

OFFICE BUILDING FOR LEASE

**±3,200 SF
Office Bldg.**

7209 Green Slope Dr
Zephyrhills, FL 33544

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

7209 Green Slope Dr

Zephyrhills, FL 33544



PROPERTY DESCRIPTION

This ±3,200-square-foot medical or professional office is available for lease in Zephyrhills. Situated on approximately 0.50 acres with C-2 zoning, this attractive property is currently configured for medical use but can accommodate a variety of professional businesses. Electric, water and sewer are available onsite. The functional layout is well suited for a medical practice or other professional office user.

PROPERTY HIGHLIGHTS

- 0.3 MILES TO HWY 301
- 4 EXAM ROOMS; 2 PHYSICIANS OFFICES; LAB AREA; IT STORAGE
- 6 BATHROOMS – 4 FULL 2 HALFS; LARGE CONFERENCE ROOM
- SIGNAGE ON BUILDING AS WELL AS AVAILABLE MONUMENT SIGNAGE ON HWY 301. COMMERCIAL NEIGHBORS INCLUDE HOBBY LOBBY, BEALLS, BANKS AND OTHER PROFESSIONAL OFFICES.
- GREAT VISIBILITY WITH HEAVY TRAFFIC ON US 301

OFFERING SUMMARY

Lease Rate:	\$26 SF/yr (NNN)
Available SF:	3,200 SF
Lot Size:	0.5 Acres
Building Size:	3,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,877	17,472	27,798
Total Population	5,968	41,092	65,080
Average HH Income	\$58,300	\$66,814	\$70,991

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Interior Images



The flexible floor plan provides up to 10 potential exam rooms or private offices, including four oversized rooms with private full bathrooms and shower stalls. Additional features include two physicians' offices, a lab area, IT/storage space, a large conference room, two patient/client restrooms and washer and dryer hookups.

The suite also offers spacious reception and administrative work areas, sliding check-in and check-out windows, LVT flooring throughout. Automatic sliding entrance doors create a welcoming arrival, while a rear staff entrance provides convenient access to side and rear parking. Ample patient and client parking, building signage and visibility along Greenslope Drive further enhance the property's appeal. Electric, water and sewer are available onsite.

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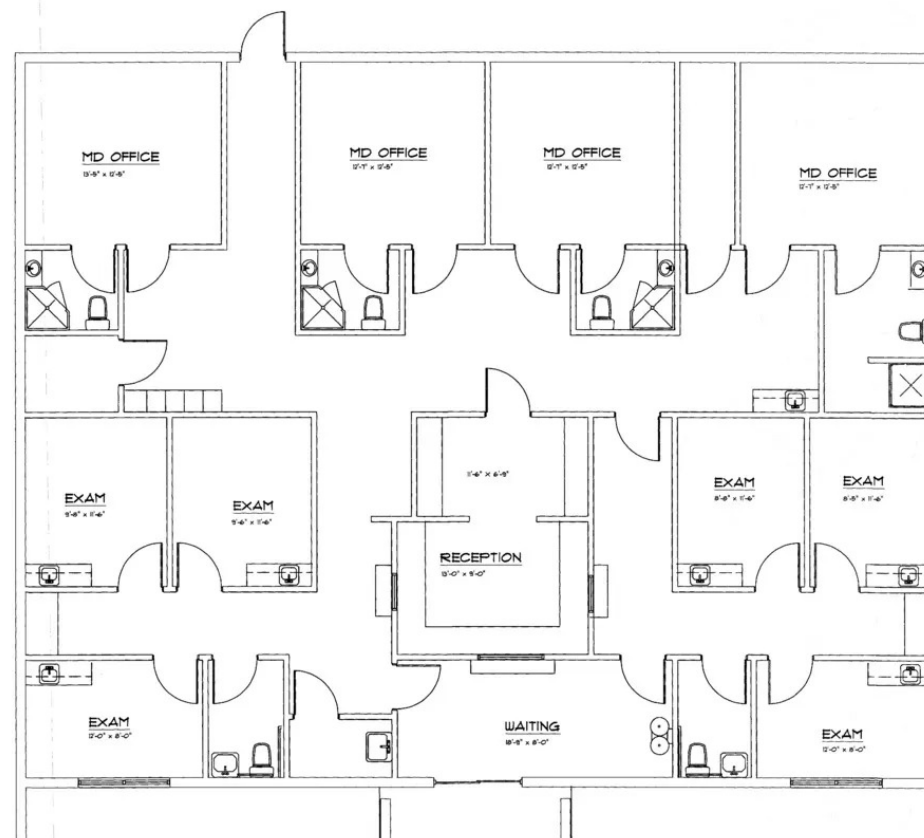
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FLOOR PLAN
SCALE: 1/4" = 1'-0"

TOTAL SQUARE FOOTAGE - 3166 SQ. FT.

