

OFFICE BUILDING FOR SALE

5435 Gall Blvd.

Zephyrhills, FL 33542



Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

Luis Cardenas

Senior Associate

C: 813.830.2031

luis@nyecommercial.com



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



OFFERING SUMMARY

| | |
|-----------------------|------------------|
| Sale Price: | Subject To Offer |
| Building Size: | 21,120 SF |
| Lot Size: | 1.6 Acres |
| Price / SF: | - |
| Year Built: | 1972 |
| Traffic Count: | 19,200 |

PROPERTY OVERVIEW

This one-of-a-kind location right in the middle of the city of Zephyrhills, fronting on US 301, overlooks the brand-new redeveloped City Hall. This unique opportunity is one of the largest office buildings on the market in all of Pasco County.

This property served as the SunTrust headquarters for Pasco County for decades. The first floor retains the original bank floor plan and includes the largest vault on record. The upstairs, accessible through a separate entrance, offers a spacious, open layout. It is ideal for conversion into a new office space and would be perfect for a call center, salon suites, or executive offices.

Favorable zoning allows for numerous retail, medical, office and many other uses. The multiple lane drive-through makes it advantageous for a variety of users.

PROPERTY HIGHLIGHTS

- **21,120 SF Two-Story Building:** Spacious and adaptable for various business needs
- **Drive-Thru Facility:** Convenient and ideal for businesses requiring quick customer service or pick-up options
- **Massive Vault:** Perfect for secure storage, adding an extra layer of security for high-value items
- **Medical Use Potential:** Ideal for medical practices or a medical marijuana dispensary, this property offers ample space for treatment rooms, patient waiting areas, and administrative offices, with the added benefit of a vault from the former bank, perfect for the secure storage needs of a medical marijuana facility
- **Flexible Leasing Options:** The property can be split, with the potential to create salon suites on the second floor, catering to beauty and wellness professionals

Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com



5435 Gall Blvd.

Zephyrhills, FL 33542



Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

Luis Cardenas

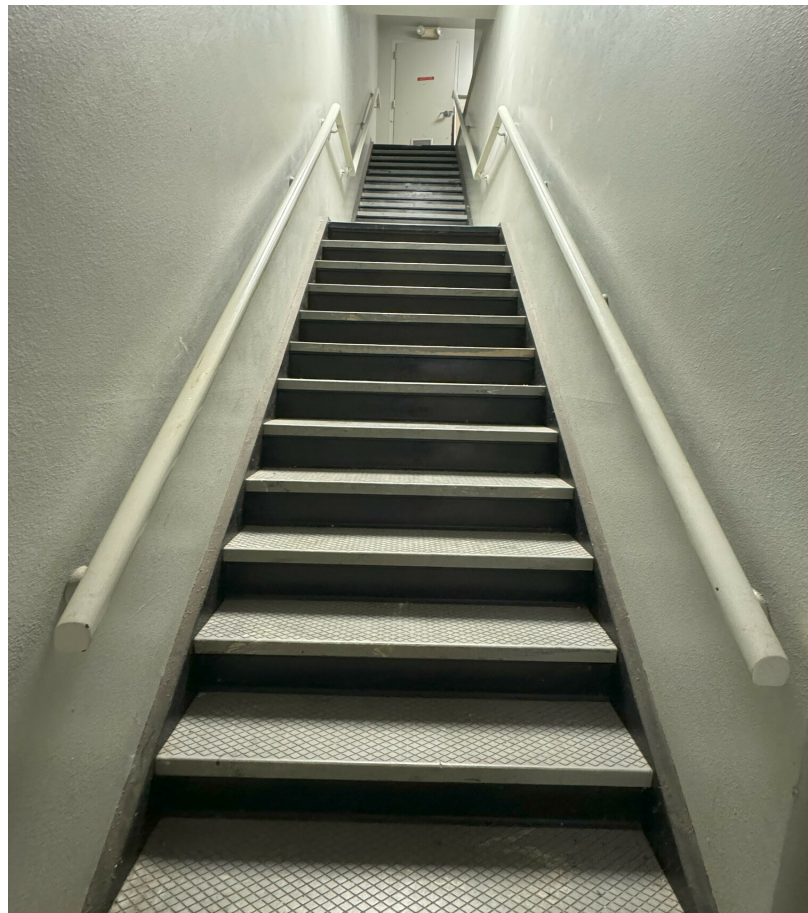
Senior Associate

