



# Executive Summary

40707 CHANCEY ROAD | FOR LEASE +/- 2 USABLE ACRES INDUSTRIAL OUTDOOR STORAGE



## OFFERING SUMMARY

Lease Rate:	Inquire for pricing
Available:	+/- 2 AC
Lot Size:	9.59 Acres

## PROPERTY OVERVIEW

Prime industrial land opportunity available in Zephyrhills, FL. This property offers 2 acres of secure outdoor storage within a +/-10-acre industrial development site, surrounded by 100,000 square feet of upcoming industrial development. Located in the heart of Zephyrhills, the site provides convenient access to Tampa, Lakeland, and Plant City, as well as Zephyrhills Airport, Hwy 54, Hwy 98, Highway 39, and Interstates 4 and 75. The site is currently in the process of being cleared.

## PROPERTY HIGHLIGHTS

- 2 acres of outdoor storage space available
- Site fully gated/secured
- Easy access to Hwy 54, Hwy 98, Highway 39, and Interstates 4 and 75
- Zoned "LI" (Light Industrial) with approval for outside storage, Building materials storage, Trucking storage, Contractor storage, Automotive sales/service, Parking, Manufacturing, Wholesale, Heavy machinery sales/service, Landscaping business, Equipment/materials storage

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**bounat**  
Boutique Firm | National Reach



# Additional Photos

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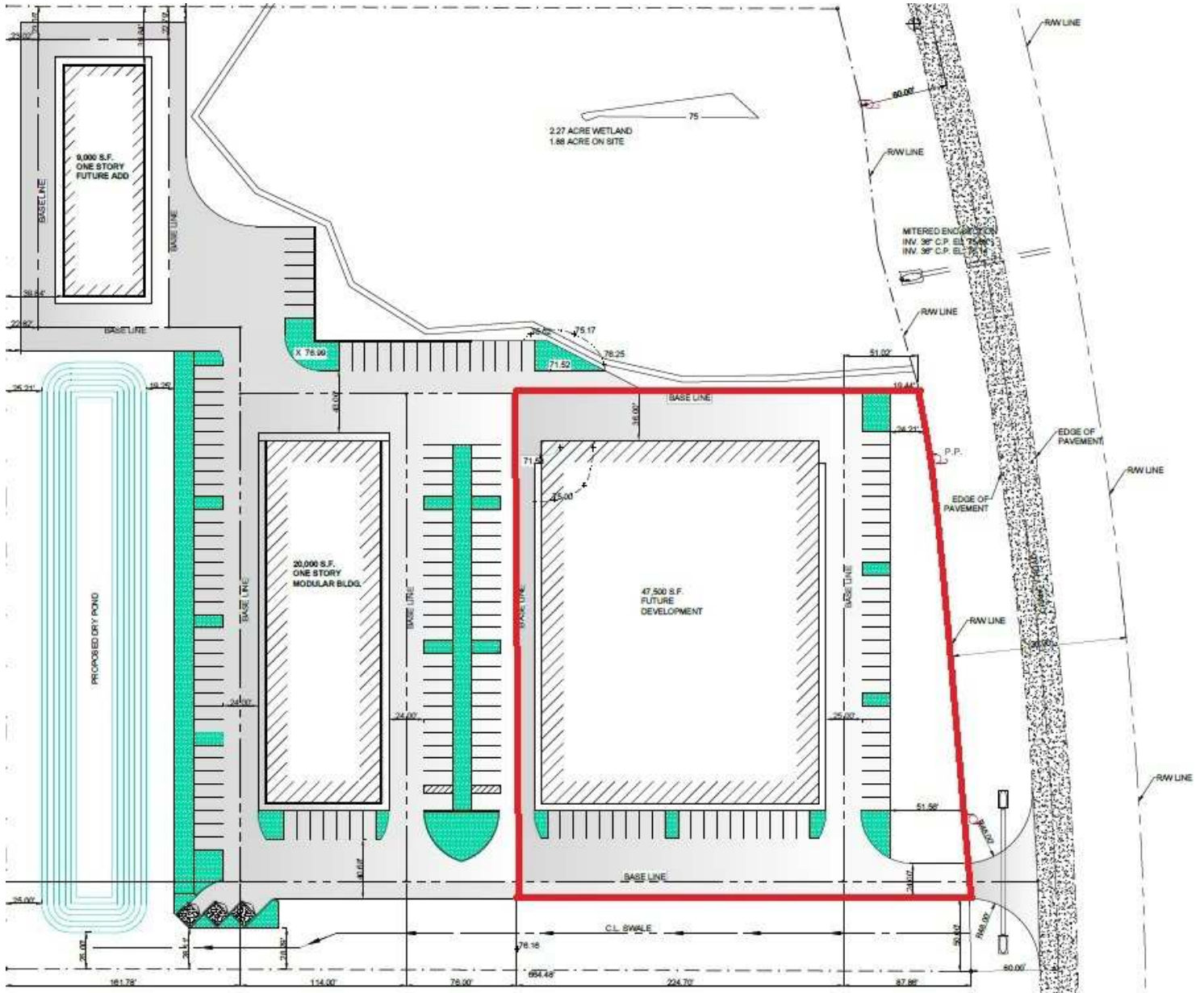
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# Site Plan

