

# FOR SALE

4917 Gall Blvd Zephyrhills, FL 33542

1.22 ACRES IN DOWNTOWN ZEPHYRHILLS | US 301 | 1832 SF



Brent Nye  
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Sale Price

**\$999,000**

## OFFERING SUMMARY

Building Size:	1,832 SF
Lot Size:	1.22 Acres
Price / SF:	\$18.80
Zoning:	C3
Traffic Count:	16,100

## PROPERTY OVERVIEW

This property is perfect for an owner/user with a vision for transforming it into an optimal sales office for retail sales such as construction materials, oil change/car wash, or trailers/sheds. Utilize the expansive acre at the busy US 301 traffic light to showcase your products. The property's layout and pricing make it an excellent choice for a national retailer. With paved roads surrounding the property on three sides, providing exceptional ingress and egress access, it offers prime visibility and accessibility for your business needs.

## PROPERTY HIGHLIGHTS

- With 400 feet of frontage, your brand will command attention, ensuring a steady flow of potential customers
- This Building has over \$75,000 in updates including **New TPO Roof**, parking lot cleared and re-surfaced and, new tile throughout the kitchen hallway and storage

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# FOR SALE

4917 Gall Blvd Zephyrhills, FL 33542

1832 SF NEXTDOOR DINER



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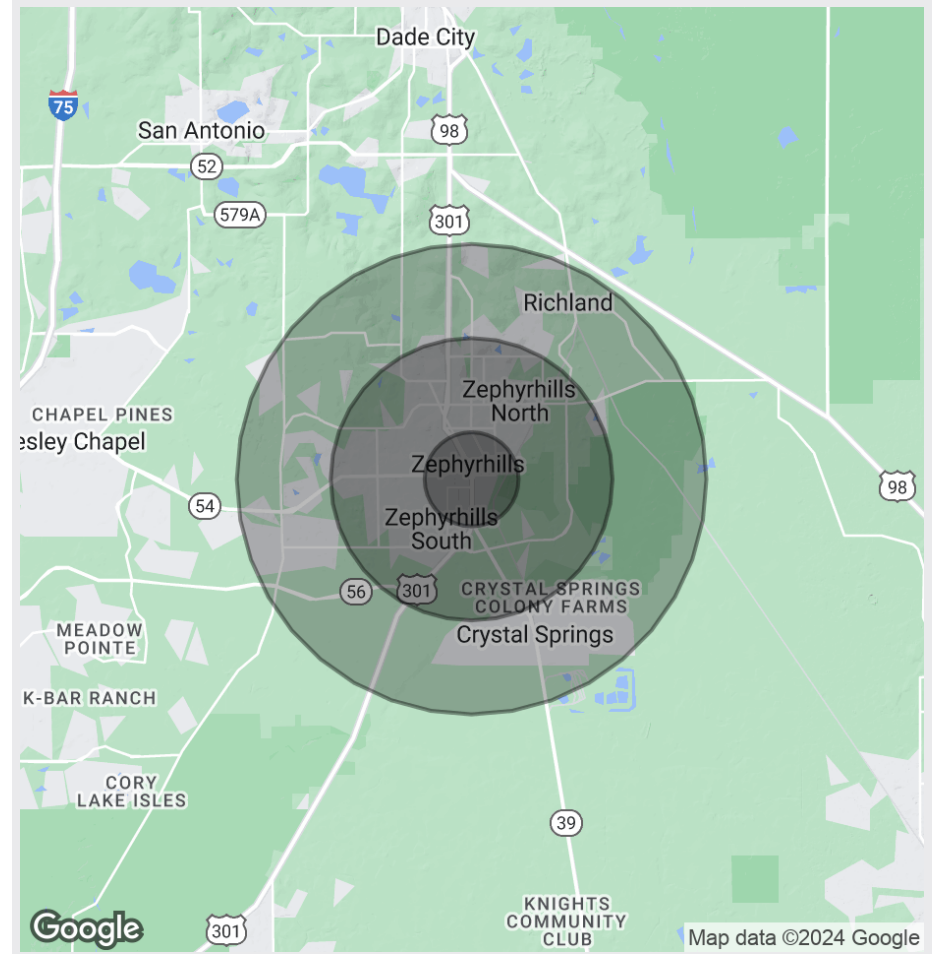
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,316	38,061	57,562
Average Age	44.0	55.1	54.1
Average Age (Male)	44.1	54.7	53.8
Average Age (Female)	45.9	55.4	54.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,862	23,328	33,529
# of Persons per HH	1.9	1.6	1.7
Average HH Income	\$33,575	\$35,922	\$39,537
Average House Value	\$78,362	\$97,260	\$113,291

