



ZEPHYRHILLS, FL (PASCO COUNTY)



±10  
Acre Parcel



C-2  
Zoning



Join Future  
AdventHealth MOB -  
Location on-site TBD

## Retail Development Site, SR54 & Eiland Blvd

Join national retailers Publix, Home Depot, McDonalds, Wendy's & more



CUSHMAN &  
WAKEFIELD



# Property Highlights

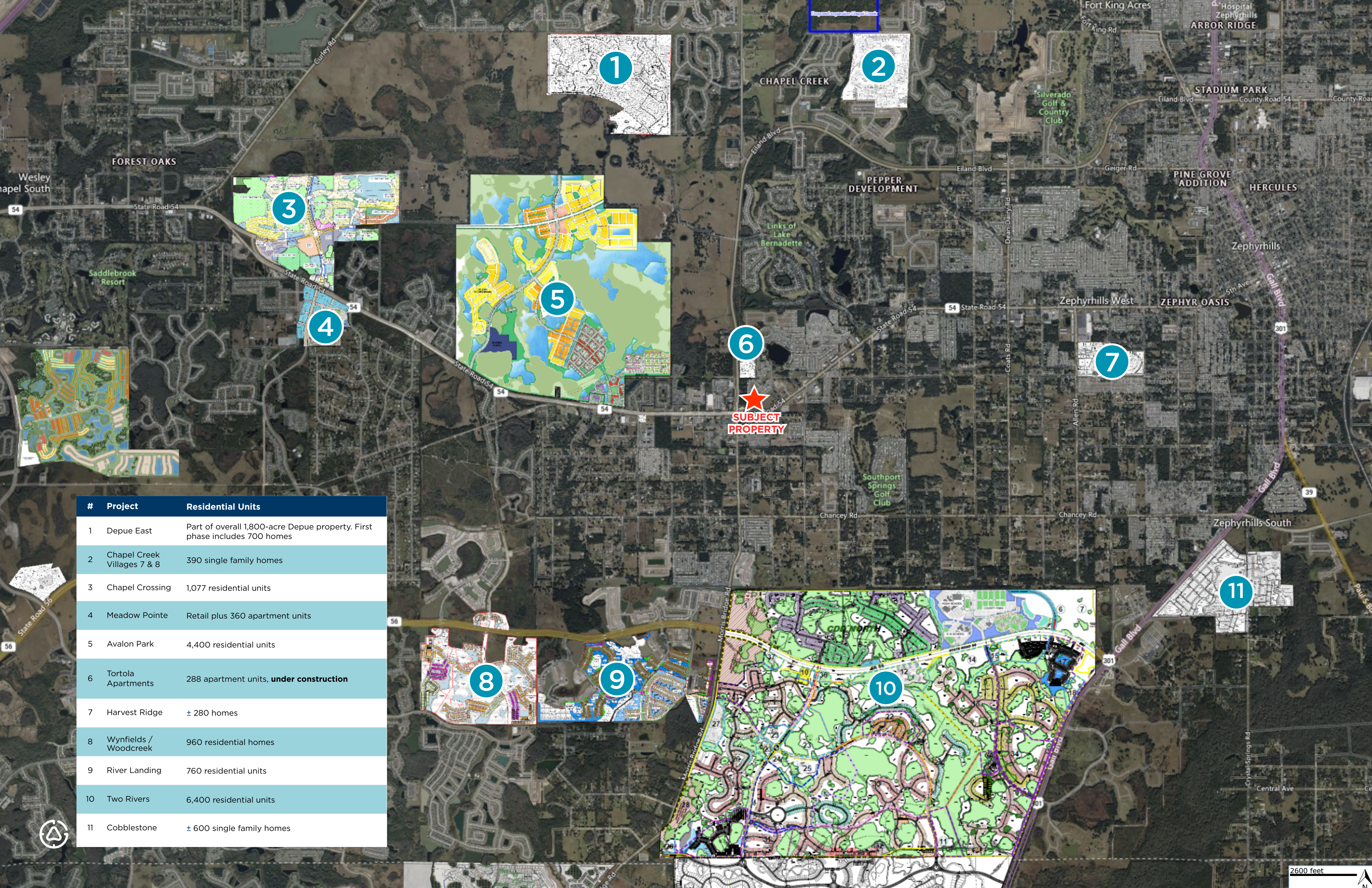
## PROPERTY OVERVIEW

Location	SR 54 & Eiland Blvd Zephyrhills, Florida 33541
Size	10± acres *AdventHealth to retain 3-4 acres on-site for a 30,000 SF MOB. Location TBD, leaving about 10 acres
Municipality	Pasco County
Future Land Use	Retail/Office/Residential
Zoning	C2 General Commercial District (small portion of site is C-1)
Permitted Uses	Many retail uses including general retail, restaurants, daycare centers, financial institutions, fitness centers, auto uses, etc. Hotel also allowed. Self-storage subject to design standards.
