

# FOR SALE

36739 SR 54 Zephyrhills, FL 33541



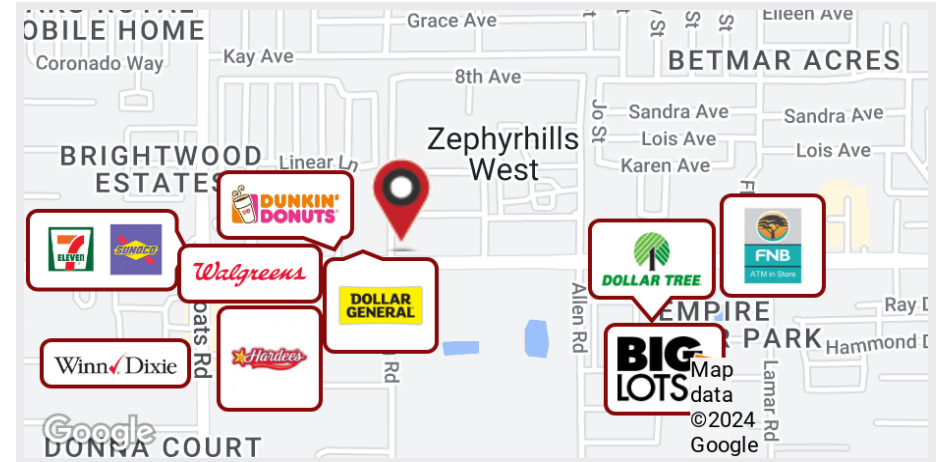
Brent Nye  
O | 813.973.0214  
brent@nyecommercial.com



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## OFFERING SUMMARY

Sale Price:	\$599,000
Building Size:	2,000 SF
Lot Size:	0.81 Acres
Price / SF:	\$299.50
Year Built:	1948
Zoning:	C2
Traffic Count:	11,300

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## PROPERTY OVERVIEW

Just under 1 acre of land on a corner lot, with a 2,000 SF building fronting on SR54 zoned C2. Develop the land zoned for fast food, oil, auto parts, or any other retail use or use the existing structure with "yard" space for any type of construction business. Many options with popular C2 zoning.

## PROPERTY HIGHLIGHTS

- Versatile C2 Zoning
- 2,000 Gross SF (1,400 Heated)
- Ideal for Retail Investment Opportunity