## TRAFFIC COUNTS

16,100/day

2020 American Community Survey (ACS)



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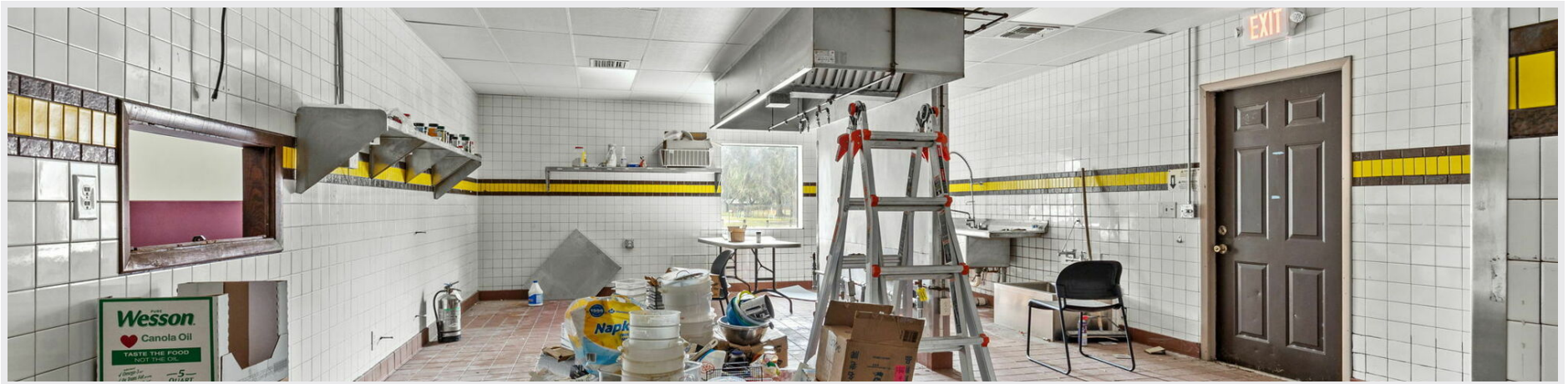
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INTERIOR IMAGES

