

RETAIL PROPERTY FOR SALE

Restaurant Business, Structure and Land

4447 Gall Blvd
Zephyrhills, FL 33542

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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY DESCRIPTION

This 1,756 SF turnkey restaurant has been a local favorite for over 30 years and offers outstanding visibility and signage directly on US 301. The sale includes the real estate, the well-established business, and a 0.37-acre overflow parking lot. Located just one mile from historic Downtown Zephyrhills and two miles from the rapidly expanding Two Rivers development, this property is a rare opportunity to own a proven site in one of Pasco County's fastest-growing corridors.

PROPERTY HIGHLIGHTS

- 1,756 SF building; Built in 1958
- Zoned C2
- Prime location; High traffic area
- Great visibility
- Equipment Included
- Ample parking with Outdoor seating potential
- 2 parcels – each .4 acres
- VPD: 21,500

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.8 Acres
Building Size:	1,756 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,869	18,930	28,940
Total Population	8,531	40,403	64,554
Average HH Income	\$51,706	\$60,120	\$67,480

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Interior Images

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Parcels

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Alston Ave.

6th St.

Gall Blvd.

Jendral Ave.

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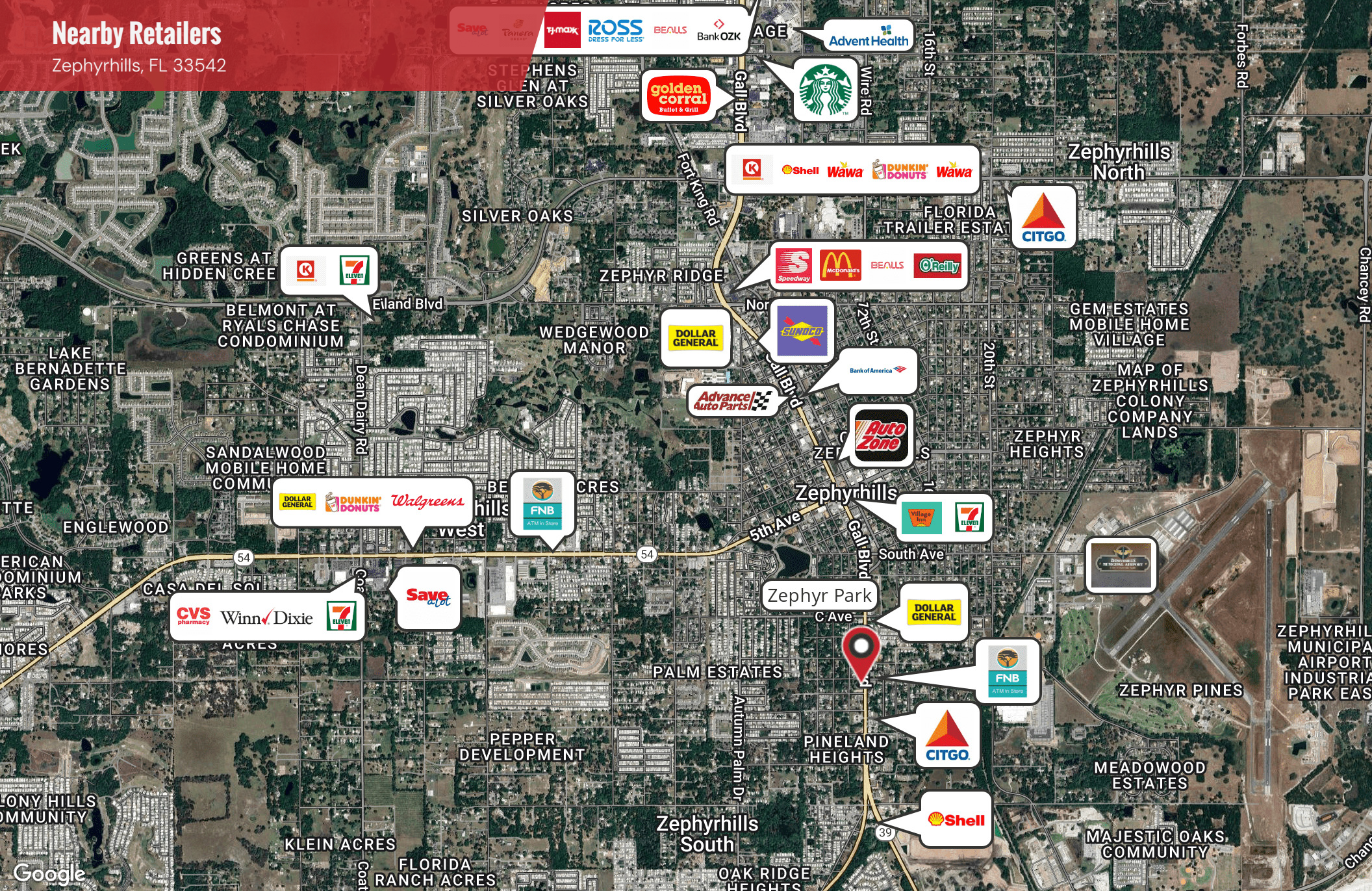
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Nearby Retailers