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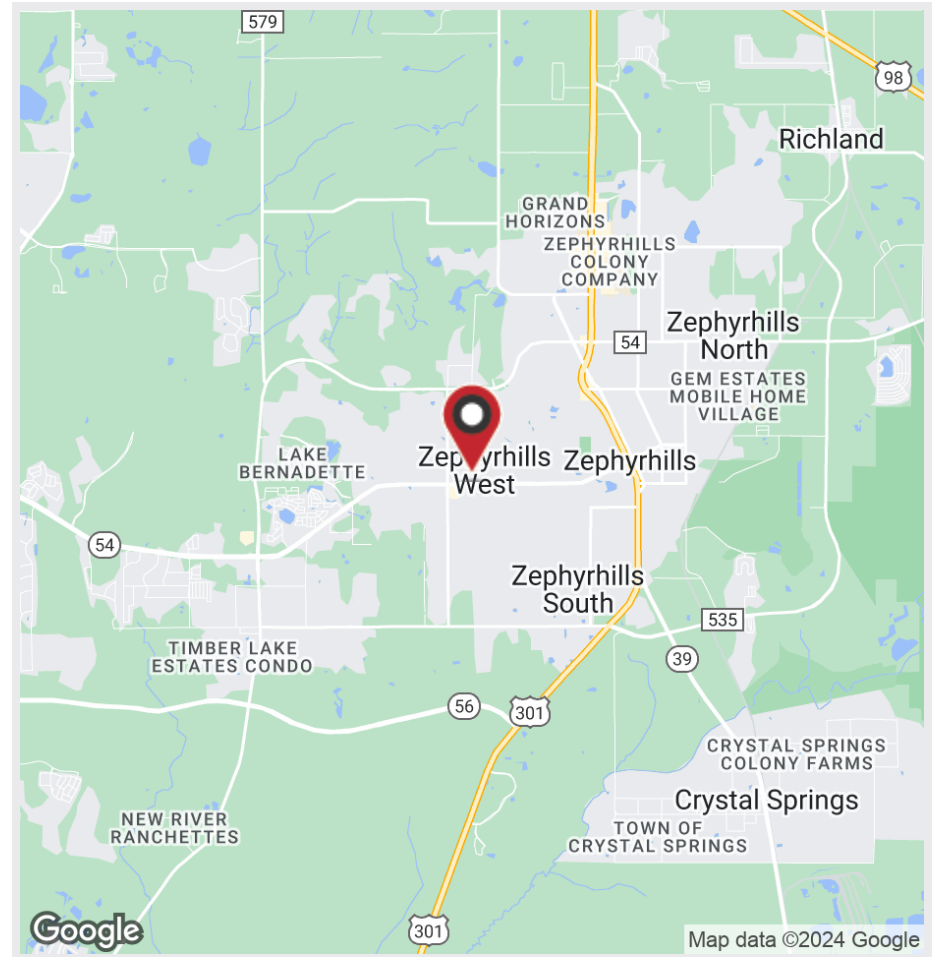
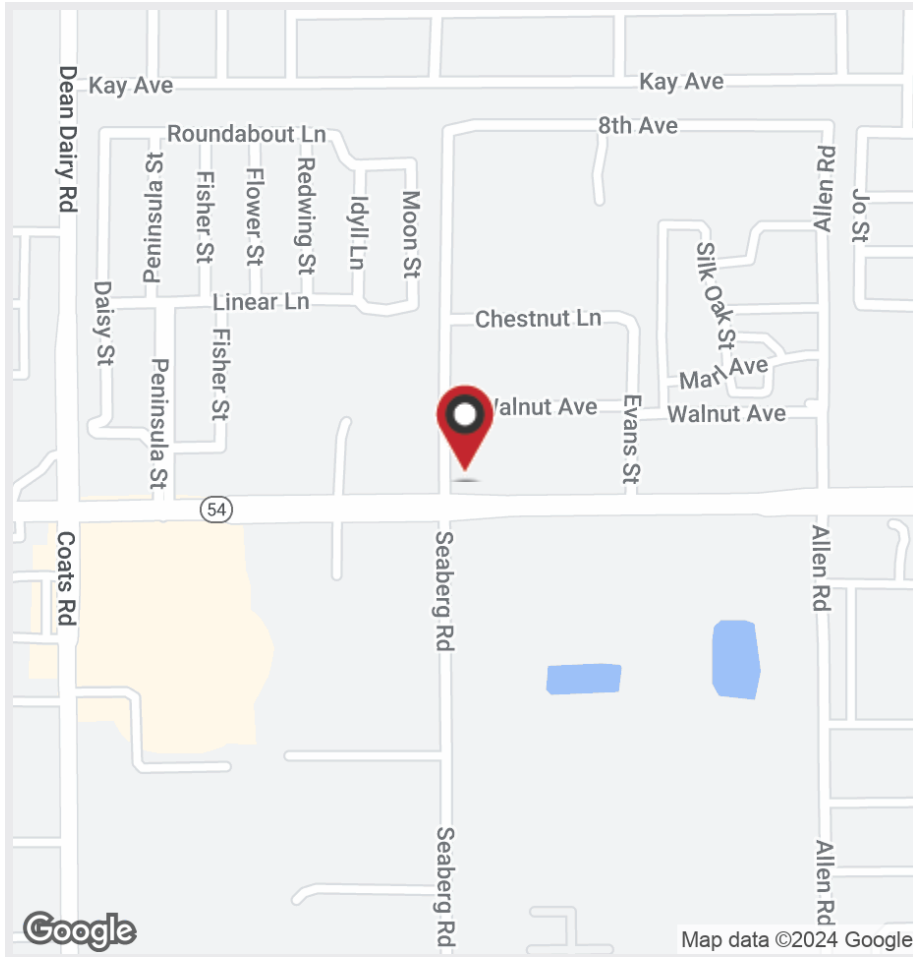
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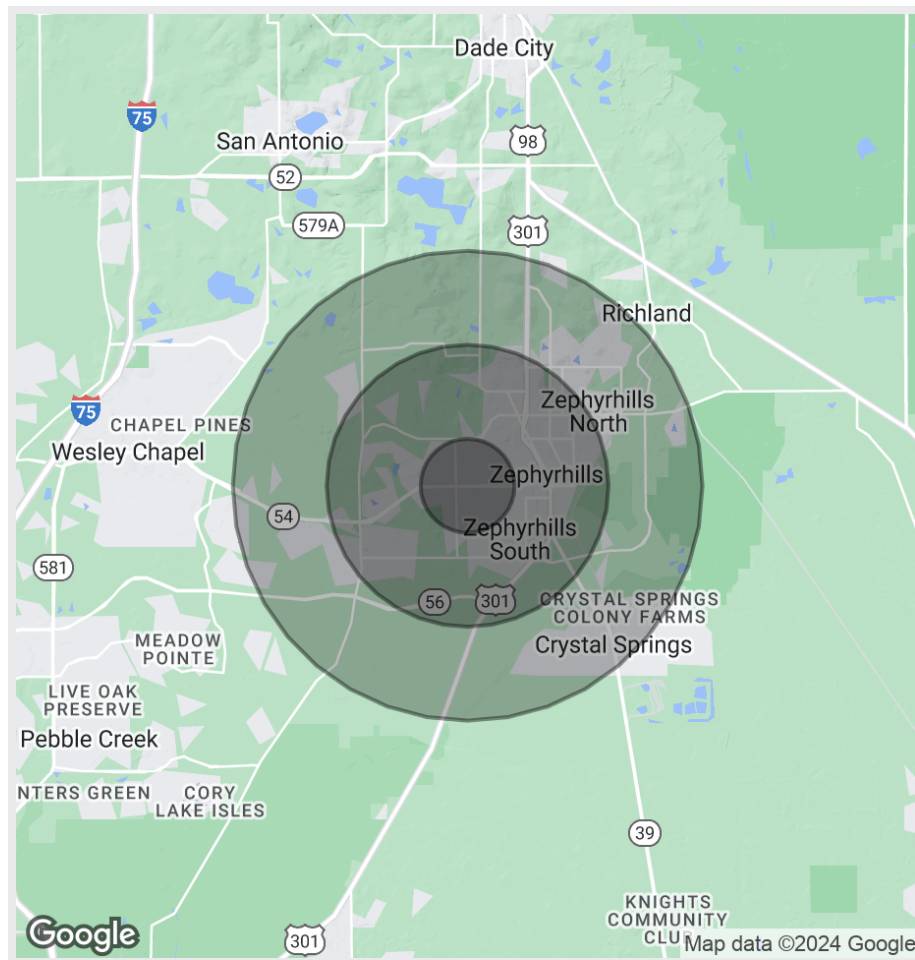
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,257	46,712	74,871
Average Age	57	51	48
Average Age (Male)	56	50	47
Average Age (Female)	57	52	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,625	21,407	32,161
# of Persons per HH	2	2.2	2.3
Average HH Income	\$61,468	\$65,242	\$77,147
Average House Value	\$167,492	\$204,079	\$244,809

