



This is a sublease opportunity. The remaining lease term runs through Jan. 31, 2034. The building, constructed in 2008, is at the SE corner of Morris Bridge Road and S.R. 54.

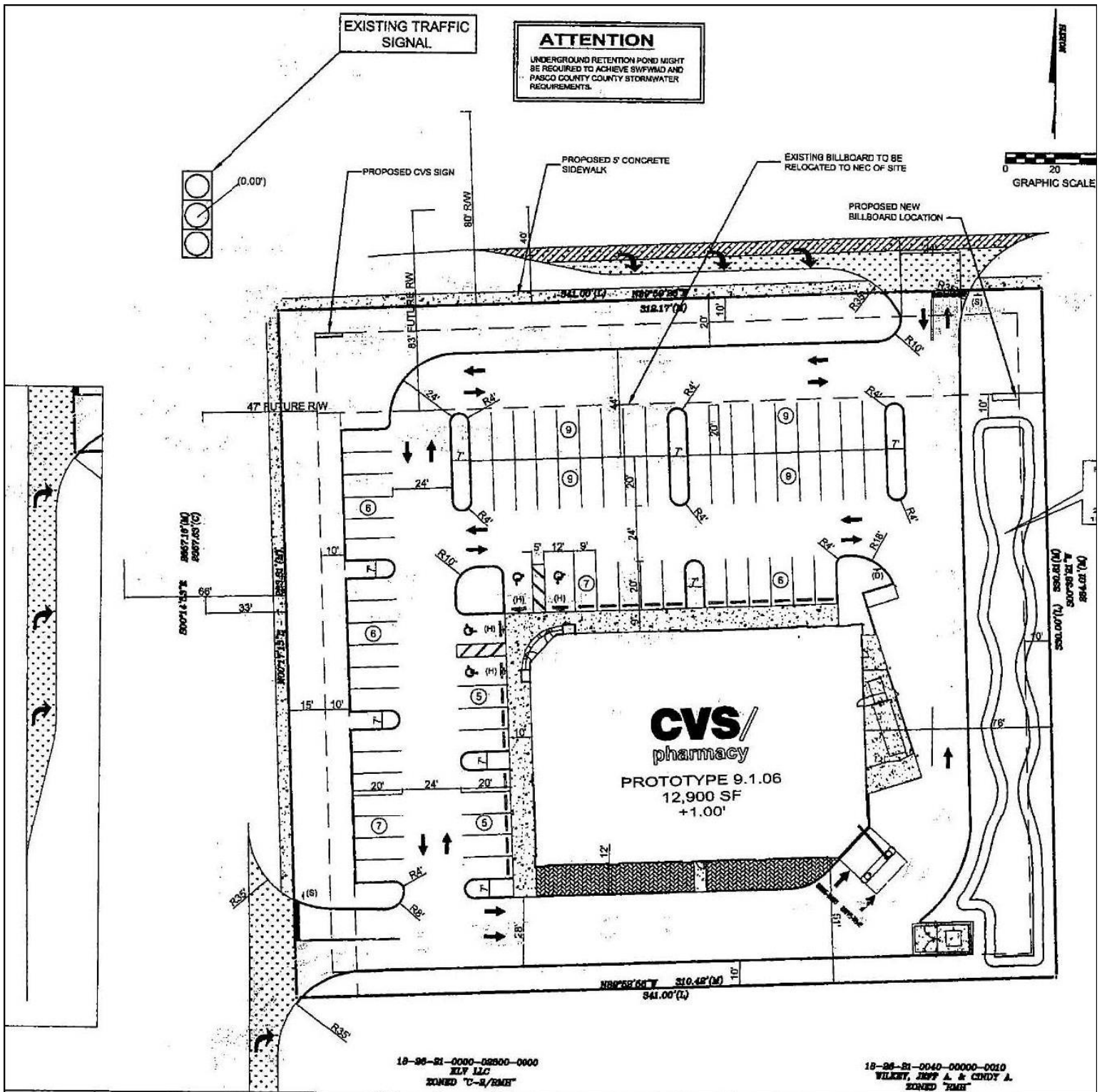
FOR LEASE: \$25 PSF NNN

12,900 SF BUILDING IN GROWTH AREA WITH GREAT VISIBILITY

PROPERTY DESCRIPTION: A well-situated 2-acre parcel with 170 feet of frontage on Pasco County's most traveled east-west corridor, this site offers 76 parking spaces, a drive-thru, fully sprinklered and merchandising refrigerators are already in place. The building is in the direct path of unprecedented residential growth and the General Commercial (C2) zoning allows for a variety of retailers, service providers, as well as cultural or civic headquarters.

AREA DESCRIPTION: The City of Zephyrhills, in eastern Pasco County and north of Tampa, has doubled in population in the past dozen years. Across S.R. 54, Summertree Plaza, at 64,769 SF, is Publix-anchored. Home Depot, Suncoast Credit Union, McDonald's, Wendy's, 7-Eleven, O'Reilly, Subway, Marco's Pizza and Supercuts in proximity. Pasco's workforce has increased 37% in 10 years.







34502 State Road
Ring of 5 miles

This infographic contains data provided by Esri-U.S. BLS, Esri, Esri-Data Axle. The vintage of the data is 2023, 2028
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HOUSING



\$12,209

Mortgage Payment & Basics



\$4,378

Average Rent

KEY DEMOGRAPHIC FACTS



98,863

Population



\$64,702

Household Income



80,762

Daytime Population

EMPLOYMENT



White Collar

66.7%



Blue Collar

18.0%



Services

15.3%



Unemployment Rate