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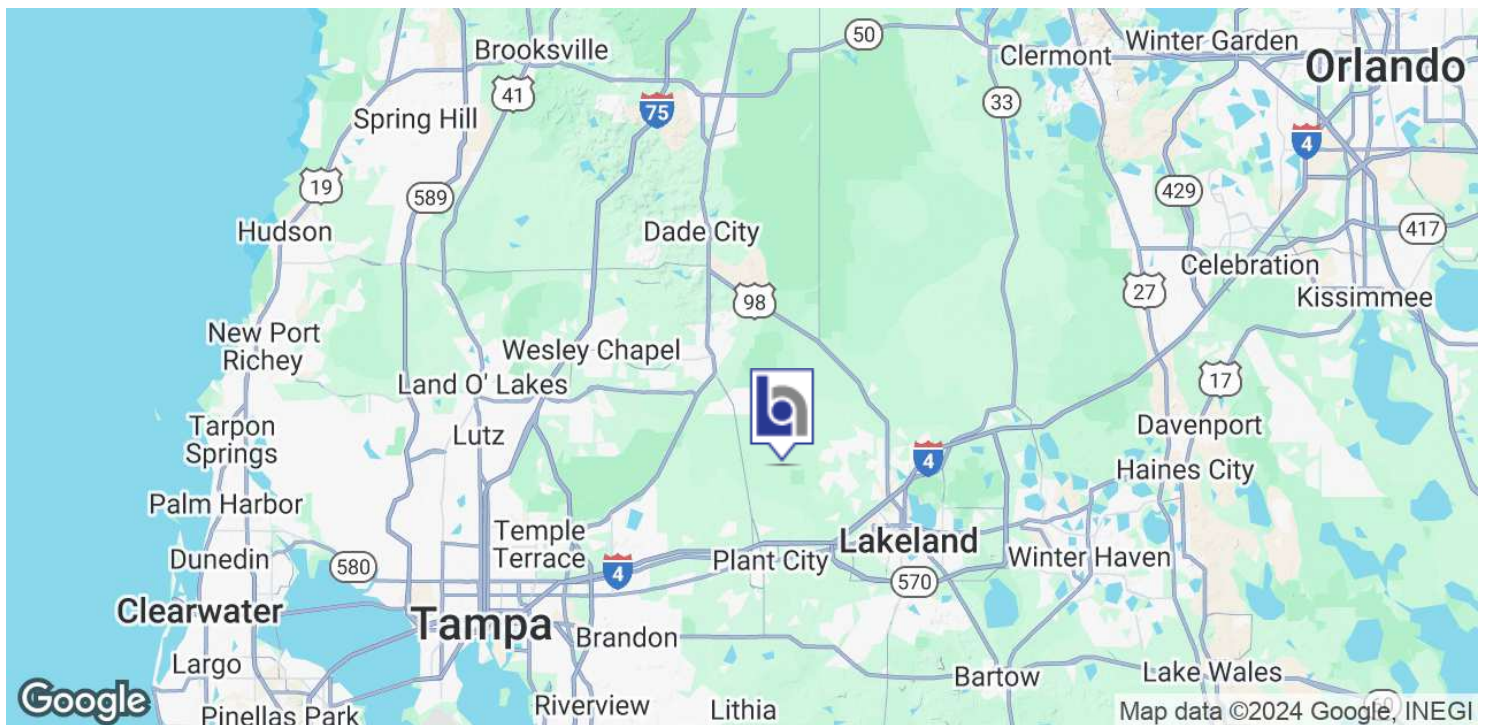