HERESYCENTRY THAT I HAVE REVEALED
THE ATTACHED DESIGN AND FIND IT TO BE IN
COMPLIANCE WITH THE 2011 CODE

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AS-BUILT PLAN FOR :
1209 GREEN SLOPE DRIVE
ZEPHYRHILLS, FLORIDA

DATE _____

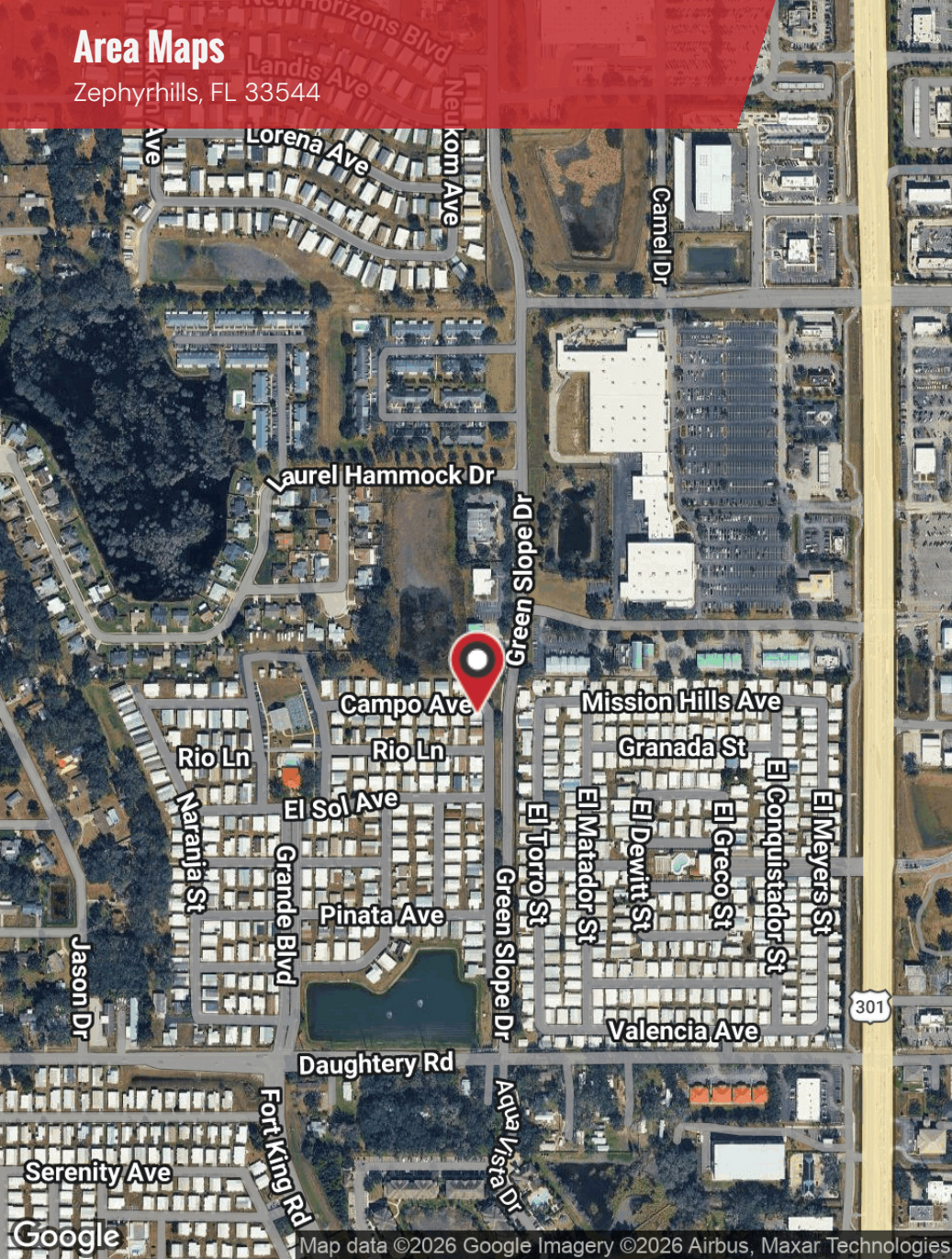
REVISION

SHEET

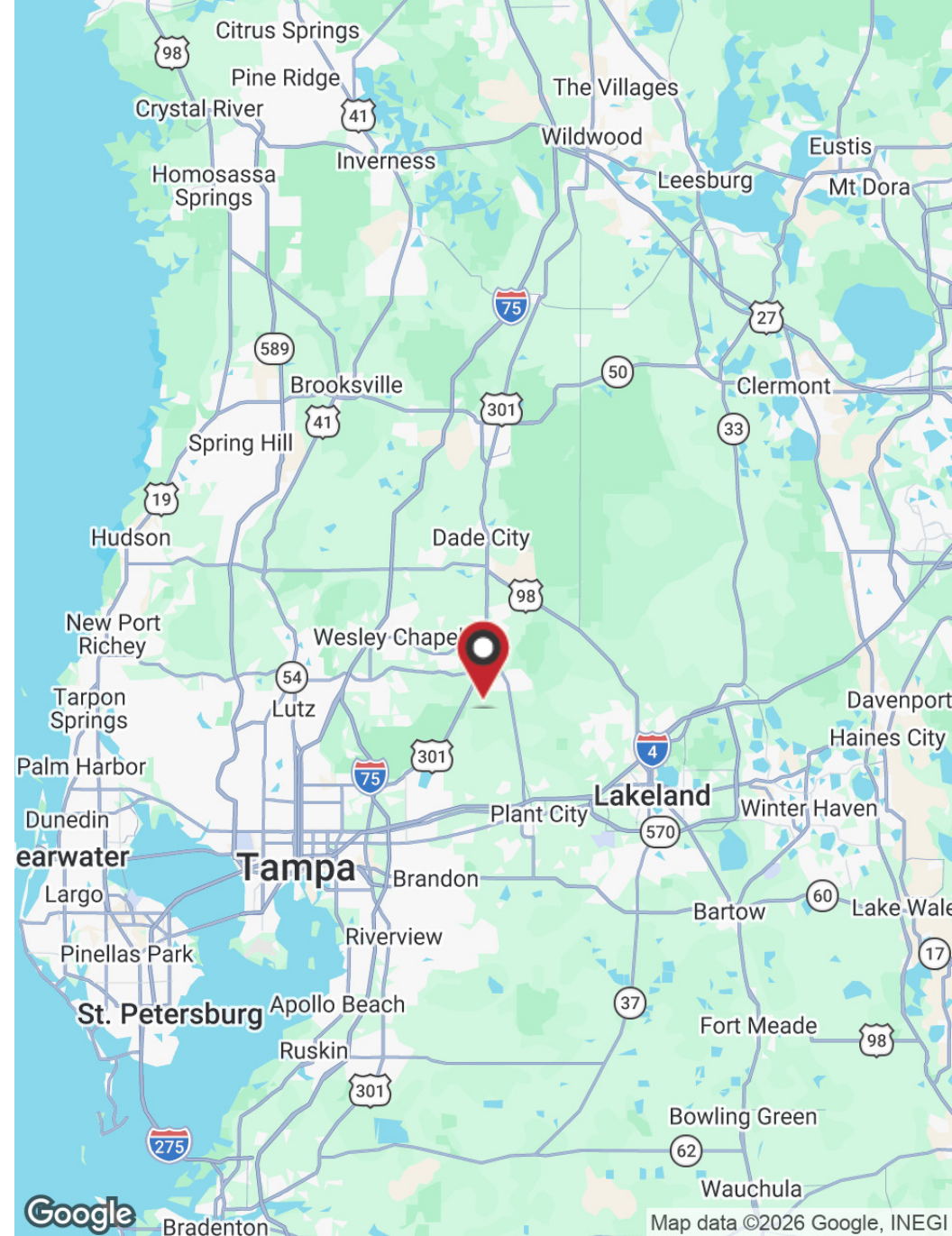
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Area Maps

