

Land For Sale

1 ACRE OUTPARCEL BIG BOX - STATE ROAD 54 HARD CORNER

37002 State Road 54, Zephyrhills, FL 33541

SUBJECT TO OFFER



CONTACT



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PROPERTY HIGHLIGHTS

- 19,100 Average Daily Traffic Count on State Road 54;
- .98~ MOL Acres;
- C2 Zoning;
- SEC of State Road 54 and Allen Road;
- Located in front of 109,000 sq. ft. Westgate Shopping Center and across the street from Hillvest Shopping Center which includes tenants such as Big Lots, Bealls and Dollar Tree.
- Pasco County Appraiser No.: 15-26-21-0030-00800-0010



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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|------------------|
| Sale Price: | SUBJECT TO OFFER |
| Lot Size: | 0.98 Acres |
| Zoning: | C2 |
| Traffic Count: | 19,100 |

PROPERTY OVERVIEW

Impressive location at the Corner of State Road 54 and Allen Road. Local area has high density of well established residential neighborhoods along with a variety of retail.

Commercial zoning lends itself to many options for retail or restaurant use.

Zephyrhills is experiencing a high level of growth from Wesley Chapel's new developments. Road improvements are well underway on State Road 54, creating an ease to all areas of town.



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ADDITIONAL PHOTOS



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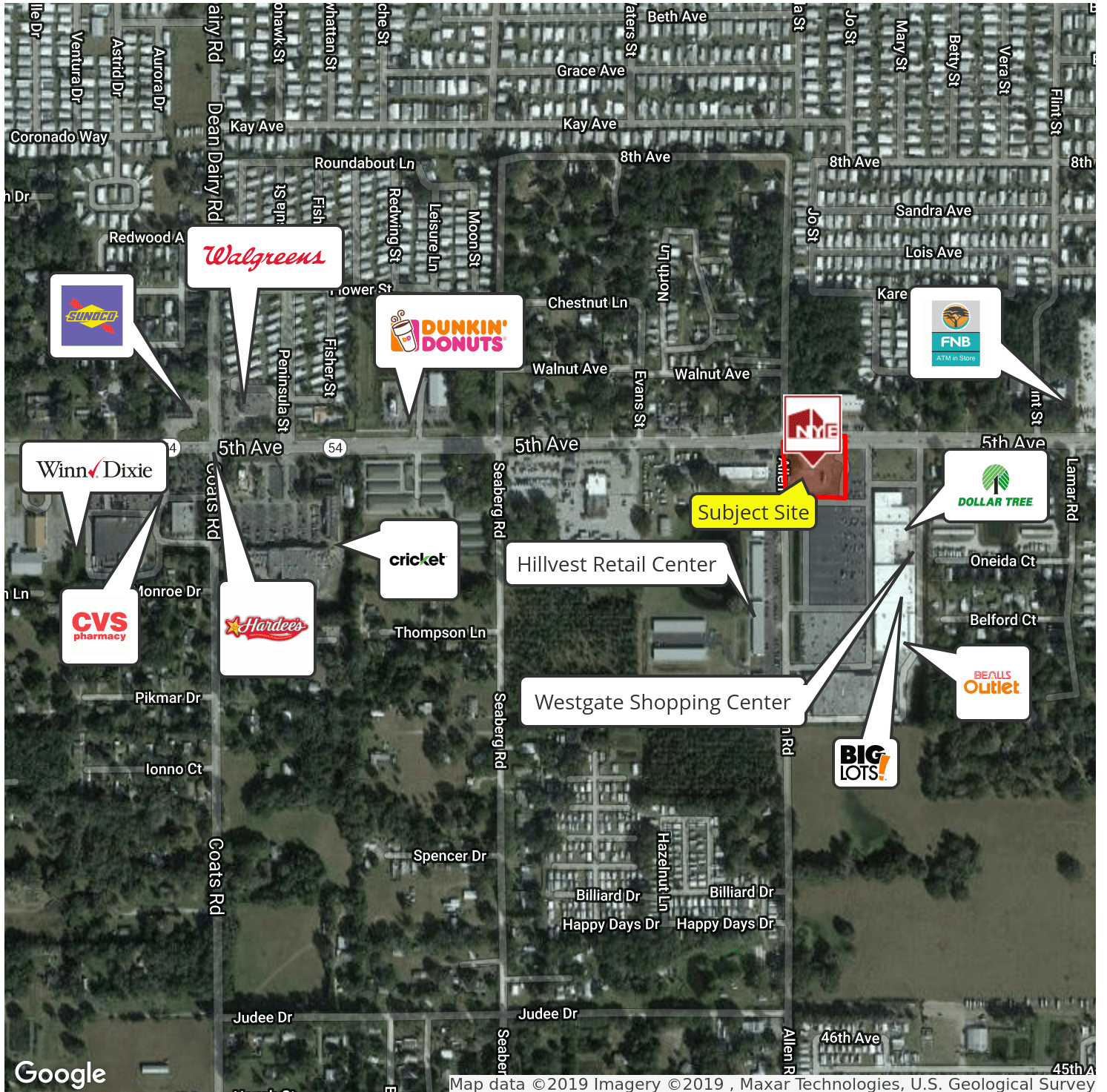
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LOCATION MAPS



