

ALDI EXCESS SPACE - OAKVIEW PLAZA

38901 COUNTY ROAD 54 EAST, ZEPHYRHILLS, FL 33542

FOR SUBLEASE



LOCATION DESCRIPTION

Zephyrhills, Pasco County, FL

PROPERTY HIGHLIGHTS

- 5,213 SF Available
- 41'7" frontage 128' depth 14'6" ceiling height
- Cotenants Include: Sugar Shack, Rent King, Smoke Shop, China Taste, Barber Shop
- Nearby Retailers: Citco, Walgreens, Dunkin', Wawa, Culver's, Dollar General
- Within 10 minutes of Upper Hillsborough Wildlife Management area that spans more than 5,000 acres along the Hillsborough River. 14 miles of hiking, walking & equestrian trails, plus fishing and camping areas
- Traffic Count (AADT): county Road 54 E - 12,800 and 20th Street - 6,500



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,407	41,205	66,980
Daytime Population	14,222	45,301	65,924
Total Households	4,130	19,278	30,666
Average HH Income	62,503	68,322	75,905



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