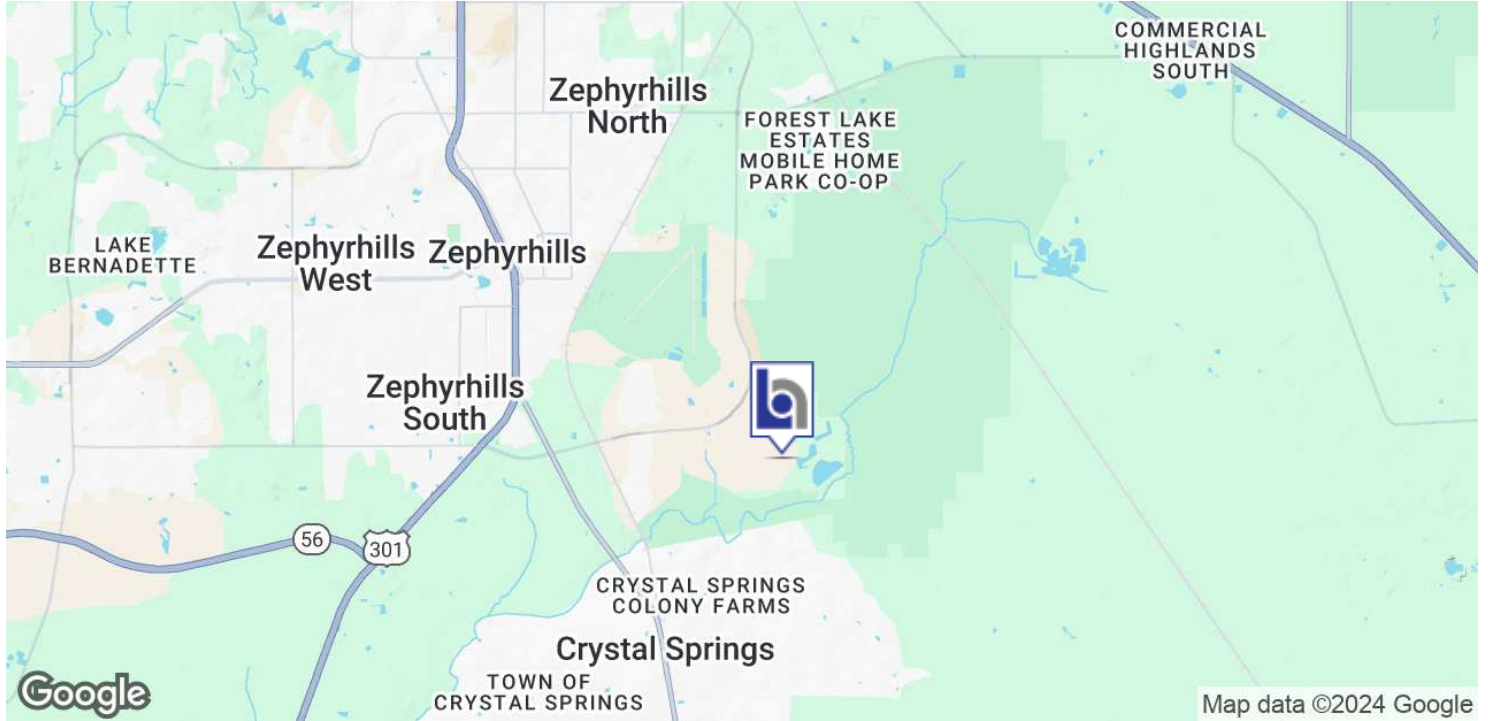
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# Location Map

