



**BINGHAM**  
COMMERCIAL REAL ESTATE

**NOW AVAILABLE**

# **Restaurant/ Office Building**

**.24 Acre 2,679 sf  
Hwy 301  
Zephyrhills, Florida**

**OFFERING MEMORANDUM**



## RESTAURANT/ OFFICE BUILDING

### 5841 GALL BLVD

### ZEPHYRHILLS, FLORIDA

#### PROPERTY DESCRIPTION

Positioned in the commercial core of Zephyrhills, this property offers a rare opportunity to acquire a highly visible freestanding restaurant property along busy US Highway 301. The 2,679 square foot building sits on a 0.23-acre corner parcel with frontage on three streets, providing exceptional access, circulation, and exposure to constant daily traffic.

Currently operating as a restaurant with a MTM lease, the property is well suited for a continued food and beverage user or can be adapted for a variety of retail or service-oriented concepts seeking strong visibility and customer convenience. Its strategic placement in the heart of the city places it among established retailers, national brands, and local dining destinations, creating powerful synergy and built-in consumer draw.

With outstanding signage potential, multiple points of ingress and egress, and a location that captures both local residents and pass-through highway traffic, this site presents an excellent platform for an owner-user or investor looking for a premier Value-Add opportunity with a Zephyrhills address.

#### Details:

Price:	\$575,000
Land:	.23 MOL Acres
Access:	Hwy 301 (Gall), 6 <sup>th</sup> , 16 <sup>th</sup>
Zoning:	FBC3
Utilities:	Pubic Water/ Sewer

RESTAURANT/ OFFICE Building  
Prime Location  
5841 Gall Blvd, Zephyrhills FL

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Building Front Facing West  
5841 Gall Blvd  
Zephyrhills, Florida



RESTAURANT/ OFFICE Building  
Prime Location  
5841 Gall Blvd, Zephyrhills FL



# ADDITIONAL PHOTOS



# Business Key Facts

5841 Gall Blvd, Zephyrhills, Florida, 33542 | Drive time: 5, 10, 15 minute radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

## Key Statistics

10 minutes ▾

**1,454**

Total Businesses

**16.6K**

Total Employees

**\$1.84B**

Total Sales

**4.0%**

Unemployment Rate

## Top 25 Largest Businesses in Area



**25\***

100 or More Employees



**25\***

\$10M+ Annual Sales Vol

10 minutes ▾

## Daytime Population



**54,759**

Total Population



**55,606**

Total Daytime Population

10 minutes ▾

Ratio of daytime to total population:

**1.02**

Values > 1.0 mean that more people come to the area during the day than live there.