## TRAFFIC COUNTS

11,300/day

Demographics data derived from AlphaMap



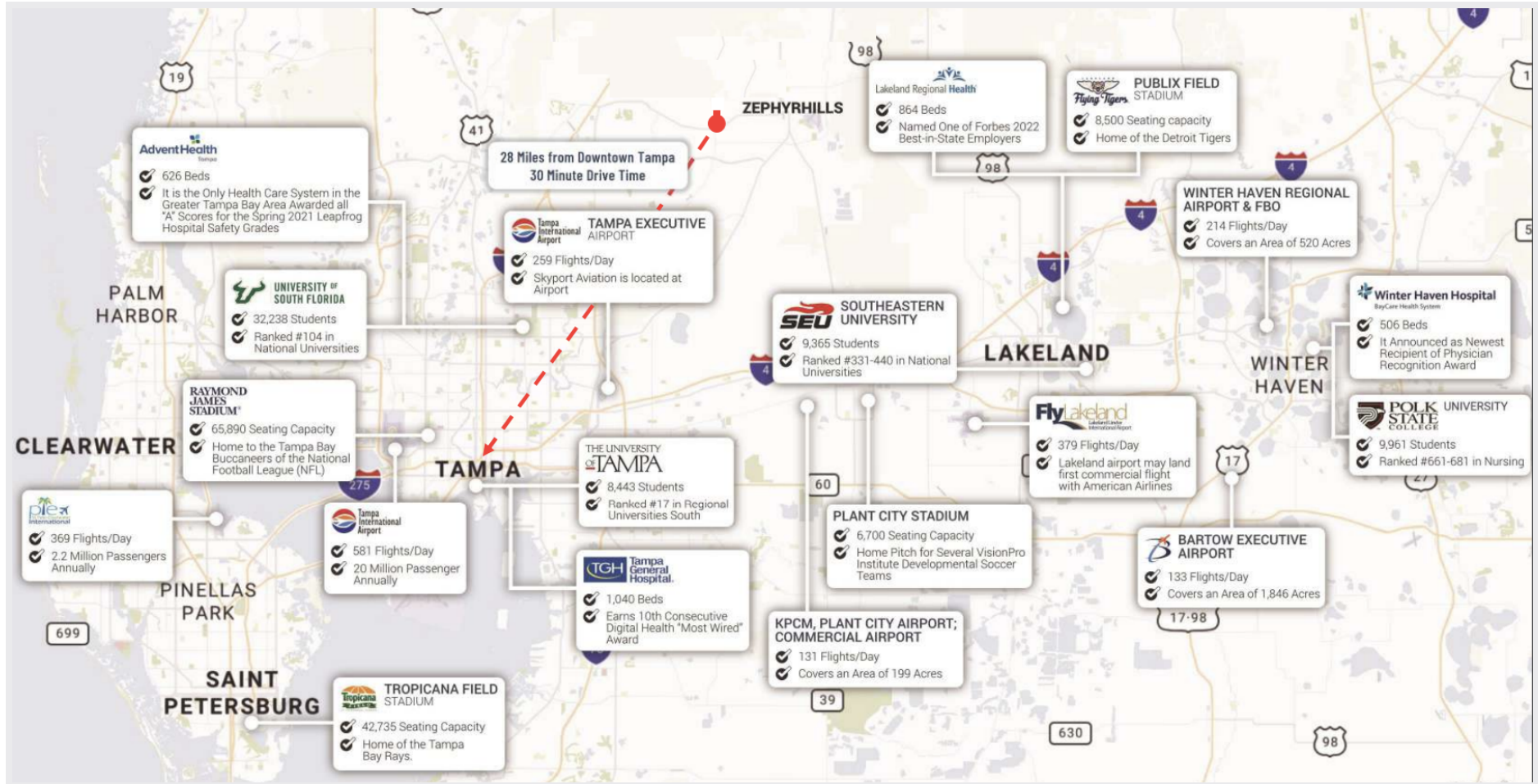
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# BRENT NYE



## BRENT NYE

Executive Director

brent@nyecommercial.com

Direct: **813.973.0214** | Cell: **813.997.3333**

## PROFESSIONAL BACKGROUND

Brent has been an instrumental part of the family real estate business for over 15 years, working closely with his father, Bill Nye. Brent covers a variety of aspects of commercial real estate including investment brokerage, site selection, and property development. He is actively involved with the rezoning of client assets, land assemblage, and the development of his family-owned assets.

Brent leads the office in commercial listings and sales. He has extensive knowledge with experience in many product types including office, multifamily, hospitality, retail, industrial, self-storage, and land. He has successfully assisted his clients in navigating many real estate development issues and has had great success in the rezoning process. Brent's experience in real estate began with Century 21 - Bill Nye Realty, where he became a top-selling agent in residential sales. Expanding into commercial sales and earning the designation of the number one producing commercial agent in the world among the Century 21 commercial division. This led to the birth of Nye Commercial Advisors.

### NYE Commercial Advisors

4875 Bruce B. Downs Blvd.

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