

# FOR SALE

5807 ELLERBEE ROAD Wesley Chapel, FL 33545

STATE ROAD 54 & ELLERBEE RD



## OFFERING MEMORANDUM

Brent Nye  
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## OFFERING SUMMARY

Sale Price:	\$1,590,000
Building Size:	2,400 SF
Lot Size:	2.03 Acres
Year Built:	1940
Zoning:	Commercial - C2
Traffic Count:	56,000

## PROPERTY OVERVIEW

The property is located along SR 54, 2.5 miles east of I-75. Just minutes from major shopping centers, hospitals, and employment, this is an ideal location for a retail commercial business or a mixed-use Development. SR 54 corridor is one of the most in-demand areas in Pasco County. Major retailers within the immediate vicinity include Walmart, Publix, Home Depot, TJ Maxx, Winn Dixie, Marshalls, HomeGoods, Chick-fil-A, and 10+ car dealerships.

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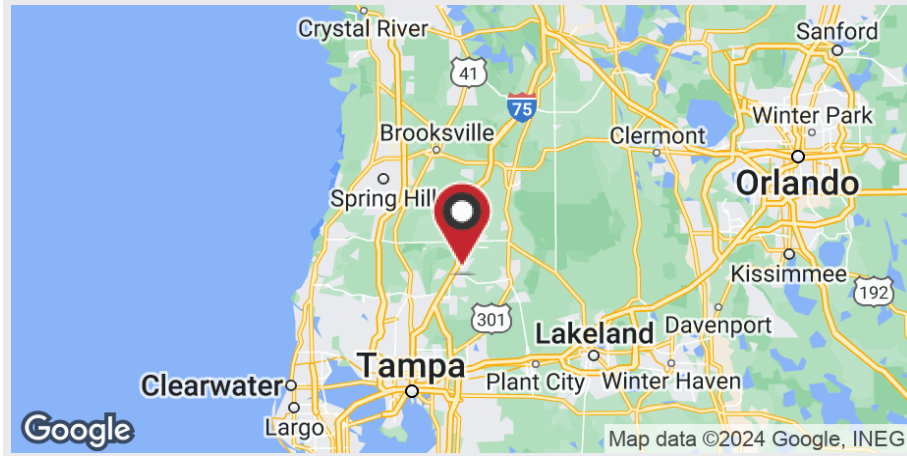


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- Land Zoned Commercial C2 Ideal for Retail, Hotel, QSR, Professional Offices, Medical, and Other Businesses
- Utility Suppliers are Progress Energy, TECO Peoples Gas, Withlacoochee Utilities and Pasco County Water and Sewer
- Dense Retail Corridor | Walmart, Publix, CVS Pharmacy, Walgreens, Dollar General, Dollar Tree, Dick's Sporting Goods, Best Buy, Outback Steakhouse, Chili's, Taco Bell, Advance Auto Parts, McDonald's, Burger King, Wendy's, Popeye's, Chick-fil-A, Starbucks, & Dunkin'
- Dense & Growing Demographics | 91,080 Individuals Within a Five-Mile Radius | Population Expected to Grow by 3% In the Next Five Years
- High Traffic Counts | Over 56,000 Vehicles Per Day on Wesley Chapel Blvd.
- Large Automotive Dealership Presence | Toyota, Lexus, Honda, Mazda, Chevrolet, Ford, Lincoln, Kia, Nissan, and Hyundai
- Affluent Community | Average Household Income Exceeding \$107,458 Within a Three-Mile Radius
- The property has Access from Both Eastbound and Westbound Traffic on State Road 54
- Approximately 1.5 Acres High and Dry

Location	State Road 54 & Ellerbee Rd
Traffic Counts	56,000
APN	09-26-20-0000-00700-0010
Lot Size	2.03 Acres