**Suburb**

Dominant Urbanicity Type



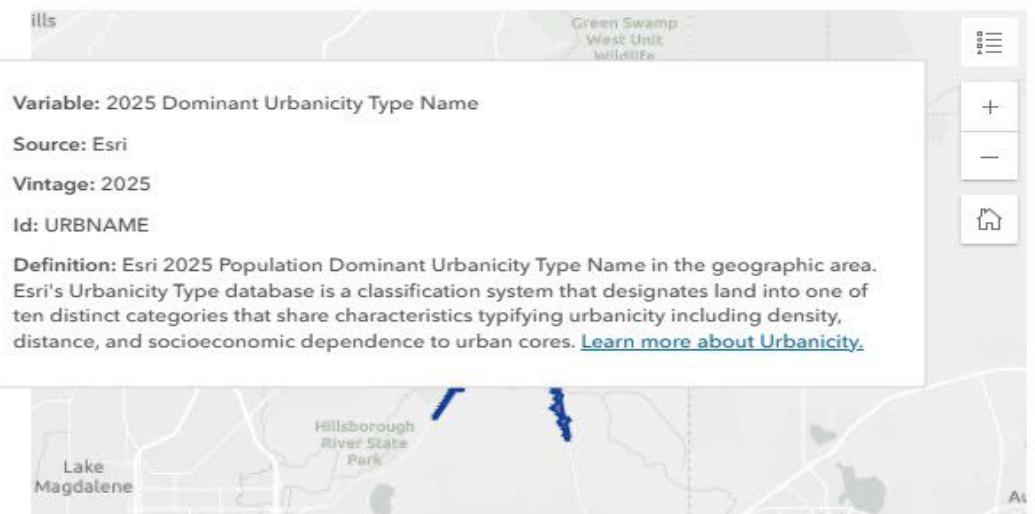
**11.3**

Avg Number of Employees



**43.2 ↑**

Total Business Per Sq Mi  
This is 90.9% higher than Pasco County



Highest sales volume

AdventHealth Zephyrhills Preschool

Branch

\$273M

Most Employees

AdventHealth Zephyrhills Preschool

Branch

6,000

**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. \* Indicates the number of locations has reached the maximum.

# DEMOGRAPHIC SUMMARY

5841 Gall Blvd, Zephyrhills, Florida, 33542

Drive time of 10 minutes

## KEY FACTS

54,759

Population



24,934

Households

53.9

Median Age

\$49,098

Median Disposable Income

## EDUCATION

10.5%



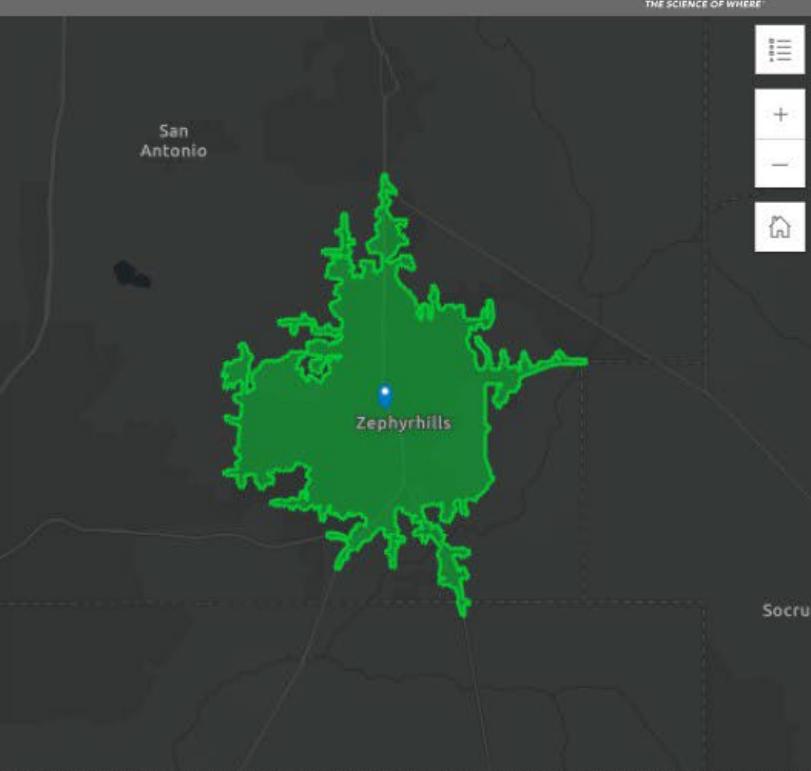
No High School Diploma



32.5%  
Some College/  
Associate's Degree



19.5%  
Bachelor's/Grad/ Prof Degree



## EMPLOYMENT

59.8%  
White Collar

24.4%  
Blue Collar

4.0%  
Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

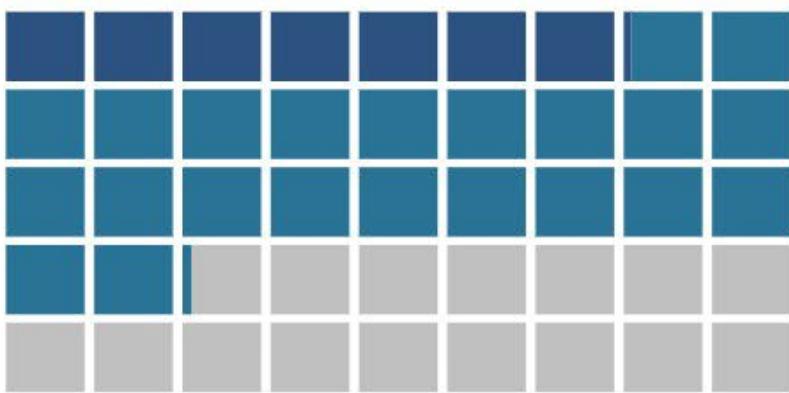
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POPULATION BY AGE



Under 18 (15.8%)      Ages 18 to 64 (48.9%)  
Aged 65+ (35.3%)



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

# Population Trends and Key Indicators

5841 Gall Blvd, Zephyrhills, Florida, 33542  
Drive time of 10 minutes

54,759      24,934      2.17      53.9      \$57,718      \$254,194      66      80      60  
Population      Households      Avg Size Household      Median Age      Median Household Income      Median Home Value      Wealth Index      Housing Affordability      Diversity Index

