

OFFICE BUILDING FOR SALE

4,800± SF
.30± Acres
FBC3 Zoning

4802 6th Street
Zephyrhills, FL 33541

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

4802 6th Street Office

4802 6th Street, Zephyrhills, FL 33541



PROPERTY DESCRIPTION

Discover the possibilities with this unique metal building situated on a desirable corner lot, offering a combination of office, warehouse, and comfortable living space. The main level features three separate office spaces, two half bathrooms, and a spacious warehouse area, providing plenty of room for a business, storage, workshop, or other uses.

Upstairs, you'll find a welcoming living area with an open concept living room, kitchen, and dining space, along with two bedrooms and two bathrooms. The kitchen features hardwood flooring, while the living room and bedrooms offer comfortable carpeting. The bathrooms are finished with tile flooring.

PROPERTY HIGHLIGHTS

- 4,800± SF Office/Storage Building; Situated on 0.30± Acres
- Flexible FBC3 Zoning
- Currently Utilized as Office Space but Suitable for Office, Storage or Mixed Business Use
- Electric, Water and Sewer Available
- Fenced and Gated Property

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OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	0.3 Acres
Building Size:	4,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,788	17,608	27,169
Total Population	9,420	39,317	63,055
Average HH Income	\$55,695	\$61,870	\$68,079



Interior

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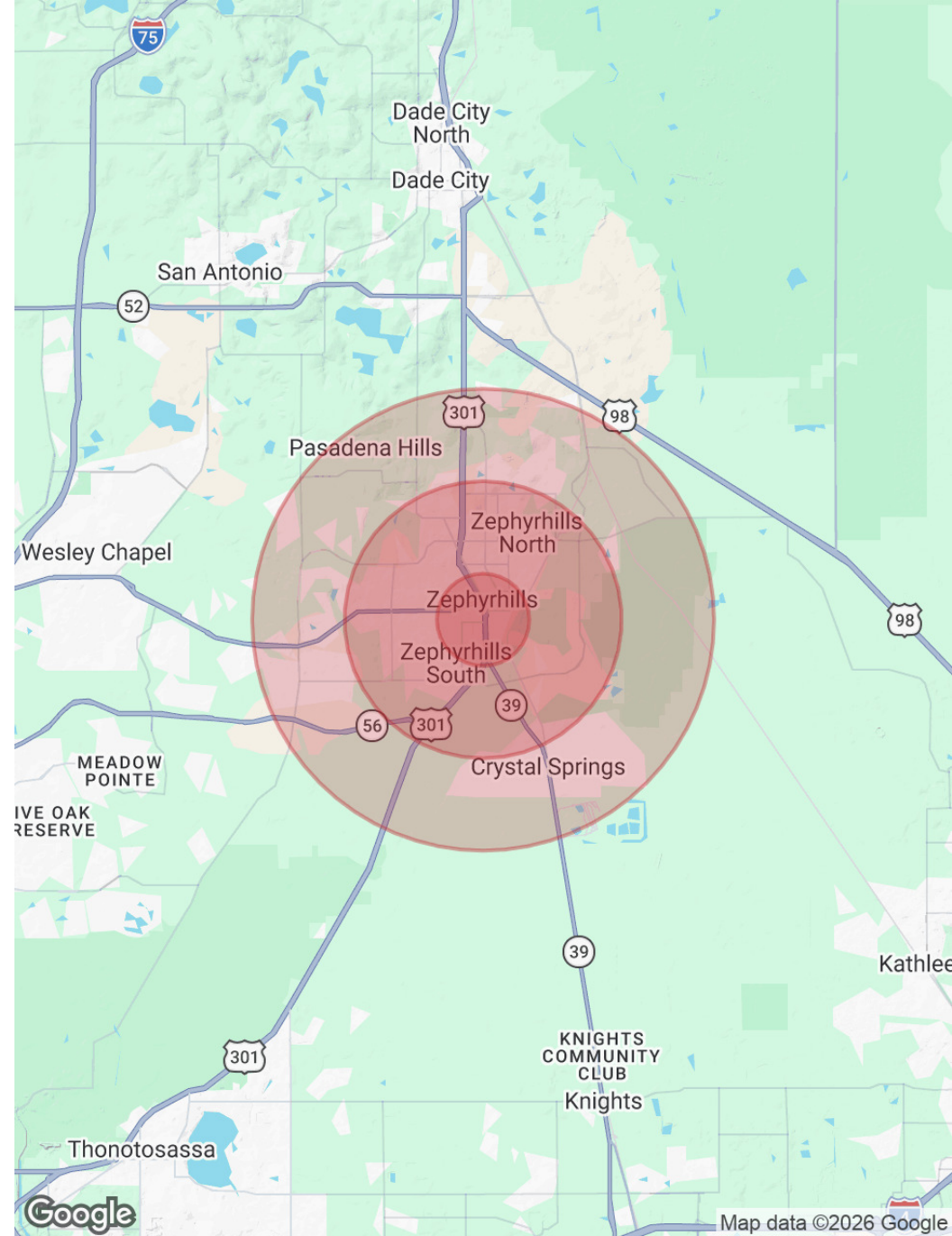
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,420	39,317	63,055
Average Age	44.4	52.7	51.6
Average Age (Male)	44.8	51.7	51.0
Average Age (Female)	46.0	54.1	52.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,788	17,608	27,169
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$55,695	\$61,870	\$68,079
Average House Value	\$131,455	\$143,741	\$167,546