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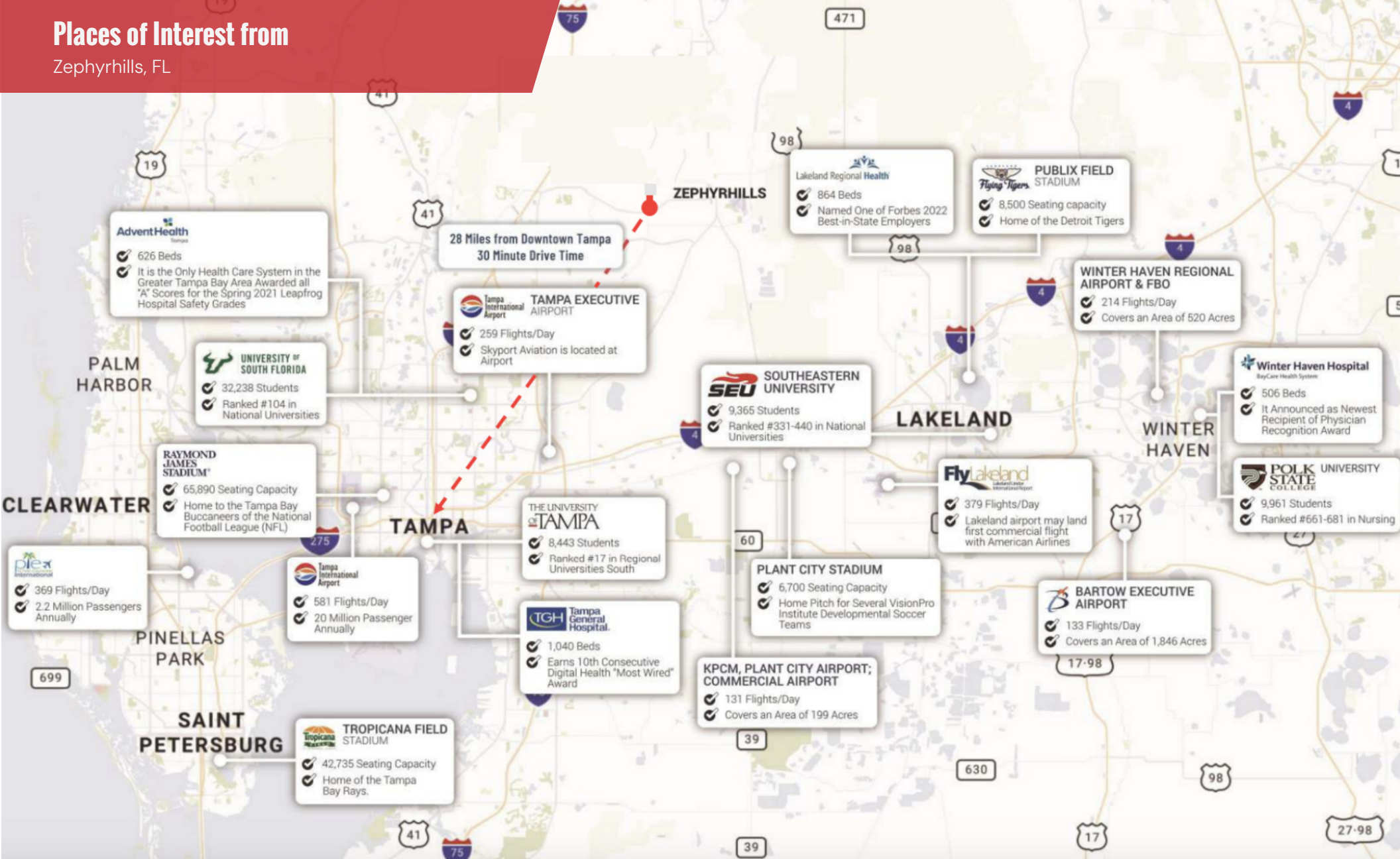
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Places of Interest from

