

RETAIL PROPERTY FOR LEASE

Zephyrhills Merchant Square

7357 Gall Boulevard
Zephyrhills, FL 33541

AVAILABLE
5,820 SF

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

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AVAILABLE
5,820 SF

PROPERTY DESCRIPTION

Explore exceptional retail leasing opportunities at the core of a flourishing commercial center. We are pleased to present a 5,820 SF unit. Situated within a dynamic complex anchored by esteemed industry leaders such as Hobby Lobby, Bealls, and Tractor Supply, these spaces feature signalized ingress/egress, ensuring seamless accessibility.

With ample parking facilities and a strategically advantageous location, your enterprise is poised to thrive amidst unparalleled convenience and visibility.

PROPERTY HIGHLIGHTS

- 15,820 SF space available
- Anchored by Hobby Lobby, 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

LOCATION DESCRIPTION

Discover the vibrant community surrounding the property at Zephyrhills Merchant Square. Located in the heart of Zephyrhills, FL, this thriving area offers a prime location for your retail or strip center venture. Experience the charm of this bustling city, known for its rich history, local boutiques, and diverse dining options.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Number of Units:	1
Available SF:	5,820 SF
Lot Size:	7.96 Acres
Building Size:	74,726 SF
Traffic Count US 301 (Gall Blvd)	25,000+ VPD

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,820 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7357 Gall Blvd.	Available	5,820 SF	NNN	\$24.00 SF/yr
7335 Gall Blvd	-	1,600 SF	NNN	\$24.00 SF/yr

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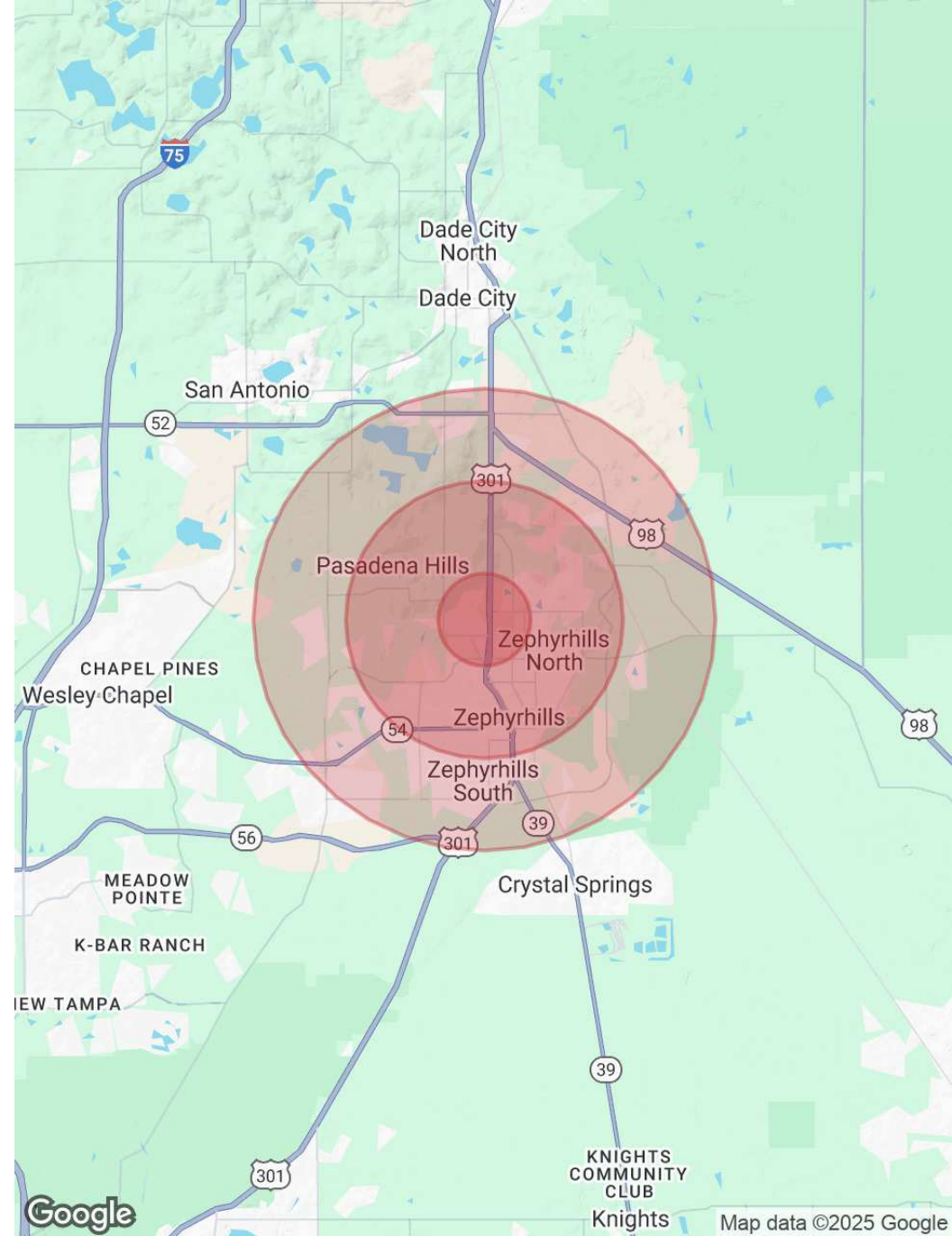
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,268	39,898	68,368
Average Age	55	50	50
Average Age (Male)	53	49	49
Average Age (Female)	56	51	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,476	17,994	30,442
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$62,069	\$64,879	\$71,276
Average House Value	\$210,656	\$206,697	\$227,293

Demographics data derived from AlphaMap



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