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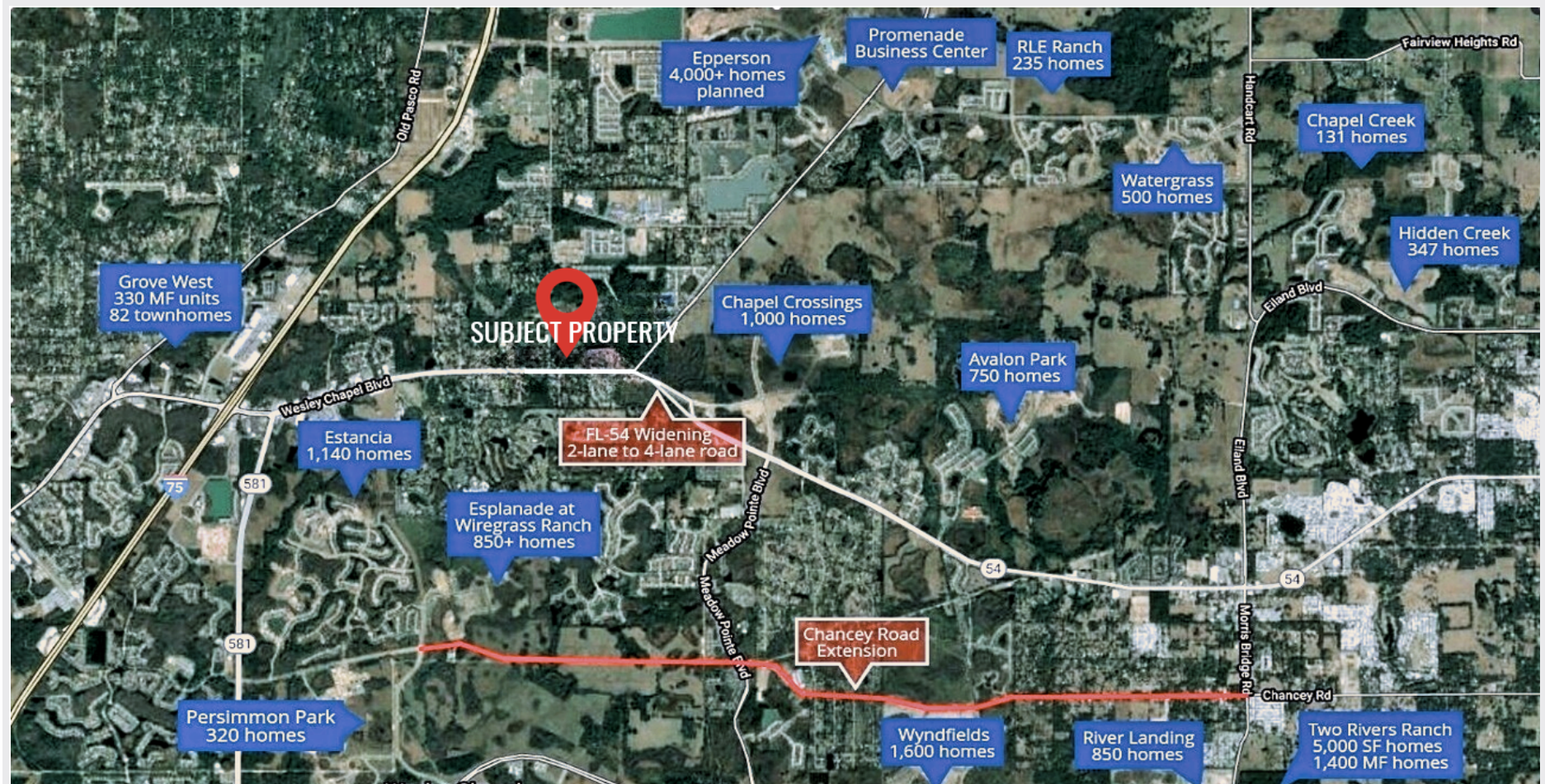