## MORTGAGE INDICATORS



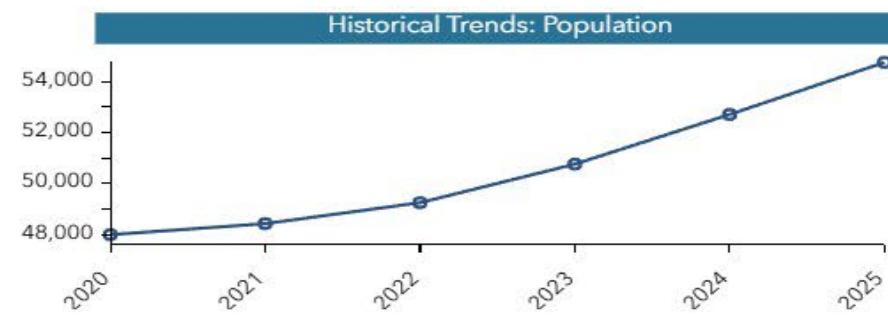
\$8,999

Avg Spent on Mortgage & Basics



27.6%

Percent of Income for Mortgage



## POPULATION BY GENERATION



10.6%

Greatest Gen: Born 1945/Earlier



30.8%

Baby Boomer: Born 1946 to 1964



17.7%

Generation X: Born 1965 to 1980



17.8%

Millennial: Born 1981 to 1998



15.5%

Generation Z: Born 1999 to 2016

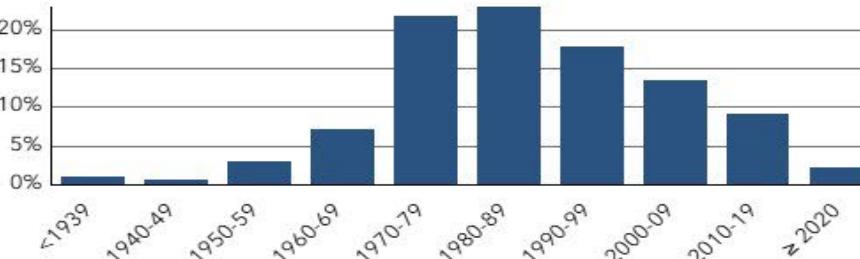


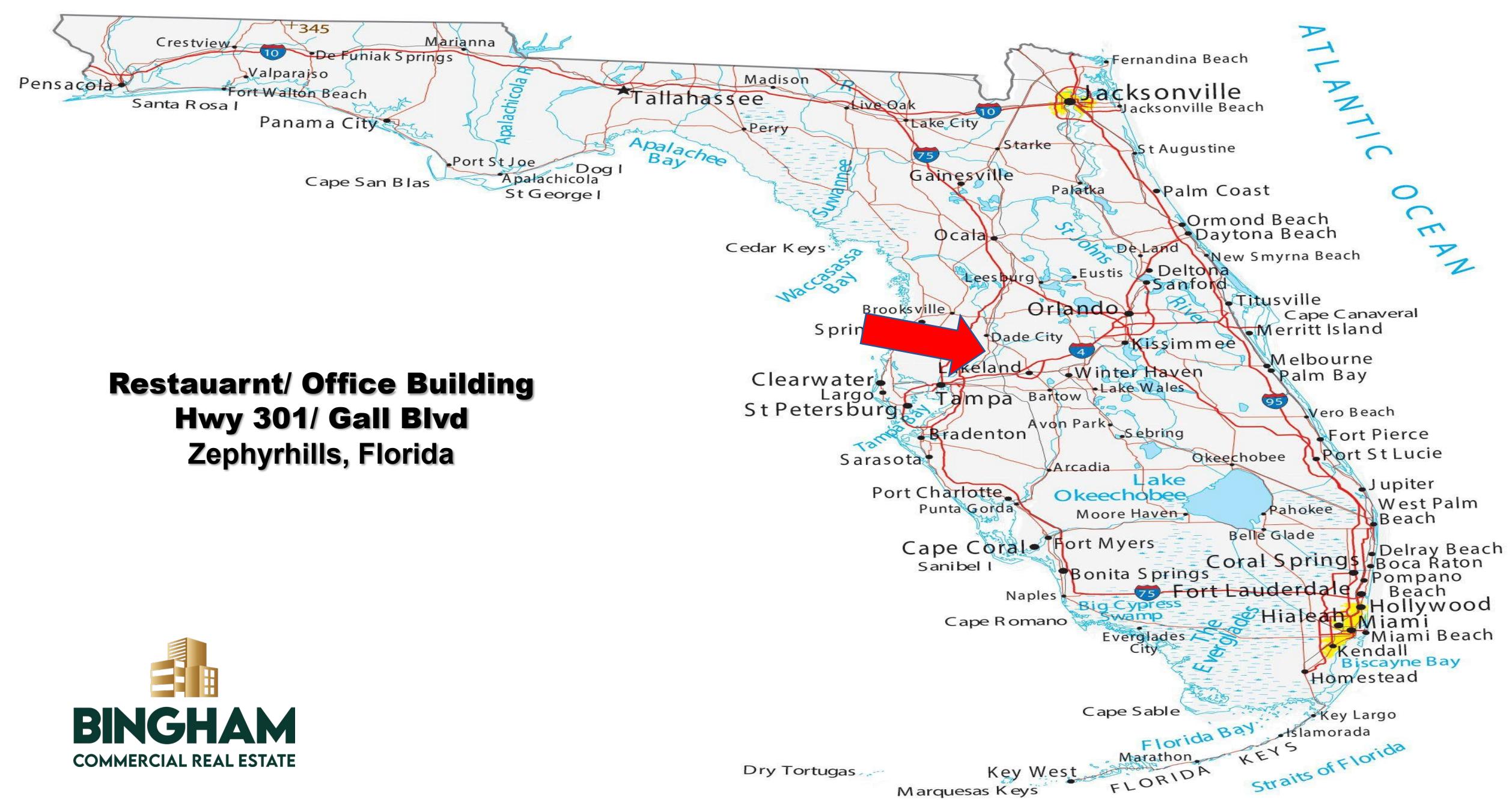
7.5%

Alpha: Born 2017 to Present



## Housing: Year Built





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## Meet Will Bingham, CCIM: Your Trusted Commercial Real Estate Expert

With an impressive legacy spanning two decades in the Commercial Real Estate industry, Will Bingham, CCIM stands as a distinguished professional known for his unparalleled expertise, unwavering integrity, and exceptional client dedication. As the President of Bingham Realty, Inc., a revered Florida Real Estate Corporation with a rich 50-year history of serving Pasco County, Will has solidified his reputation as a leading force in the field.

**Professional Expertise:** For the past 20 years, Will has honed his skills and expertise in Commercial Real Estate sales and management, specializing in NNN (Triple Net Lease) properties. His keen insight and deep understanding of the market have enabled him to guide clients through complex transactions, making him a go-to expert for investors and businesses alike.

**Client-Centric Approach:** At the heart of Will's success is his unwavering commitment to his clients. He prioritizes their best interests above all else, ensuring that each transaction is meticulously handled with professionalism, transparency, and utmost care. Will's reputation as an excellent negotiator stems from his dedication to securing the most advantageous deals for his clients, fostering long-lasting relationships built on trust and satisfaction.