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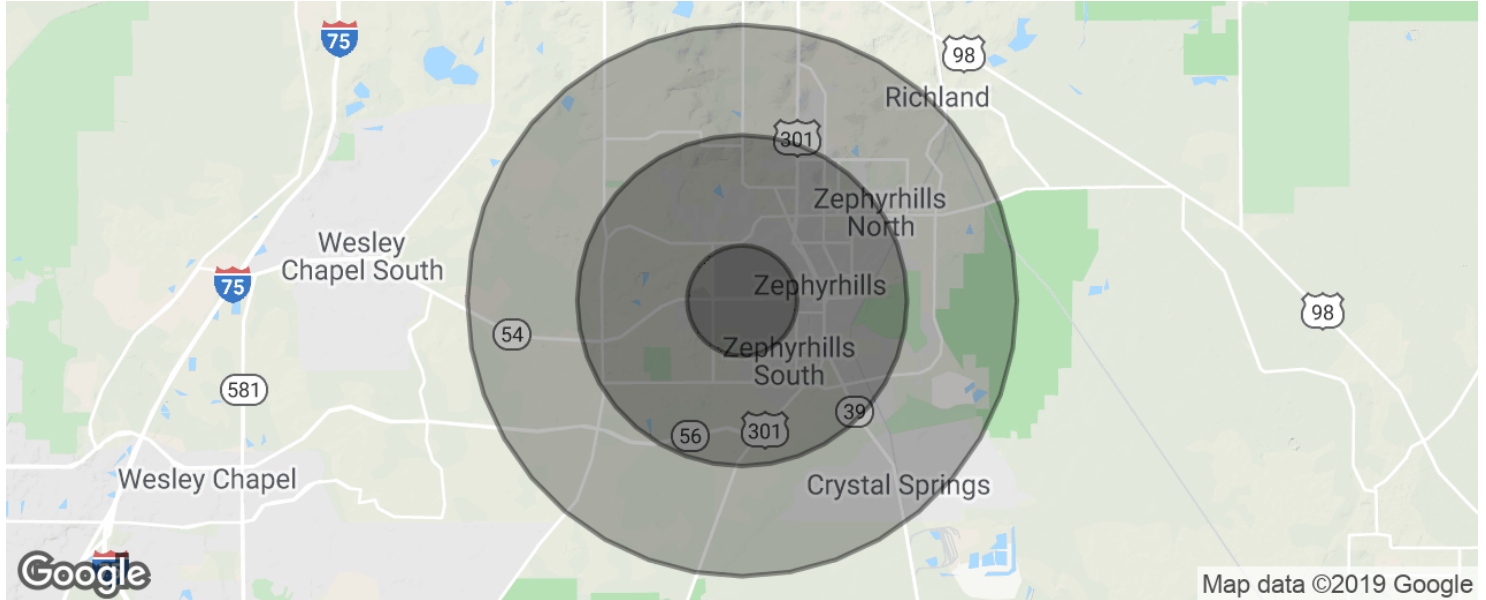
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 6,102 | 38,103 | 57,826 |
| Median age | 58.2 | 55.3 | 52.8 |
| Median age (Male) | 58.5 | 53.1 | 50.9 |
| Median age (Female) | 57.4 | 56.4 | 53.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,940 | 17,451 | 25,549 |
| # of persons per HH | 2.1 | 2.2 | 2.3 |
| Average HH income | \$41,516 | \$42,500 | \$45,198 |
| Average house value | \$98,789 | \$111,466 | \$119,940 |

* Demographic data derived from 2010 US Census

| DESTINATION | MILES | HOURS/MINUTES |
|--------------------------------------|-------|---------------|
| Tampa Int'l Airport | 36.0 | 0.45 |
| Interstate 75 | 10.0 | 0.20 |
| State Road 56 (@ Morris Bridge) | 7.2 | 0.11 |
| Advent Health (Zephyrhills Hospital) | 3.8 | 0.10 |



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