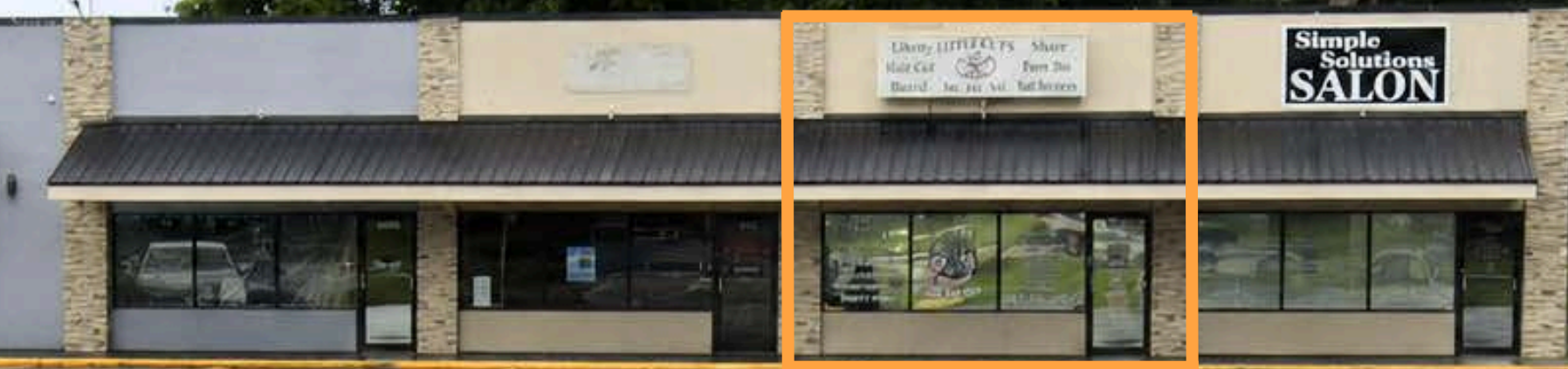
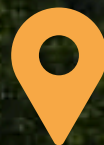




38367 COUNTY ROAD 54
ZEPHYRHILLS, FL 33542

1,000 SF RETAIL / OFFICE SPACE

FOR LEASE

THIS SPACE OFFER LIMITLESS OPPORTUNITIES FOR A NEW TENANT SEEKING IMMEDIATE LEASE OCCUPANCY.

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

**TINA MARIE ELOIAN, CCIM
BROKER**

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



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work
& play**
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

38367 COUNTY ROAD 54,
Zephyrhills, FL 33542

LEASE PRICE: **\$1,600/ mo.**
+ S.T./ NNN

ZONING C2

LEASABLE SPACE: 1,000 SQFT

PARKING: ONSITE (50 +/- SPACES)

PARCEL ID: 02-26-21-001B-00000-0050

Position your business in one of Zephyrhills' growing commercial corridors with this 1,000 SF ground-level retail/office suite located in a well-maintained neighborhood strip center. Designed for flexibility, the space features both front and rear entrances and can accommodate a variety of business types, from professional offices and medical services to retail, showroom, and specialty businesses.

The suite is offered as-is, providing tenants the opportunity to customize the interior to meet their operational needs. Whether you're launching a new business, relocating, or expanding your footprint, this property offers the versatility to support your long-term goals.

Surrounded by continued commercial development and positioned along busy CR 54, the property benefits from excellent accessibility, strong local traffic, and a growing business community. With competitive lease rates and immediate availability, this is an outstanding opportunity to secure space in one of Zephyrhills' thriving commercial markets.



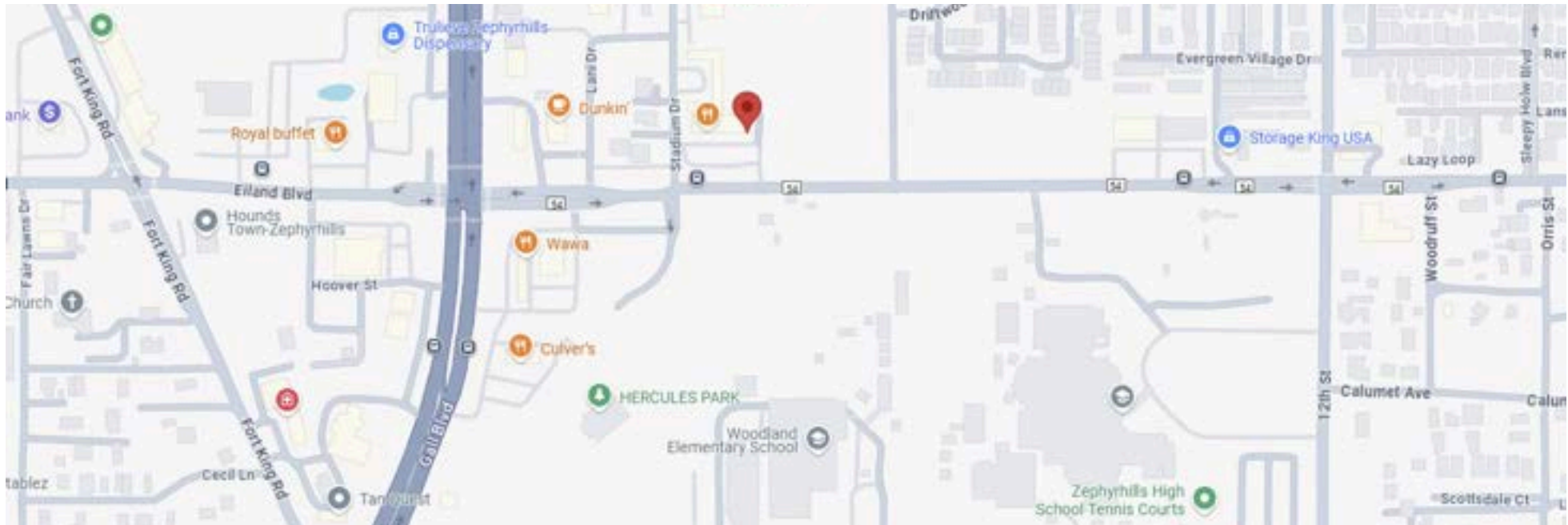
PROPERTY VIEW

LOCATION HIGHLIGHTS:

- **Excellent visibility** along CR 54 in an established commercial corridor
- **Located within a thriving business district** experiencing continued commercial growth
- **Flexible leasing opportunity** with tenant build-out options available
- **Ideal for startups**, expanding businesses, satellite offices, or professional practices
- **Immediate occupancy** available with competitive lease rates

MAPS AND DIRECTIONS

To reach 38369 County Road 54, Zephyrhills, FL 33542 from Interstate 75, take Exit 279 and head northeast. Proceed east on County Road 54/Wesley Chapel Boulevard toward Village Market, continuing along Wesley Chapel Boulevard. Merge onto State Road 54 East, then turn left onto Gall Boulevard. Finally, turn right onto County Road 54; the destination will be on the left.



PHOTOS



Your Tampa Bay and Beyond Commercial Real Estate Experts

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



CALL OUR TEAM TODAY!
813.935.9600



NEED OUR HELP?

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- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.



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