C: 813.830.2031

luis@nyecommercial.com



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



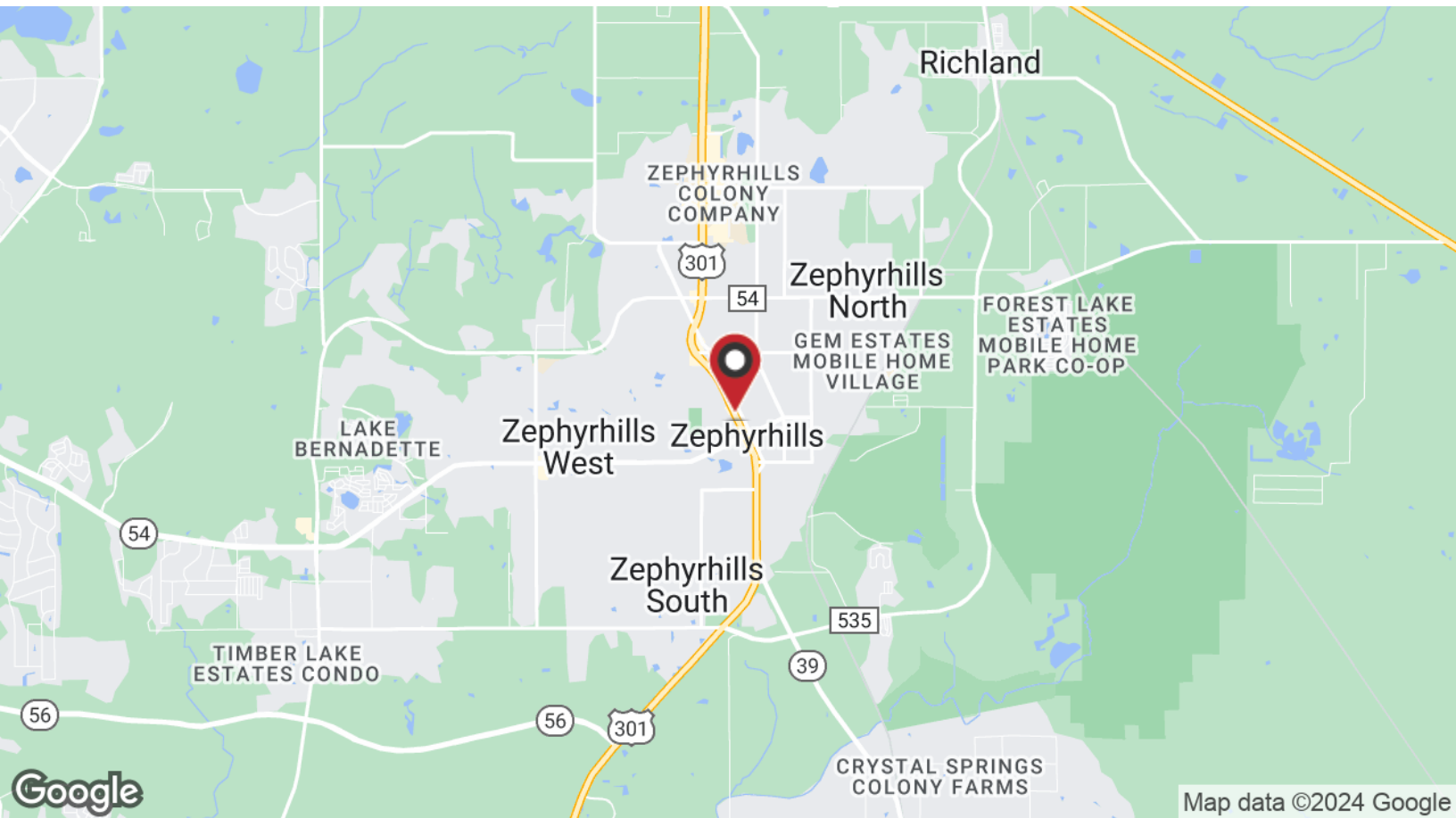
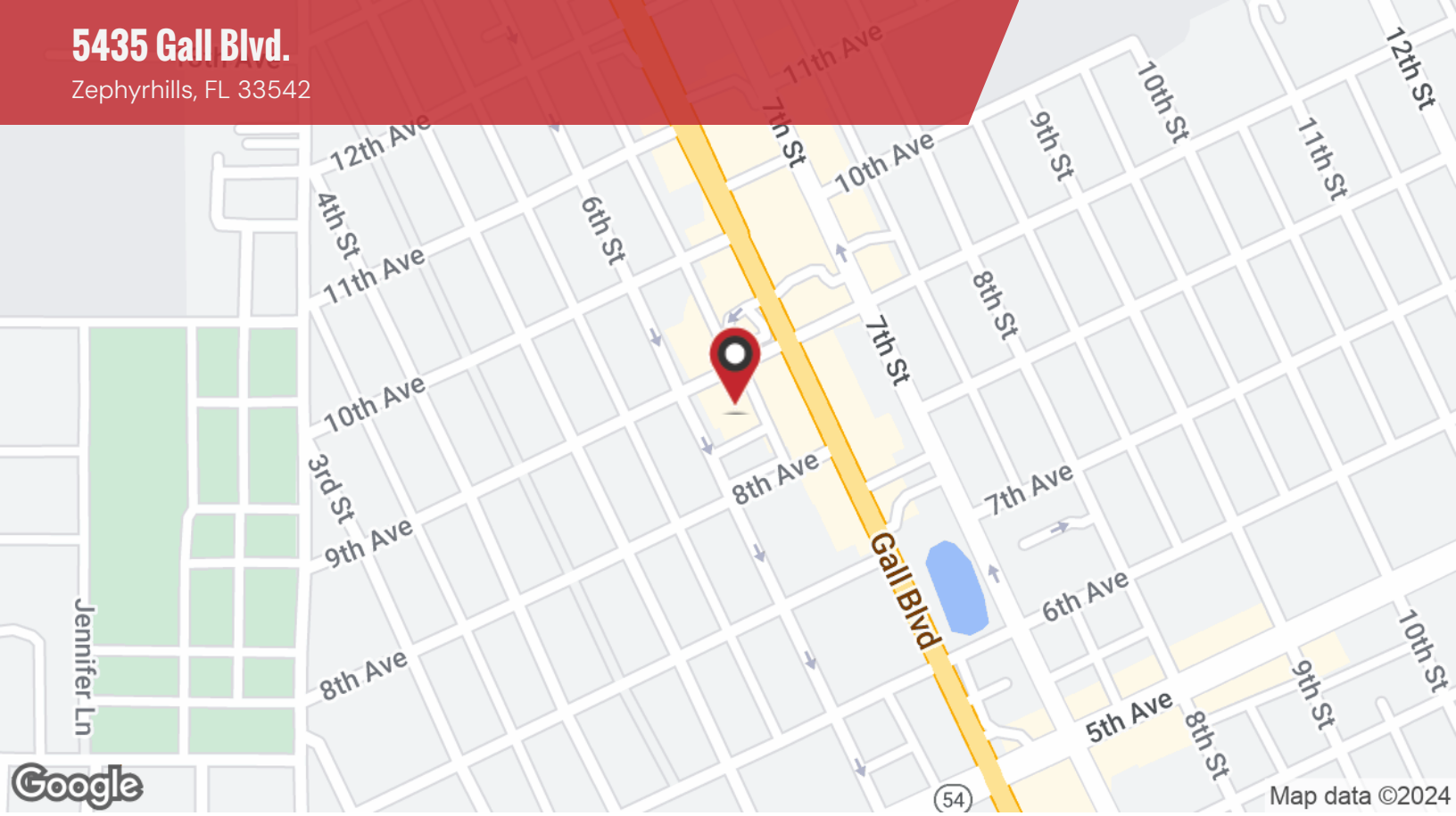
Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