Max Height	60 feet
Infrastructure Improvements	SR 54 currently being widened from a 2-lane road to a 4-lane highway with medians
Traffic Counts	<b>SR 54:</b> 30,500 VPD west of Eiland 11,300 VPD east of Eiland <b>Eiland Blvd:</b> 19,300 VPD

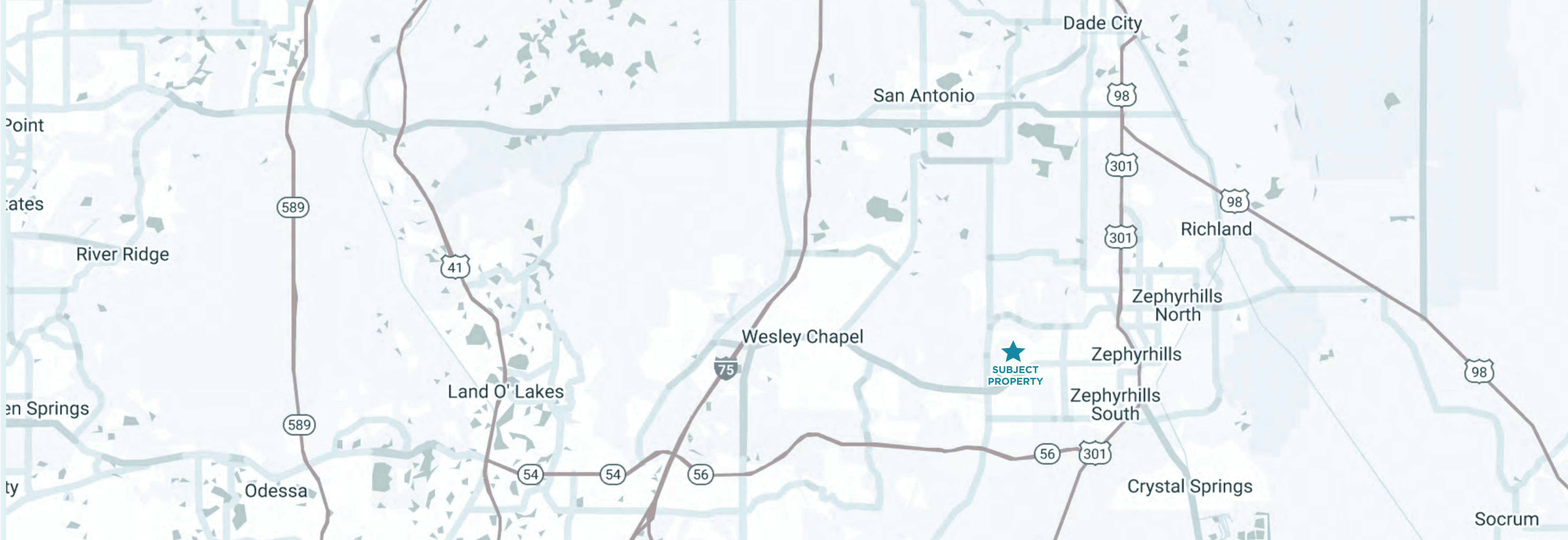




# Residential Development







# Land Transaction Leads

**Andy Slowik**  
Managing Director

andrew.slowik@cushwake.com  
+1 407 541 4428

**Rachel Ealy**  
Senior Associate

rachel.ealy@cushwake.com  
+1 407 541 4405

**Margery Johnson**  
Managing Director

margery.johson@cushwake.com  
+1 407 435 4947

**EXCLUSIVELY LISTED BY CUSHMAN & WAKEFIELD**  
20 North Orange Avenue, Suite 300  
Orlando, FL 32801



©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.