

RETAIL PROPERTY FOR SALE / LEASE

36345 State Road 54

36345 State Road 54
Zephyrhills, FL 33541



Cody Brightwell
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY DESCRIPTION

Prime investment opportunity in Zephyrhills, FL. This 1,581 sq. ft. free-standing building with C2 zoning is ideal for retail use. Located on high-traffic State Road 54, it offers excellent visibility and accessibility. The well-maintained property features a flexible interior layout, suitable for various retail businesses. A strong option for investors looking to establish a presence in a growing market.

PROPERTY HIGHLIGHTS

- Ideal for Contractor, landscaping, home renovation business.
- VPD: 13,700

OFFERING SUMMARY

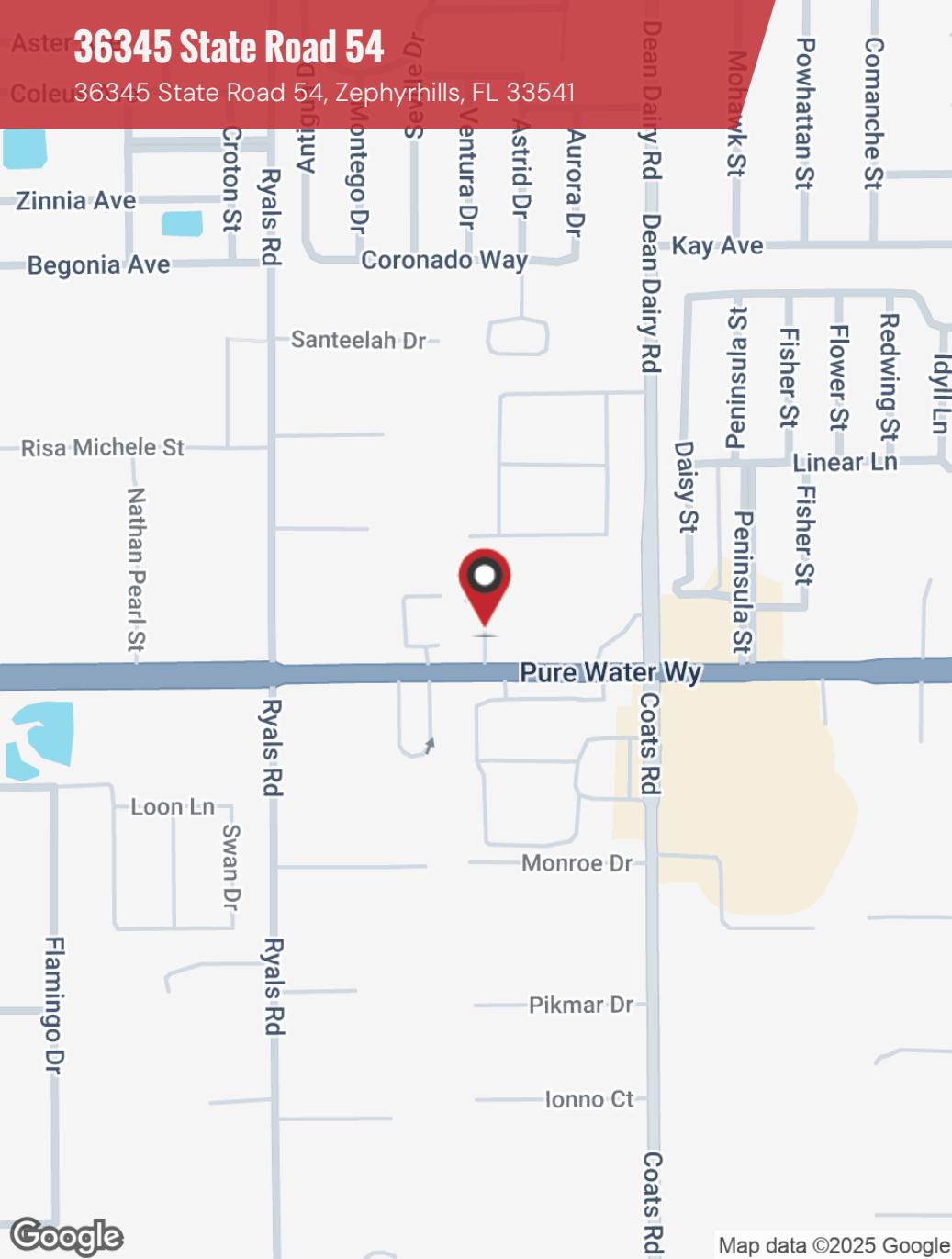
Sale Price:	\$575,000
Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	1,581 SF
Lot Size:	0.65 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,652	21,402	33,957
Total Population	7,698	47,622	80,110
Average HH Income	\$66,904	\$68,703	\$81,288

