

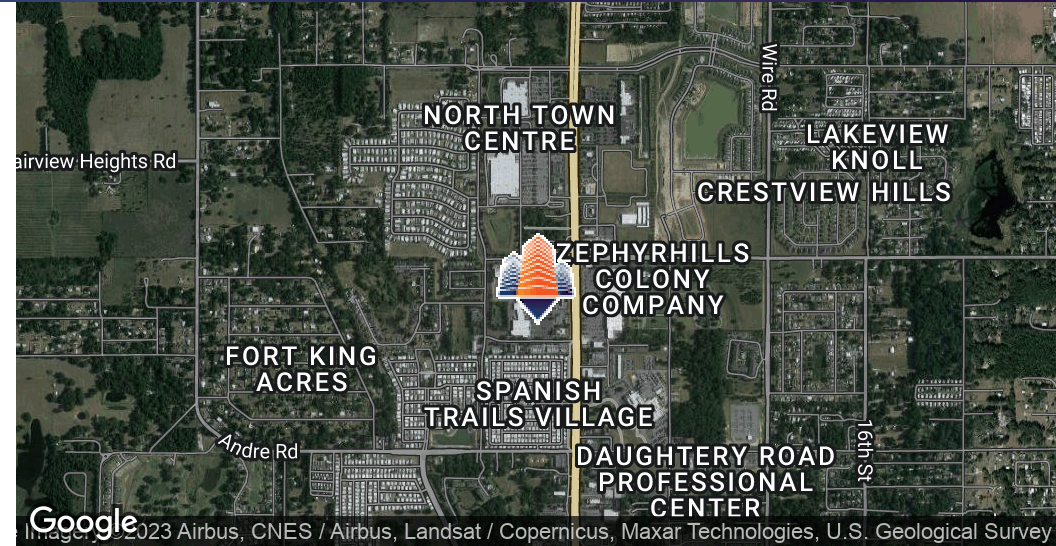
# Merchants Square

7335 Gall Blvd (US 301), Zephyrhills, FL 33541



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 1,600 SF, 1,800 SF and 5,820 SF spaces Available
- Anchored by Hobby Lobby
- Shadow anchored by Bealls and Tractor Supply
- Signalized ingress/egress
- Plentiful parking
- Many national tenants in the nearby proximity
- Traffic Count on Gall Blvd (US 301): 25,000+ vehicles per day

### OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | Negotiable       |
| Available SF:  | 1,600 - 5,820 SF |
| Lot Size:      | 7.96 Acres       |
| Building Size: | 74,726 SF        |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,273    | 17,524   | 29,719   |
| Total Population  | 6,919    | 38,804   | 67,242   |
| Average HH Income | \$64,819 | \$63,999 | \$70,591 |

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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## PROPERTY PHOTOS



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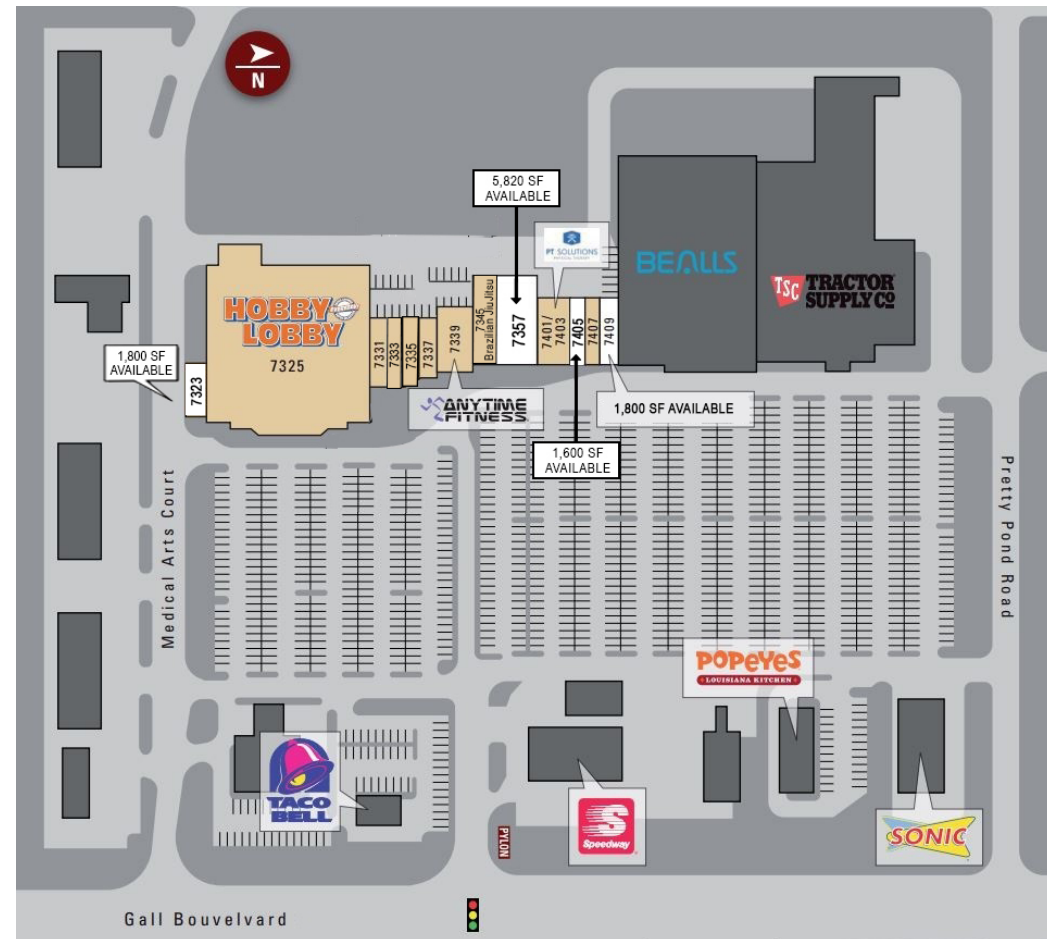
## SITE PLAN