Zephyrhills, FL



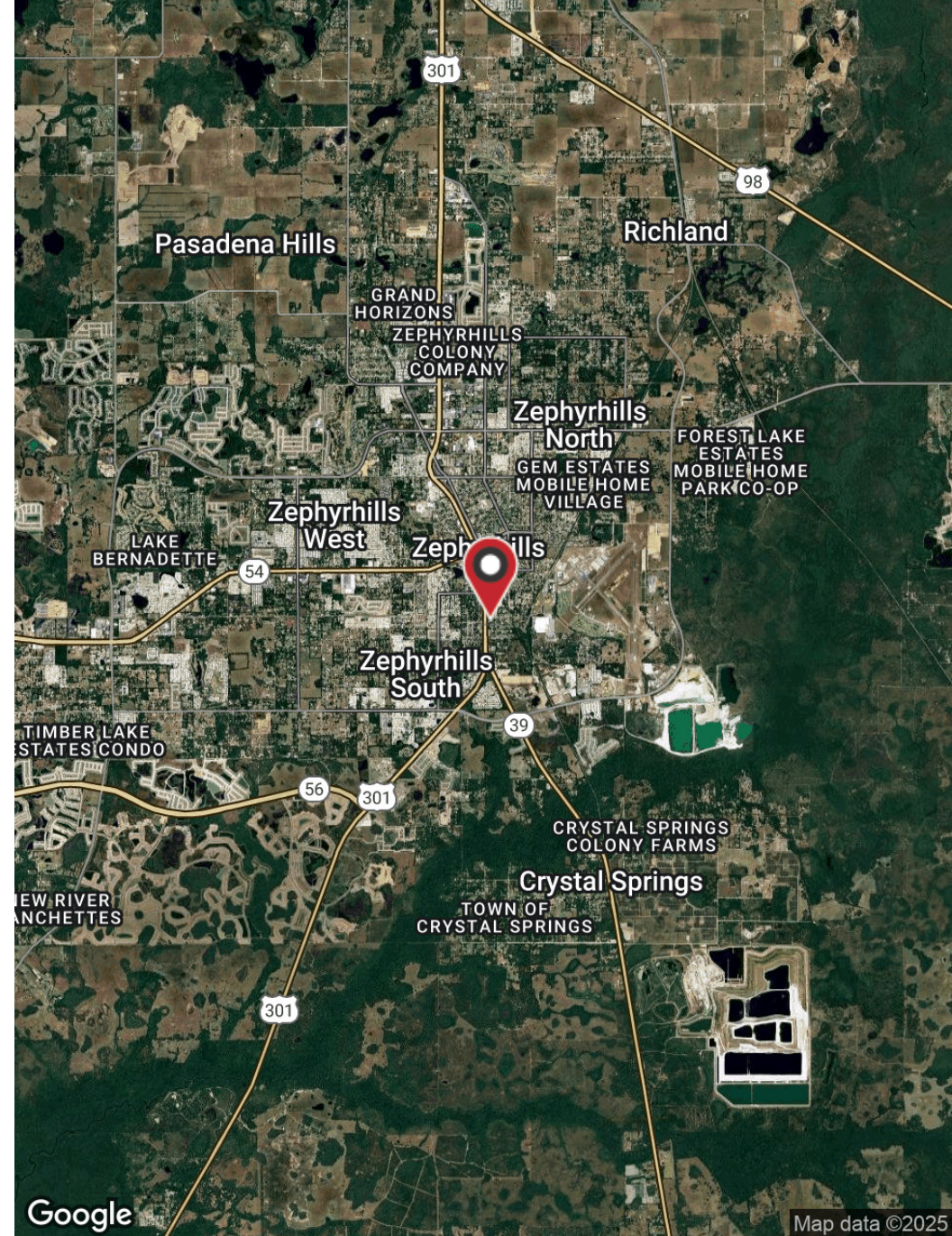
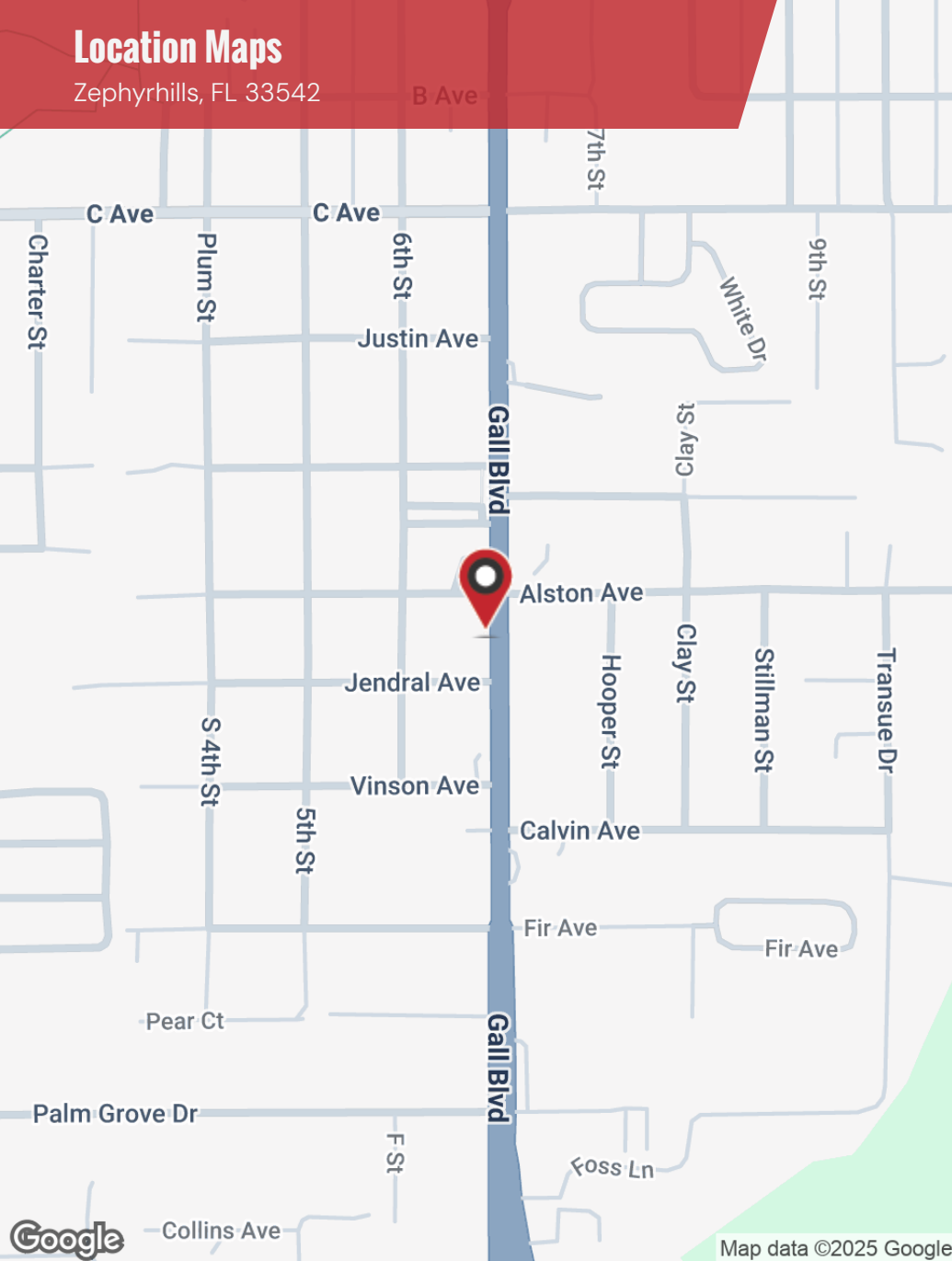
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Location Maps

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