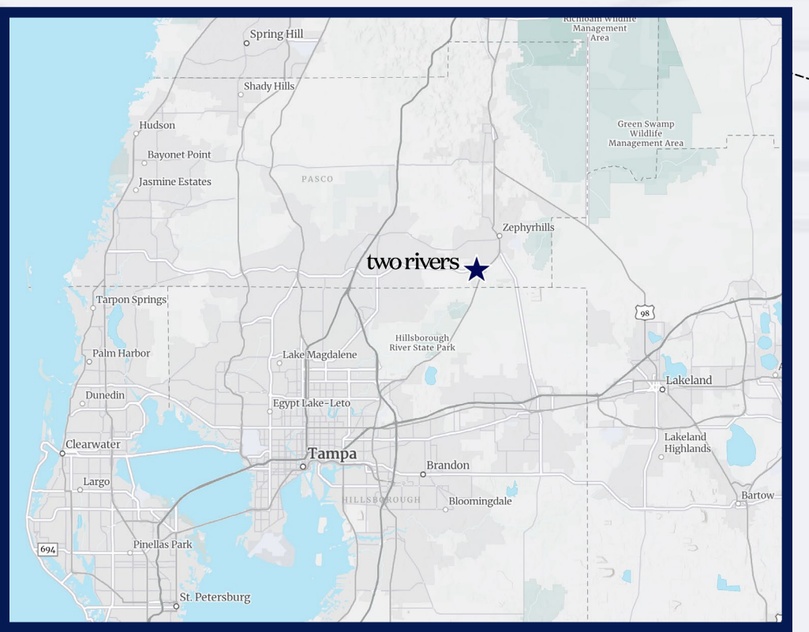




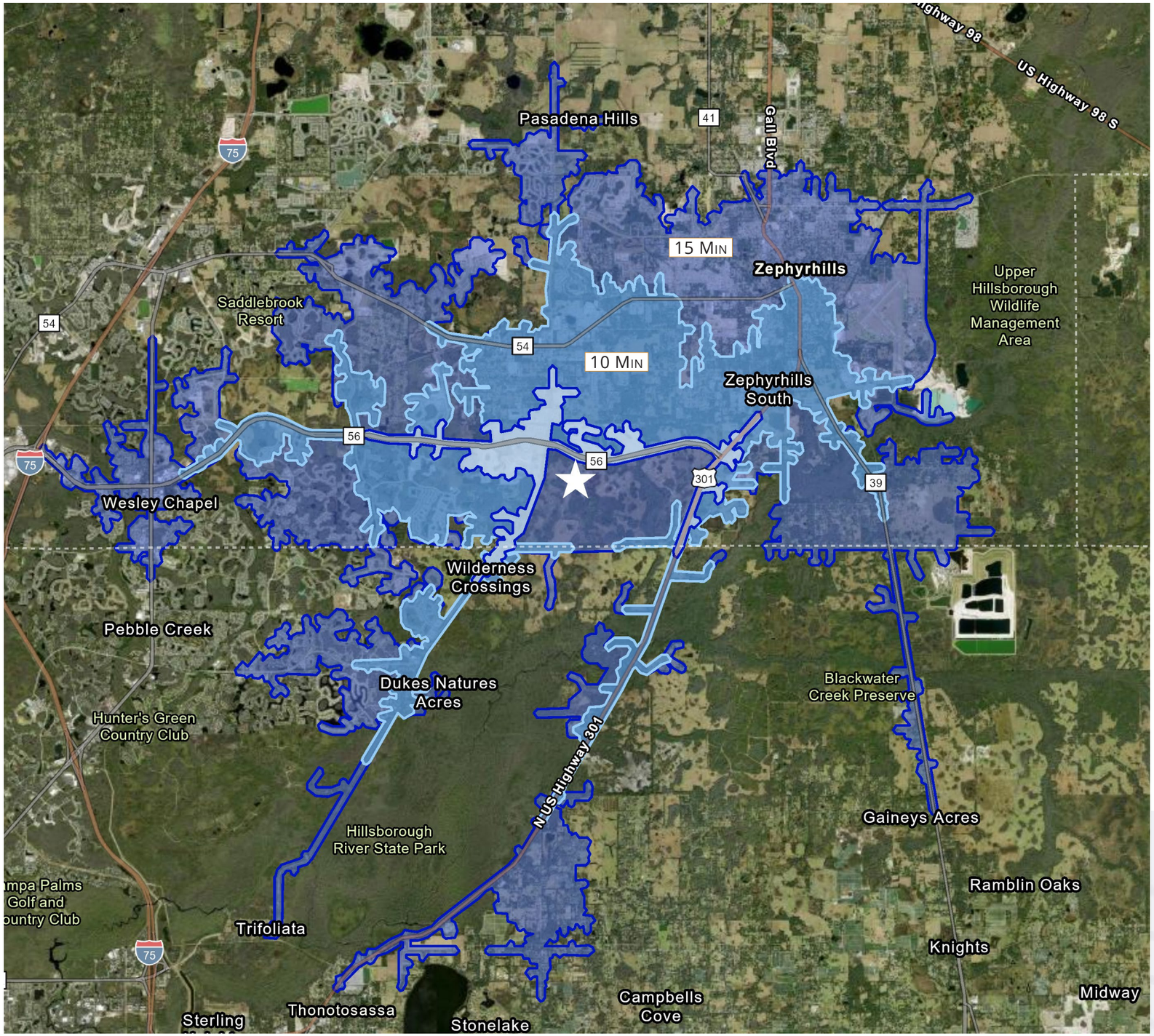


two rivers


MORRIS BRIDGE ROAD
U.S. HIGHWAY 301
STATE ROAD 56
56
SCHOOL PARK PARCEL
COLSTON AVENUE
COLSTON BOULEVARD
TWO RIVERS BOULEVARD
SITE
PHASE B
104 LOTS
PHASE A
175 LOTS
PASCO COUNTY
HILLSBOROUGH COUNTY
PH.1
PH.1A
PH.1B
PH.2
PH.3
PH.4
PH.5
PH.6
GOLF COURSE
GOLF COURSE CLUBHOUSE SITE


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

two rivers



HAWTHORN VILLAGE

CONTACT US:

Lisa McCaffrey
+1 813 871 8519
lisa.mccaffrey@colliers.com

Stephanie Addis
+1 813 222 0484
stephanie.addis@colliers.com

Erica Waltermire
+1 813 605 4471
erica.waltermire@colliers.com

4830 W. Kennedy Boulevard
Suite 300
Tampa, FL 33609
colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

View Online
colliers.com