### LEASE INFORMATION

|              |                  |             |            |
|--------------|------------------|-------------|------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable |
| Total Space: | 1,600 - 5,820 SF | Lease Rate: | Negotiable |

### AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------|-----------|-----------|------------|------------|
| 7323  | Available | 1,800 SF  | NNN        | Negotiable |
| 7357  | Available | 5,820 SF  | NNN        | Negotiable |
| 7405  | Available | 1,600 SF  | NNN        | Negotiable |
| 7409  | Available | 1,800 SF  | NNN        | Negotiable |



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## RETAILER MAP



Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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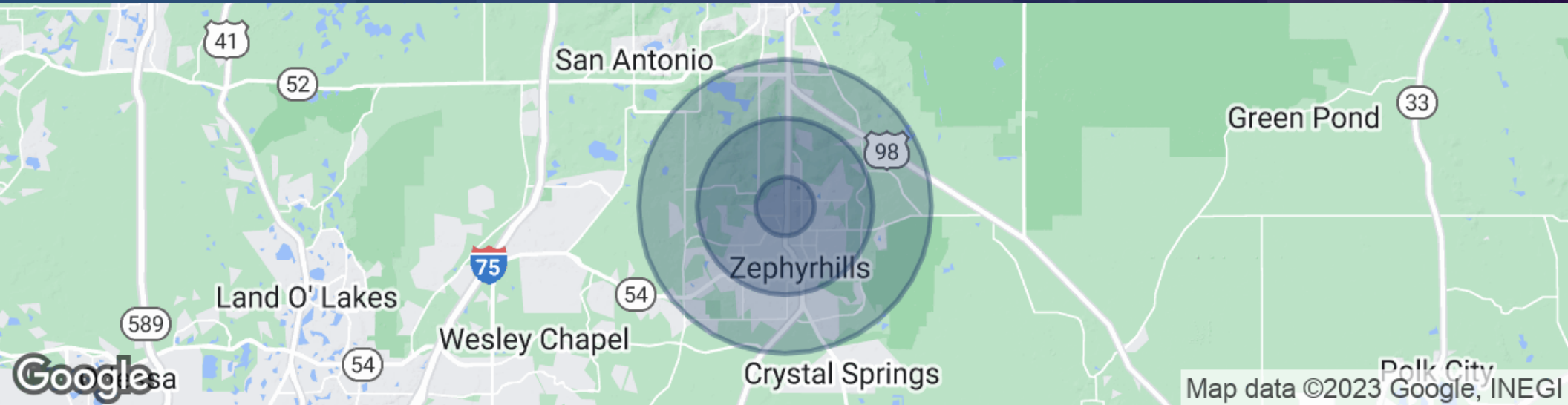
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 6,919     | 38,804    | 67,242    |
| Average age          | 59.6      | 51.7      | 52.0      |
| Average age (Male)   | 57.8      | 49.6      | 50.2      |
| Average age (Female) | 60.0      | 53.0      | 53.2      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households     | 3,273     | 17,524    | 29,719    |
| # of persons per HH  | 2.04      | 2.19      | 2.23      |
| Average HH income    | \$64,819  | \$63,999  | \$70,591  |
| Average house value  | \$187,578 | \$208,965 | \$201,015 |

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