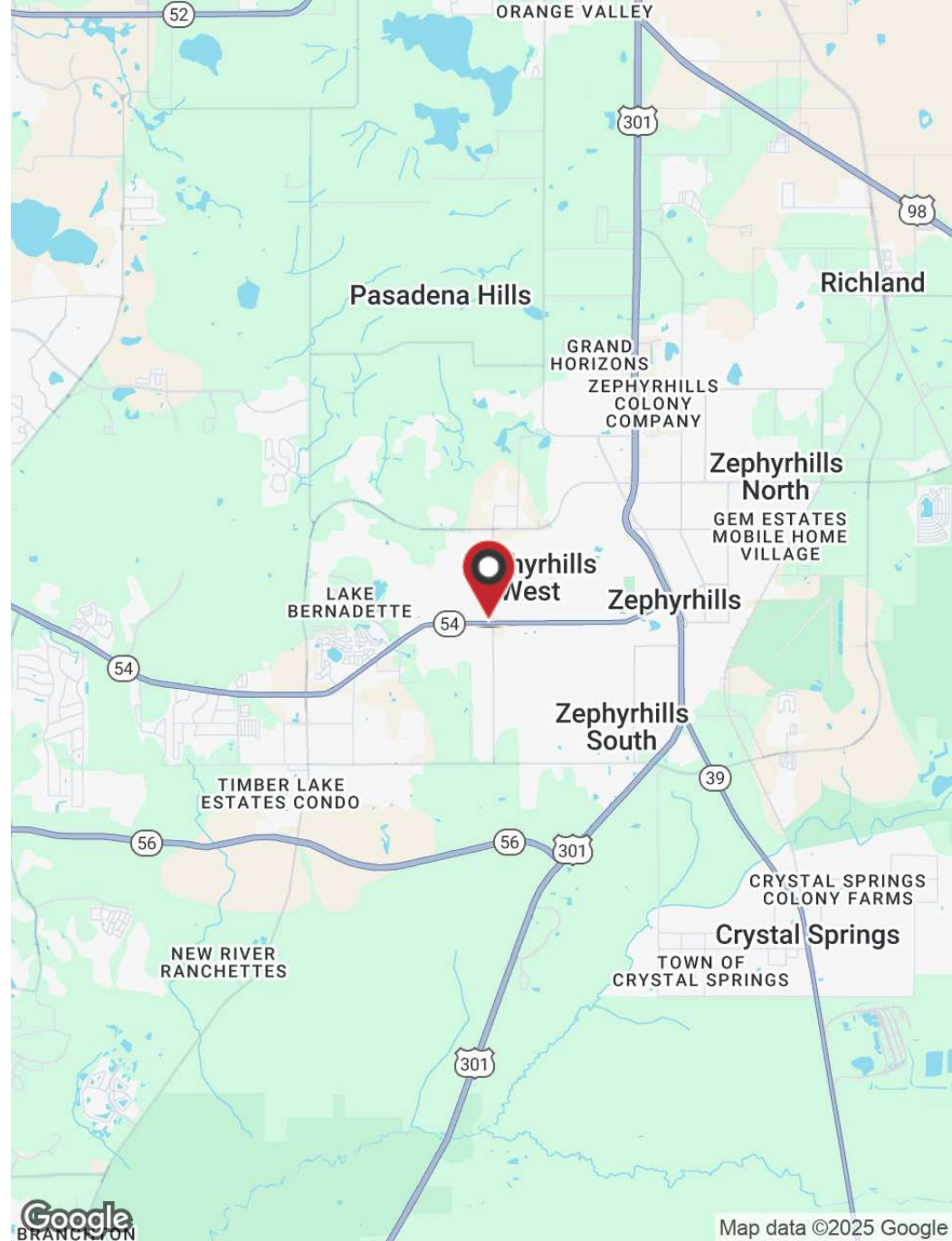
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Exterior Images

