



FORMER AMSCOT FOR SALE OR LEASE

High Traffic Corridor | Outparcel to Grocery Anchored Center

36640 CR 54, Zephyrhills, FL 33541

OFFERING MEMORANDUM

PROPERTY PHOTOS // 36640 CR-54



INTERIOR PHOTOS // 36640 CR-54



HIGHLIGHTS // 36640 CR-54

- **SINGLE TENANT RETAIL PROPERTY FOR LEASE OR SALE:** 3,200-SF former financial service retailer on a 0.63 acre lot. Zoned for a variety of commercial and retail uses.
- **5 YEAR NNN LEASE WITH TWO 5 YEAR OPTIONS:** Asking rent of \$30/SF NNN.
- **LANDSCAPED PARKING LOT:** Fully lit parking area with 18 surface parking spaces, two points of ingress and egress and lighted sign.
- **OUTPARCEL TO GROCERY ANCHORED SHOPPING CENTER:** Located in Zephyrhills Plaza shopping center anchored by Save a Lot with a mix of local and national tenants.
- **STRONG TRAFFIC LOCATION:** Located along CR-54/Pure Water Way, seeing over 17,300 Vehicles per day (VPD). Florida State Road 54 is a six lane east-west highway in the Tampa Bay area, running from US-19 to US-301.
- **DENSE RETAIL AND RESIDENTIAL CORRIDOR:** Near multiple national tenants including Walgreens, Hardees, CVS, Save a Lot, Cricket Wireless, 7-Eleven, Winn-Dixie, Dunkin, Dollar General, Ace Hardware and more. Proximity to multiple mobile home communities and new construction housing developments
- **STRONG AND GROWING DEMOGRAPHICS:** The population exceeds 85,300 within 5-miles of the property and is projected to increase more than 10% by 2030. Unemployment is below 1.5% within 1-mile. The 5-mile population has seen an increase of 54% since 2010.

OFFERING SUMMARY // 36640 CR-54

\$1,371,000

**LIST PRICE
(AS VACANT)**

\$417

PRICE/SF

**FOR LEASE
(TERMS NEGOTIABLE)**

PROPERTY DESCRIPTION

Address:	36640 CR 54, Zephyrhills, FL 33541
Year Built:	2006
Lot Size:	+/-0.63-Acres
GLA:	3,200-Sq. Ft.
Type of Ownership:	Fee Simple
Parcel Number:	16-26-21-0010-00400-0030

LEASE ABSTRACT

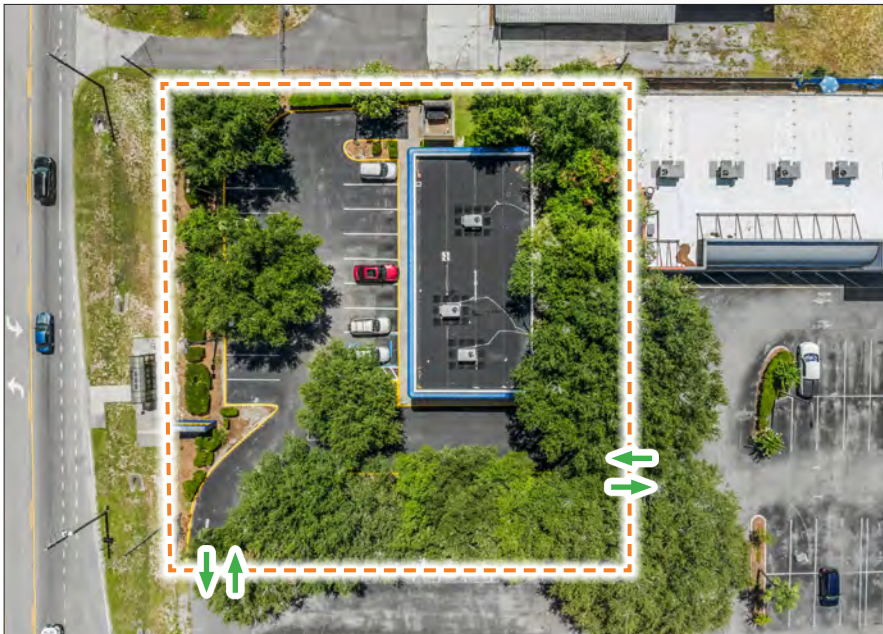
Lease Type:	Triple Net (NNN)
Initial Lease Term:	5 Years
Option Terms:	Two, 5-Year Options
Rental Increases:	10% In Each Option
LL Responsibility:	None
Tenant Responsibility:	All

ASKING RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Year 1	Year 5	\$96,000	\$8,000	\$30.00	-
Option 1	Year 10	\$105,991	\$8,832	\$33.12	10%
Option 2	Year 15	\$117,023	\$9,751	\$36.57	10%

EXPENSE ESTIMATES

Taxes:	\$23,056 (Estimated Based on Sale Price of \$1.371M)
Insurance:	\$3,840 (Estimated Based on Market Rate of \$1.20/SF)
CAM:	Tenant Maintains Directly



