

8011 Gall Blvd. and Kossik Zephyrhills, FL 33541

PROPERTY DESCRIPTION

Presently completing engineering for 4 commercial parcels at the lighted intersection at Hwy 301 and Kossik Road in Zephyrhills.

Future plans to extend I-75 (Overpass Road) to this intersection.

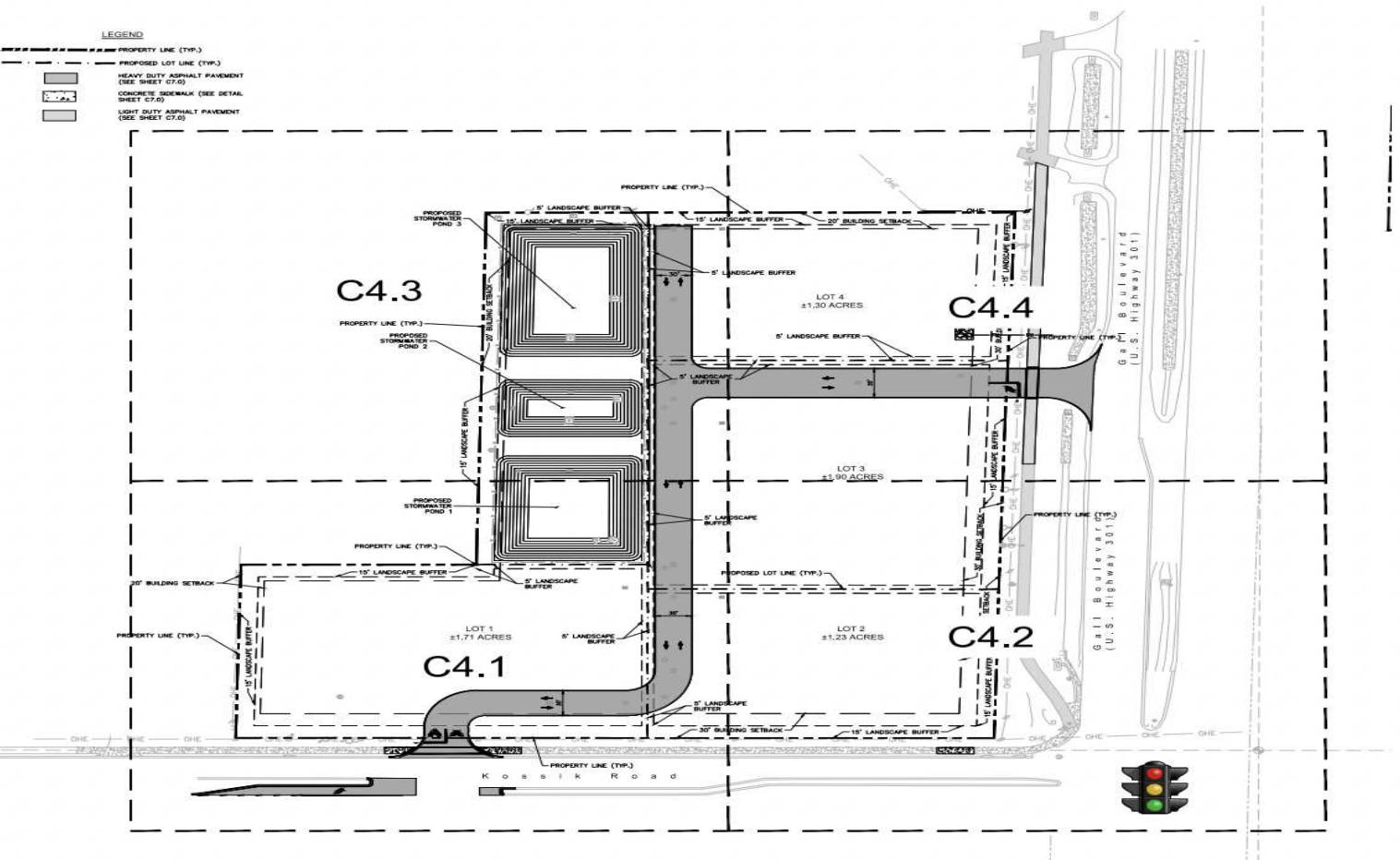
Very accessible to Dade City clientele being 4 miles to Hwy 52 and 6 miles to downtown Dade City.

Major retailers identified showing Lowes adjoining and Publix shopping center across.