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Interior Images

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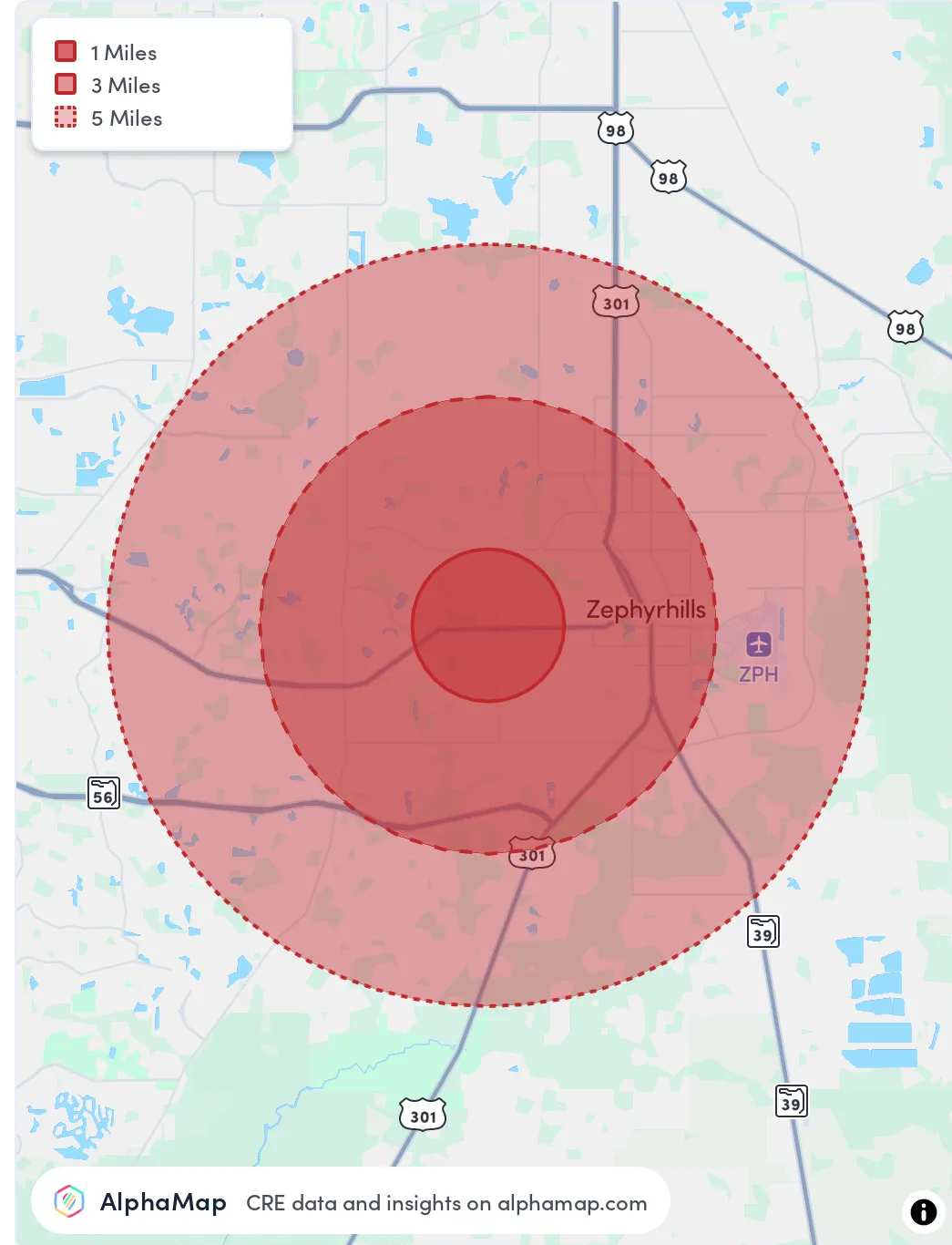


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,698	47,622	80,110
Average Age	54	50	48
Average Age (Male)	53	49	47
Average Age (Female)	55	51	48
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,652	21,402	33,957
Persons per HH	2.1	2.2	2.4
Average HH Income	\$66,904	\$68,703	\$81,288
Average House Value	\$197,680	\$216,884	\$253,424
Per Capita Income	\$31,859	\$31,228	\$33,870



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