TRAFFIC COUNT

Traffic Count	24,000/day
Traffic Count Street	Gall Blvd. US 301

2023 American Community Survey (ACS)



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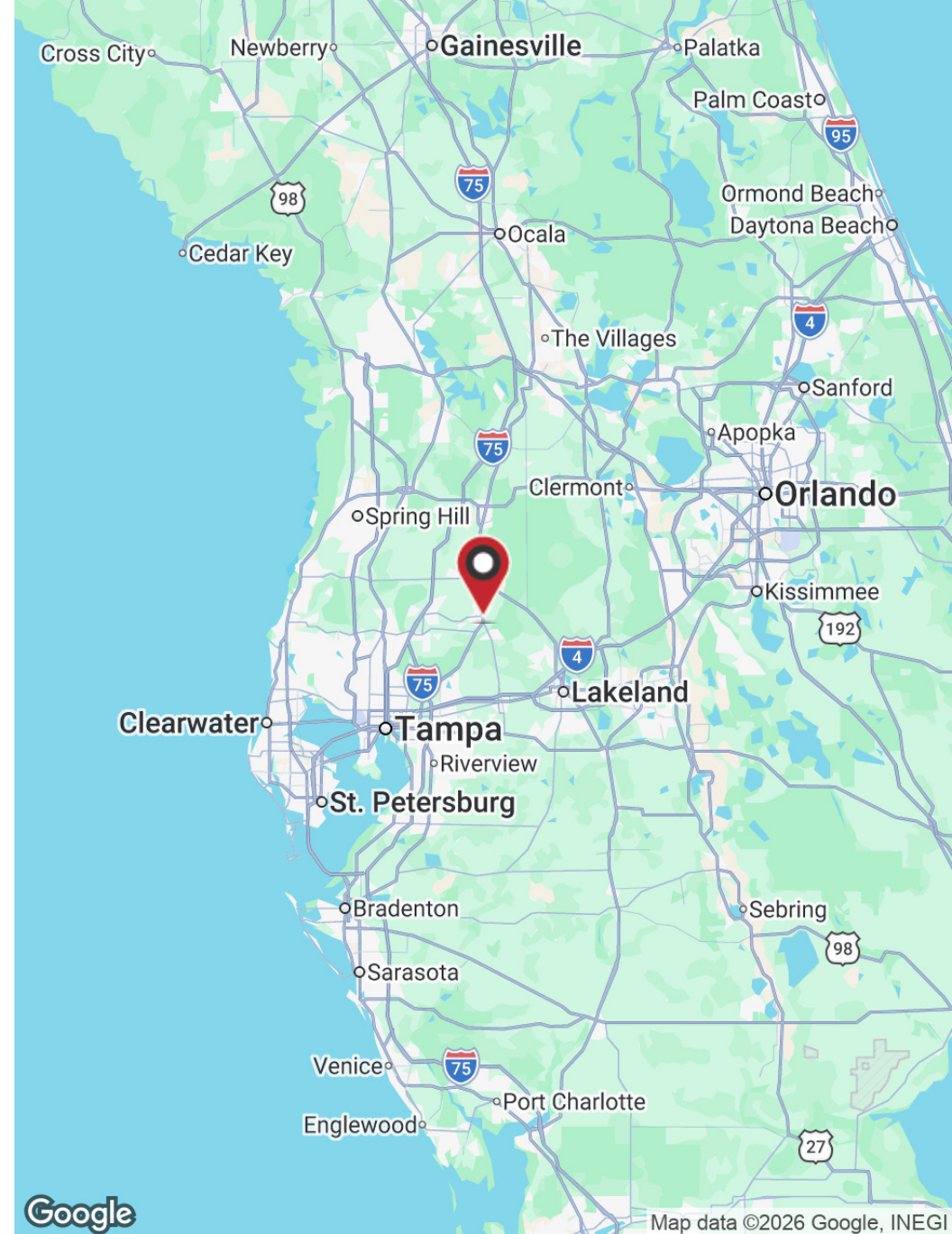
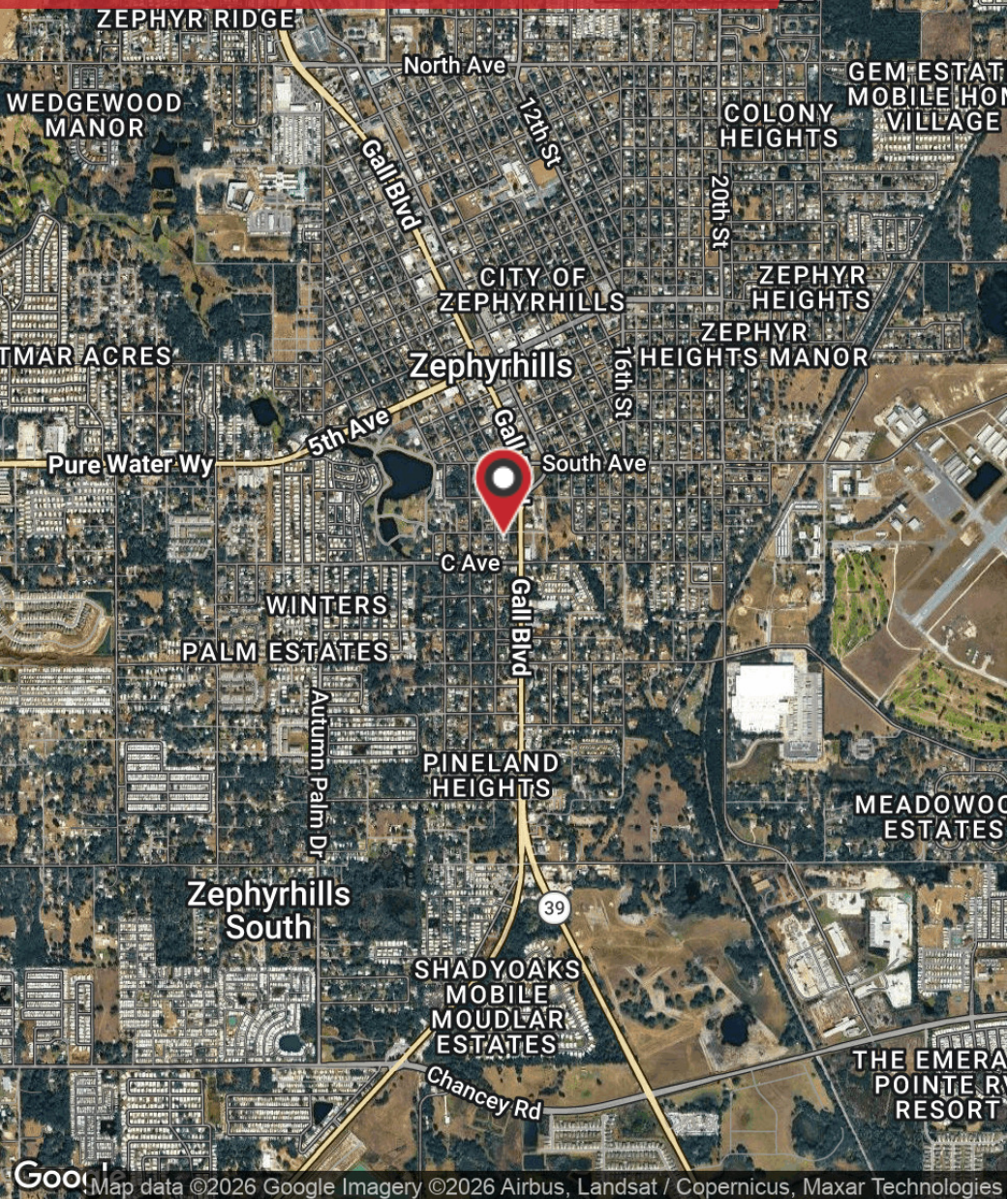
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LOCAL DEVELOPMENTS