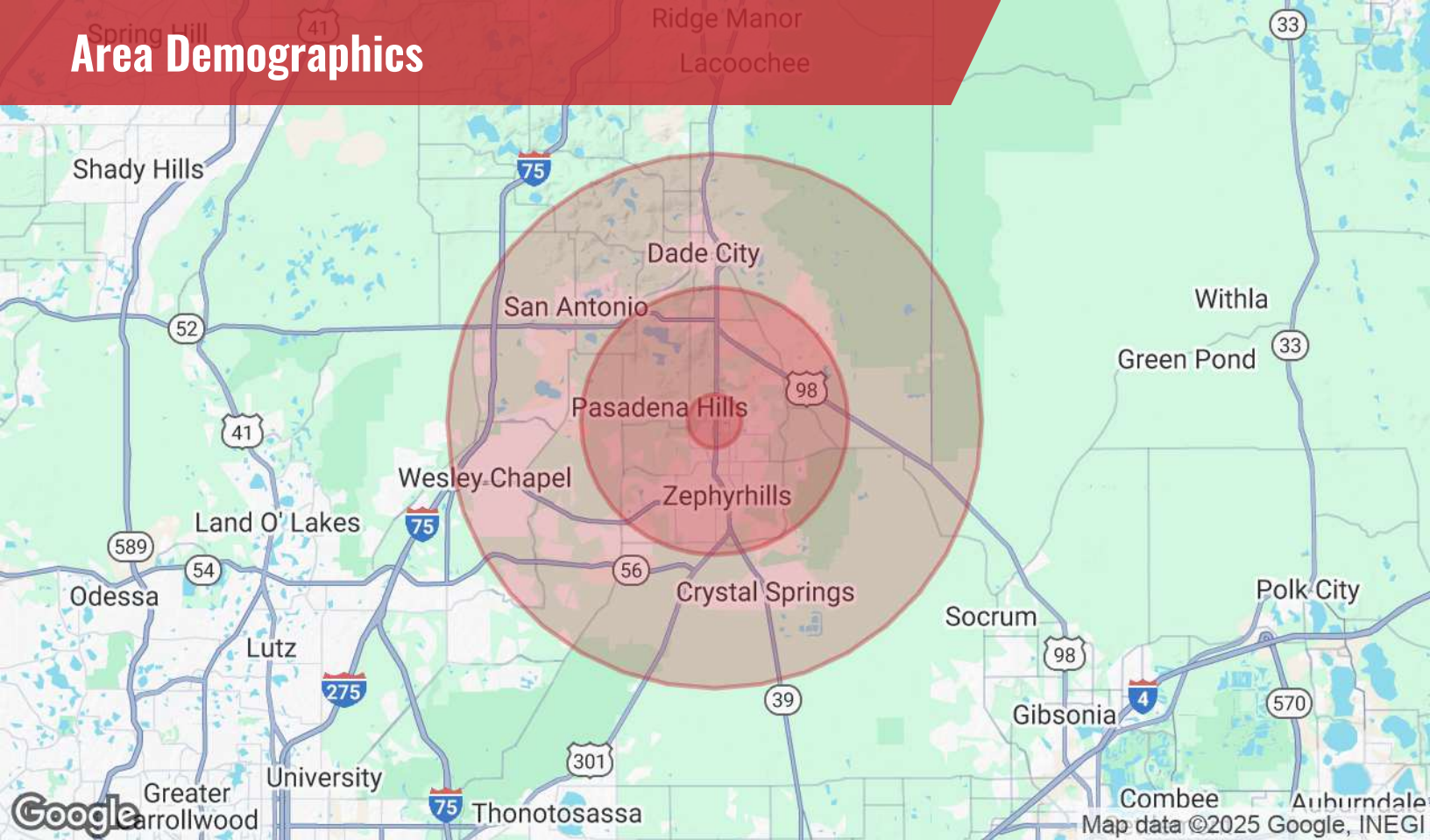
Should be within 10 miles of both cities.



Lease Rate:	Competitive Ground Lease
Sale Price:	Considering All Offers
Available Acreage:	7.5 +/- Acres / 3-4 Parcels
Lot Sizes:	7.5 Acres



Area Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,902	67,601	169,764
Average Age	53	50	44
Average Age (Male)	52	49	43
Average Age (Female)	54	51	45
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,279	30,192	65,551
# of Persons per HH	2.2	2.2	2.6
Average HH Income	\$65,530	\$71,489	\$102,581
Average House Value	\$203,146	\$228,294	\$322,087

Demographics data derived from AlphaMap