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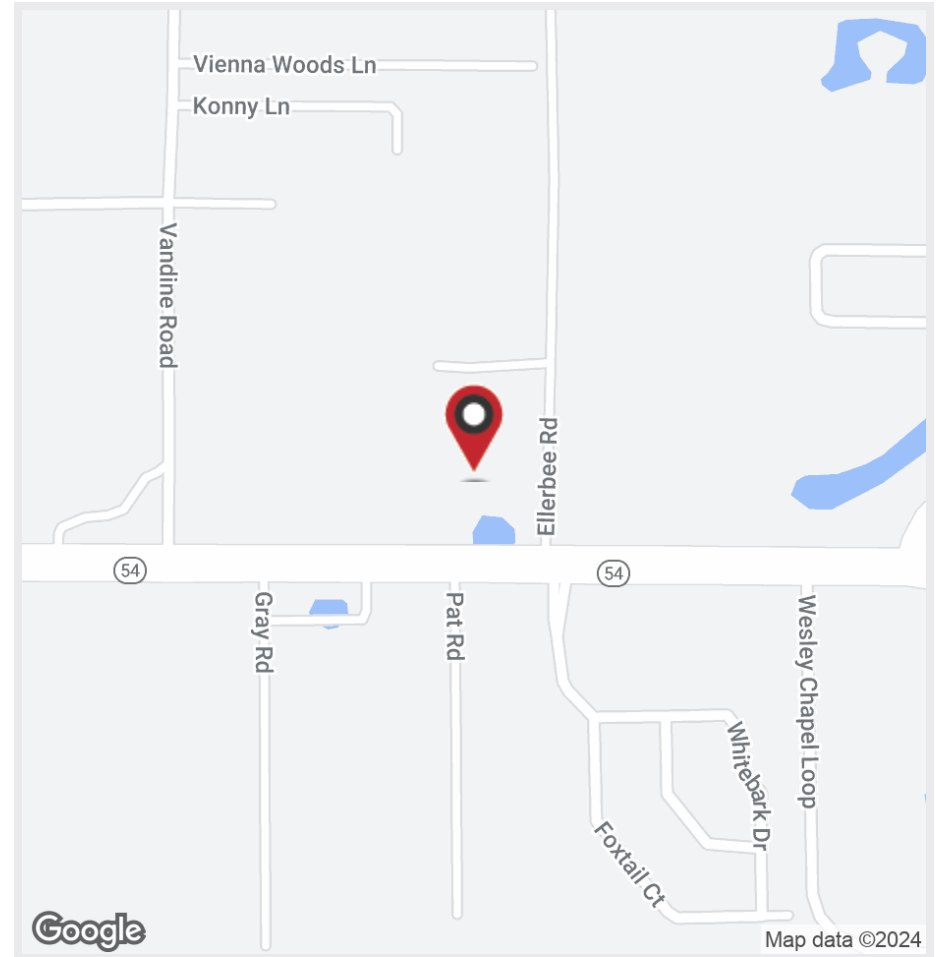
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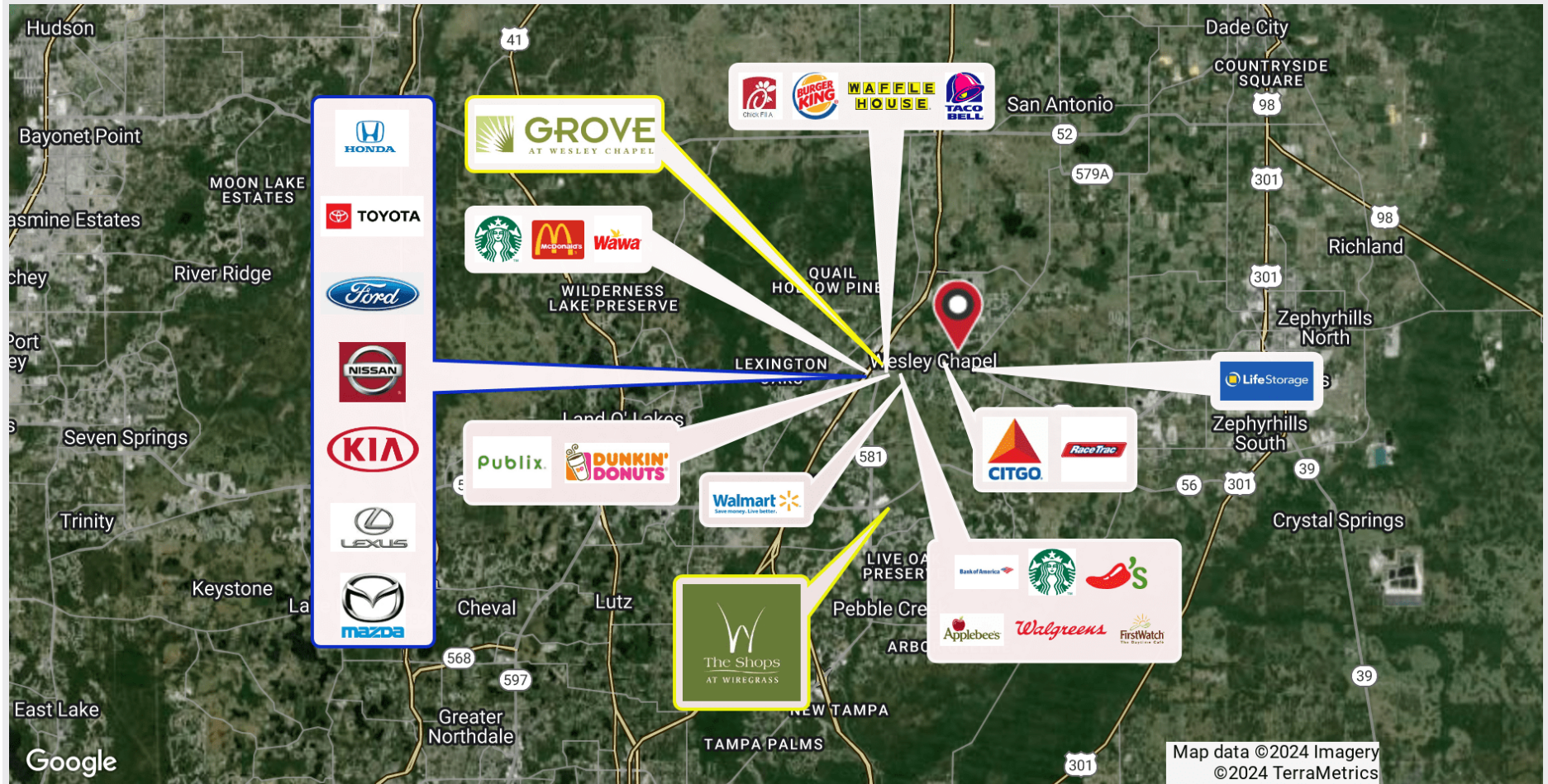


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