**Leadership and Vision:** In his role as President of Bingham Realty, Inc., Will oversees a team of seasoned professionals, steering the company with visionary leadership and a commitment to excellence. Under his guidance, the firm has become a trusted partner in the development of new retail properties for renowned national tenants, including Dollar Tree, Dunkin Donuts, Family Dollar, Dominos, Subway, and many more. Will's ability to identify lucrative opportunities and execute successful ventures has positioned Bingham Realty, Inc. as an industry leader.

**A Rich Career Journey:** Will Bingham's journey in the real estate world commenced in 2002 when he served as a Commercial Property Manager. In this role, he managed over 1,000,000 square feet of retail space spread across nine distinct shopping centers in Florida. His impressive portfolio included renowned tenants such as Wal-Mart, Home Depot, Winn-Dixie, Publix, SweetBay, Beef O' Brady's, Payless Shoes, Radio Shack, and Blockbuster, among others. This extensive experience equipped him with invaluable insights into property management and tenant relationships, further enhancing his prowess in the industry.

With a remarkable blend of experience, expertise, and a client-centric approach, Will Bingham continues to shape the Commercial Real Estate landscape. His dedication to excellence, combined with his passion for fostering successful real estate ventures, makes him the ideal partner for all your commercial property needs. Whether you are a seasoned investor or a budding entrepreneur, Will is here to guide you toward unparalleled success in the dynamic world of Commercial Real Estate.