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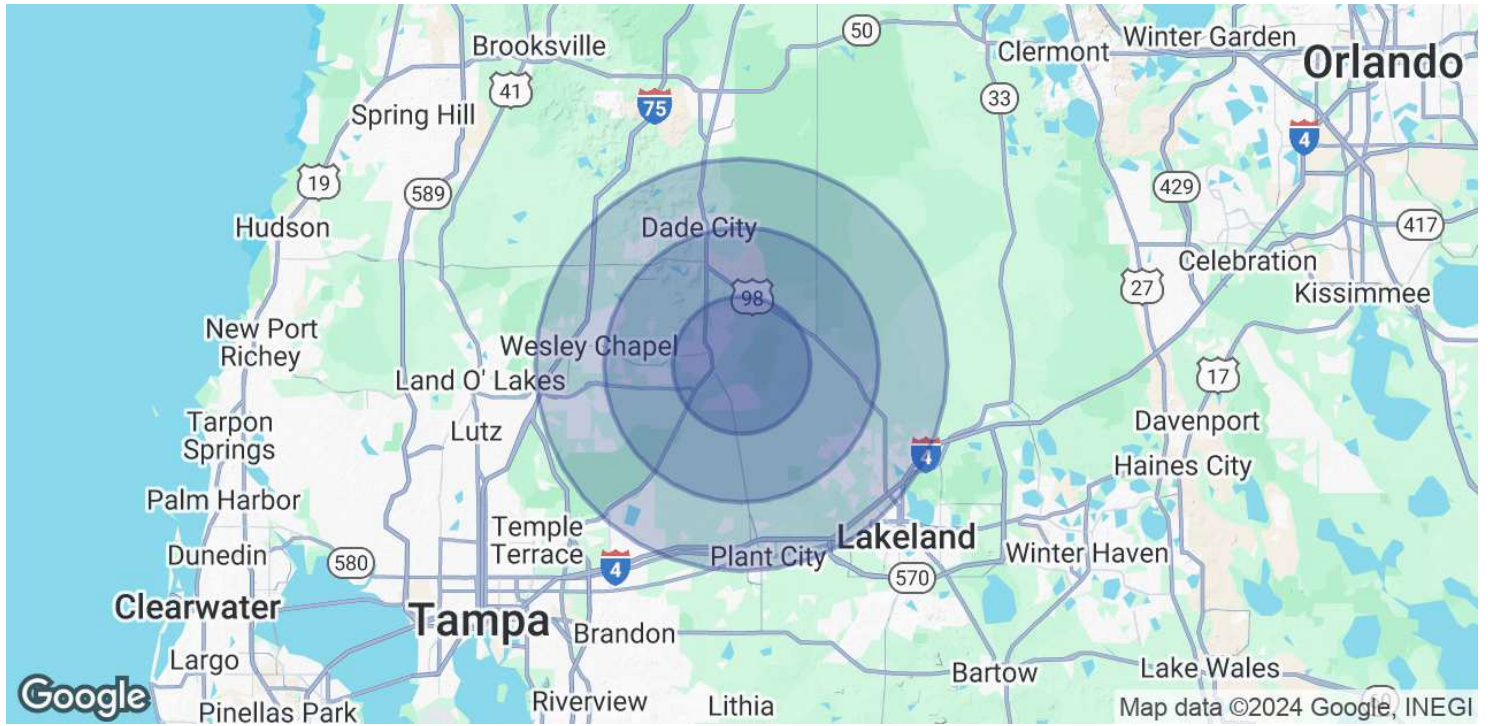
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# Demographics Map & Report

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	46,043	152,082	401,192
Average Age	52	45	42
Average Age (Male)	51	44	41
Average Age (Female)	53	46	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	21,341	60,493	151,218
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$60,911	\$91,941	\$100,805
Average House Value	\$185,493	\$290,591	\$340,190

Demographics data derived from AlphaMap

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