Zephyrhills, FL

Rapid Population Growth

Pasco County has experienced more than 15% population growth over the last five years, ranking it among the fastest-growing counties in Florida, according to the U.S. Census Bureau. This sustained in-migration drives expanding household demand for retail, services, and convenience-oriented commercial uses.

Two Rivers Master-Planned Community

A large-scale master-planned community on SR 56 between Morris Bridge Road and US 301 is delivering over 6,000 planned homes, townhomes, apartments, and villas across multiple phases, with 10 leading builders offering product from the mid-\$300s to over \$1 million. With active villages and continued new releases along the SR -56 corridor, Two Rivers represents a multi-year, multi-thousand-home demand engine within a short drive of the site.

Industrial Anchors: MiTek & Bauducco Foods

The SR-56/US-301 corridor has attracted significant industrial investment in recent years. MiTek Manufacturing is investing \$77.6 million in a 480,000 SF manufacturing facility at North Tampa Bay Industrial Park, expected to be operational in early 2026, with an average wage of \$71,286 — 125% of the county average. Separately, Bauducco Foods acquired 84 acres at Zephyrhills Airport Industrial Park for a 403,000 SF facility projected to bring approximately 600 jobs. Together, these anchors signal strong employment-driven demand on the east side of Pasco County.

Infrastructure Investment

The area continues to benefit from significant transportation and infrastructure investment. The proposed SR 56 eastward extension from US 301 to US 98 is currently under study and would establish a new east-west bypass while improving regional freight and commuter mobility. US 301 (Gall Boulevard) is also planned for widening and conversion to a one-way pair between Corey Street and CR 54, incorporating bicycle lanes and enhanced pedestrian access through downtown Zephyrhills. In addition, the Overpass Road/I-75 interchange, completed in 2023, has strengthened connectivity among I-75, US 301 and East Pasco employment centers. Further roadway and intersection improvements are included in the MPO's 2025–2029 Transportation Improvement Program, while the SR 52 East Extension continues through the PD&E phase.



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