Zephyrhills, FL 33544



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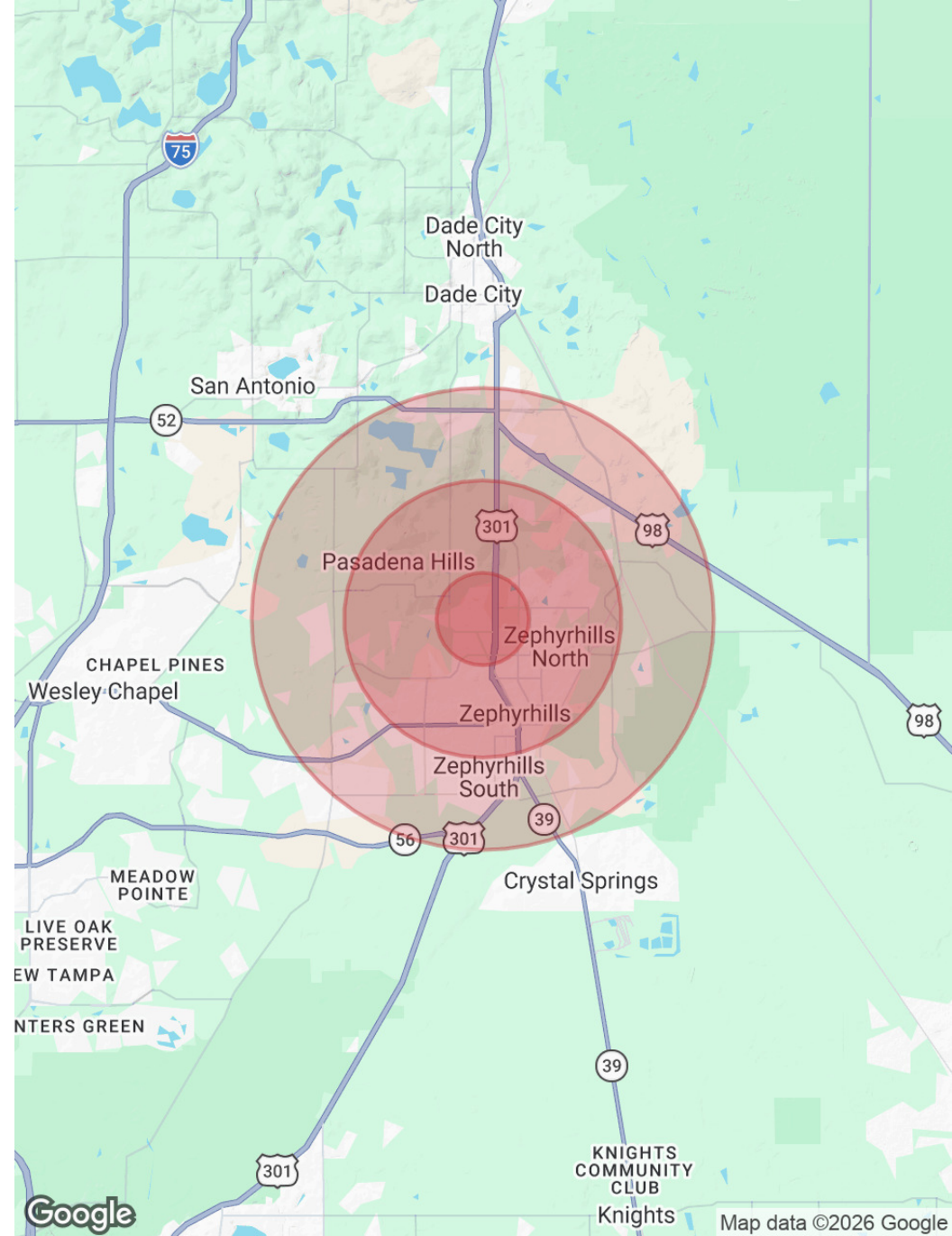
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,968	41,092	65,080
Average Age	55.3	50.5	51.3
Average Age (Male)	51.6	49.7	50.8
Average Age (Female)	56.7	51.4	52.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,877	17,472	27,798
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$58,300	\$66,814	\$70,991
Average House Value	\$175,107	\$174,815	\$178,281

TRAFFIC COUNT

Traffic Count	24,000/day
Traffic Count Street	US 301

2023 American Community Survey (ACS)



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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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