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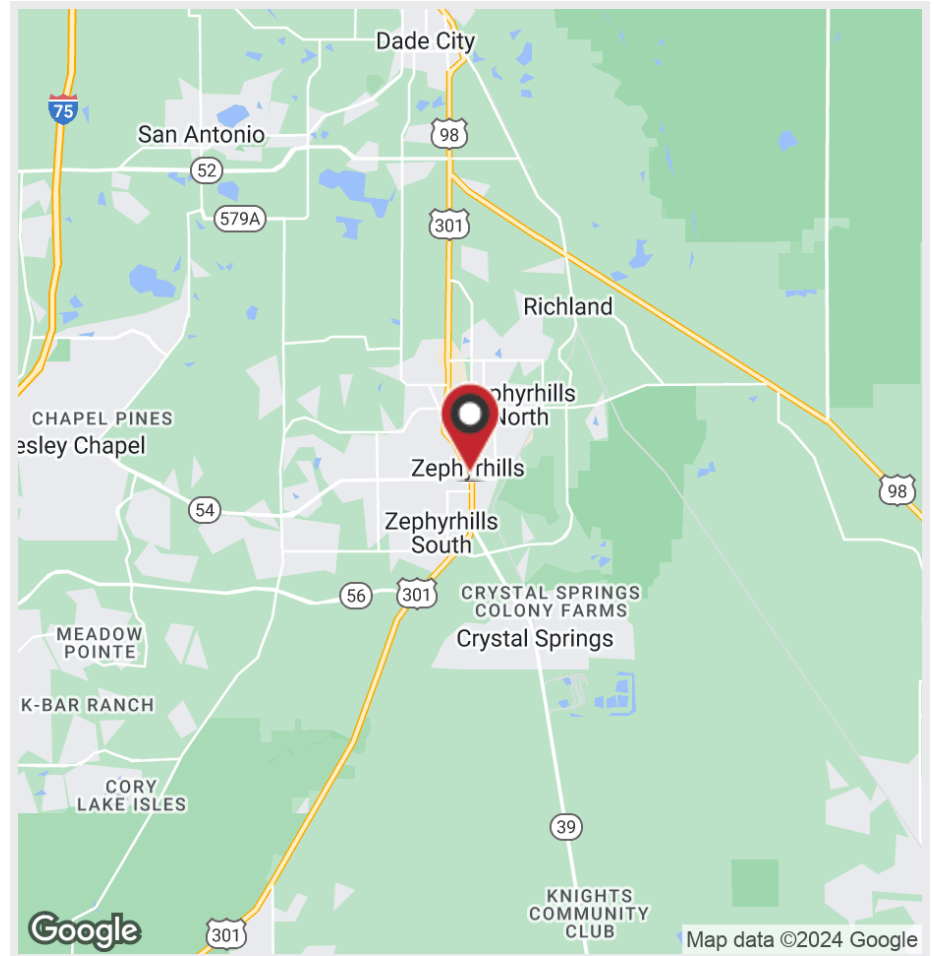
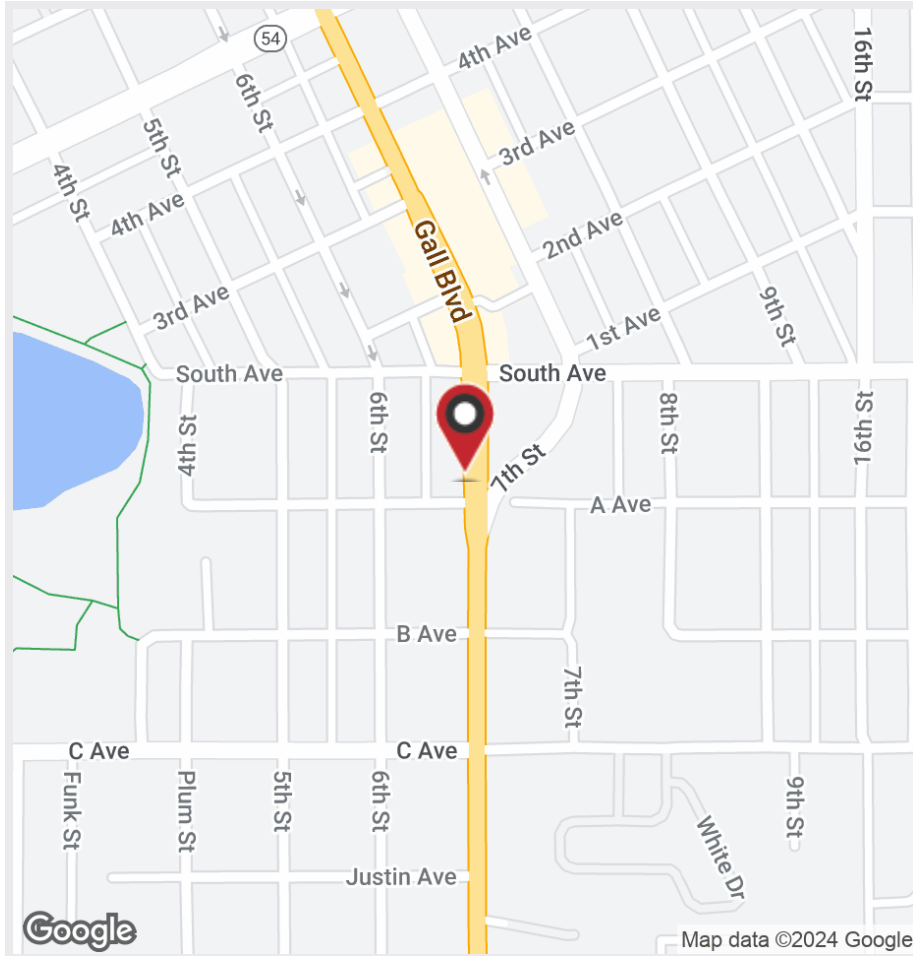
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## LOCATION DESCRIPTION

The City of Zephyrhills, FL has long been known for its bottled water, crystal clear springs, and its above-average senior citizen population. Since 2000, the average age of its citizens has dropped from age 65 to 54, showing a new demographic trend. Wesley Chapel's rising home prices to an average of over \$300K for a single-family home are driving younger families to Zephyrhills for affordability and easy access to Hillsborough County. As of 2019, more than 75% of residents own their own homes, which is more than 15% above the nation's average.