AERIAL // EAST VIEW



AERIAL // WEST VIEW



American Condominium
55+ Mobile Home Park

Palm Tree Acres
Mobile Home Park

D.R. HORTON
America's Builder

LENNAR

The Townes at Windsong
Townhomes

Winn-Dixie

CVS
pharmacy

Hardee's

7-Eleven

Oaks Royal III
Mobile Home Park

Walgreens

save a lot

SUBJECT

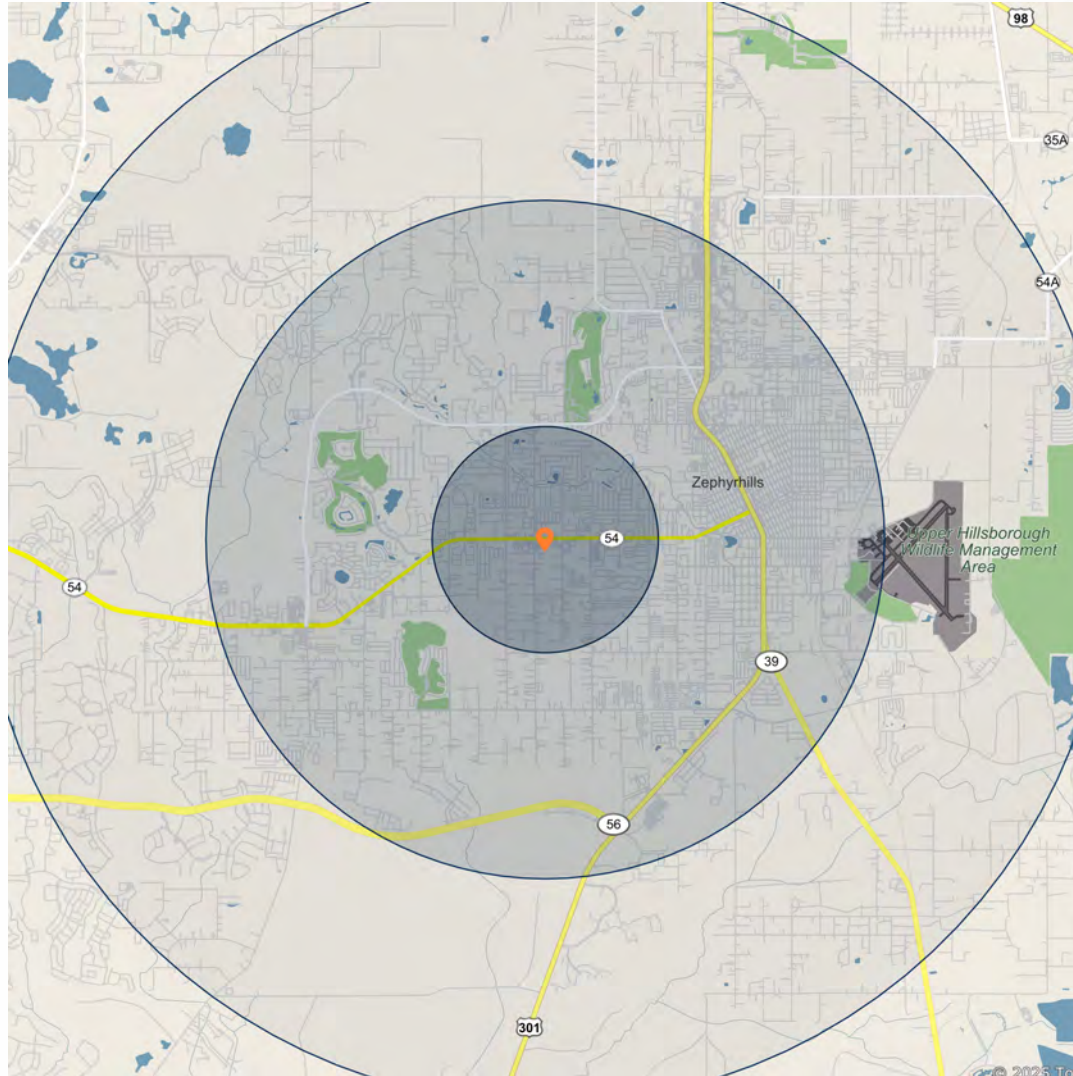
Sunnyside
Mobile Home Park

SR-54/Pure Water Way (17,300 VPD)

STOR
MANAGEMENT

DUNKIN'

DEMOGRAPHIC REPORT // ZEPHYRHILLS, FL



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	8,853	58,924	95,135
2025 Estimate	8,088	54,195	85,373
2020 Census	6,588	45,134	67,056
2010 Census	5,771	38,835	55,444
HOUSEHOLD INCOME			
Average	\$63,934	\$69,908	\$79,760
Median	\$48,291	\$55,843	\$65,224
Per Capita	\$30,938	\$30,661	\$32,443
HOUSEHOLDS			
2030 Projection	4,710	26,690	40,684
2025 Estimate	4,292	24,557	36,720
2020 Census	3,494	20,485	29,157
2010 Census	3,121	17,857	24,697
HOUSING			
Median Home Value	\$115,047	\$159,369	\$213,040
EMPLOYMENT			
2025 Daytime Population	5,910	44,897	63,237
2025 Unemployment	1.12%	1.40%	1.46%
Average Time Traveled (Minutes)	35	33	34
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.53%	2.68%	2.63%
Some College (13-15)	46.98%	45.80%	42.91%
Associate Degree Only	13.30%	13.35%	14.19%
Bachelor's Degree Only	8.70%	10.80%	10.98%
Graduate Degree	16.07%	17.03%	20.20%

MARKET SUMMARY // TAMPA, FL MSA

TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

DEMOGRAPHIC HIGHLIGHTS

2025
POPULATION

3.3M

2025
HOUSEHOLDS

1.4M

2025
MEDIAN AGE

43

2025
MEDIAN HHI

\$80K

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