

BIG BOX RETAIL AND OUTPARCEL FOR GROUND LEASE

WESTGATE SHOPPING CENTER

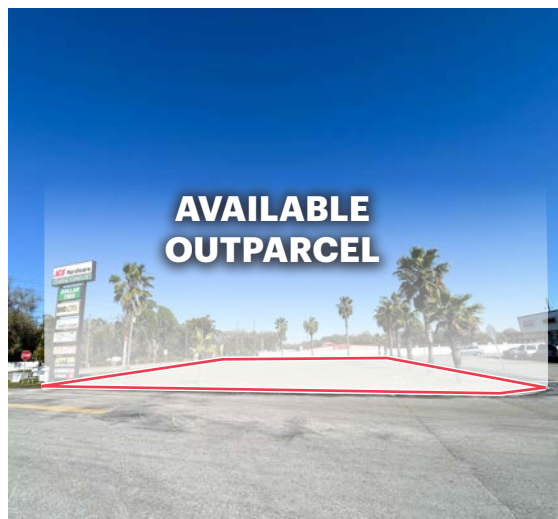
4810-4930 South Allen Road

ZEPHYRHILLS | FLORIDA

±41,139 SF & ±0.54 AC

BIG BOX RETAIL

OUTPARCEL PAD SITE



SPACE DETAILS

POSSESSION

Immediate

CO-TENANTS

Ace Hardware, Dollar Tree, Habitat for Humanity Restore, Coastal Furniture, and Coast Dental

NEIGHBOR

Publix, Home Depot, Winn-Dixie, Save A Lot

COMMENTS

- Zoned as C2 (Commercial)
- Direct access from 5th Ave. and Allen Rd.
- 7 Miles East of Wesley Chapel

DEMOGRAPHICS

POPULATION

1 Mile	6,990
3 Mile	47,191
5 Mile	73,187

DAYTIME POPULATION

1 Mile	5,957
3 Mile	47,922
5 Mile	67,444

TOTAL HOUSEHOLDS

1 Mile	3,645
3 Mile	21,800
5 Mile	31,451

AVERAGE HH INCOME

1 Mile	\$55,408
3 Mile	\$61,957
5 Mile	\$72,475

TOTAL BUSINESSES

1 Mile	180
3 Mile	1,275
5 Mile	1,661

TOTAL EMPLOYEES

1 Mile	1,071
3 Mile	17,317
5 Mile	22,173

SITE PLAN



PROPOSED QUICK CHANGE OIL FACILITY