Zephyrhills is located in East Pasco County just east of bustling Wesley Chapel which was named Tampa Bay's wealthiest community in 2019. Wesley Chapel's monumental growth and increasing home values, has encouraged younger families to begin moving east into Zephyrhills. You will see the growth immensely as you travel east on SR 54, the city's main thoroughfare. It's expansion of major roadways and the addition of new bypass roads, make this city a great location for new businesses and residents.



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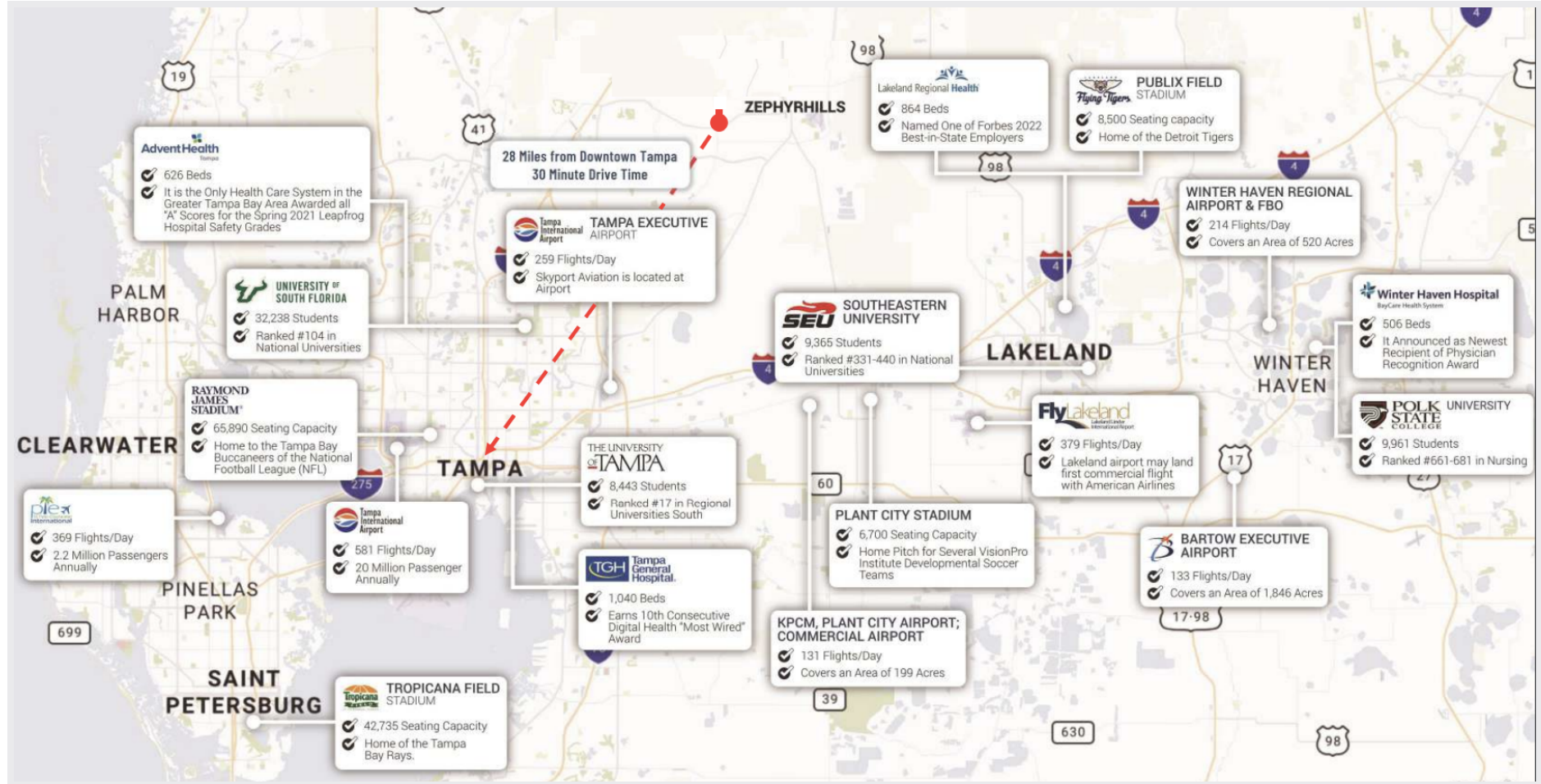
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## BRENT NYE

Executive Director

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