5435 Gall Blvd.

Zephyrhills, FL 33542



Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com

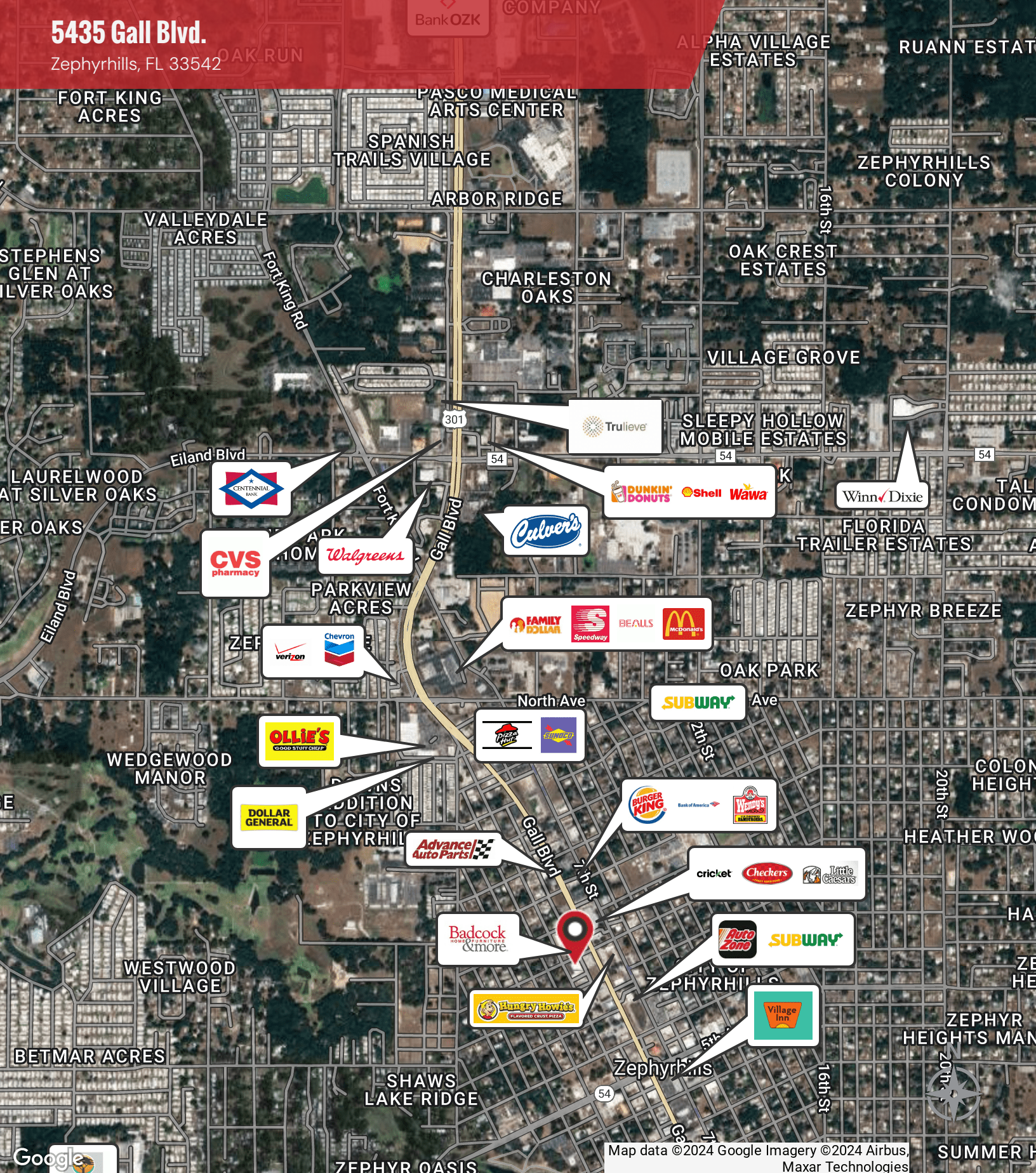
Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com



5435 Gall Blvd.

Zephyrhills, FL 33542



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

Brent Nye
 Partner
 C: 813.997.3333
 brent@nyecommercial.com

Luis Cardenas
 Senior Associate
 C: 813.830.2031
 luis@nyecommercial.com

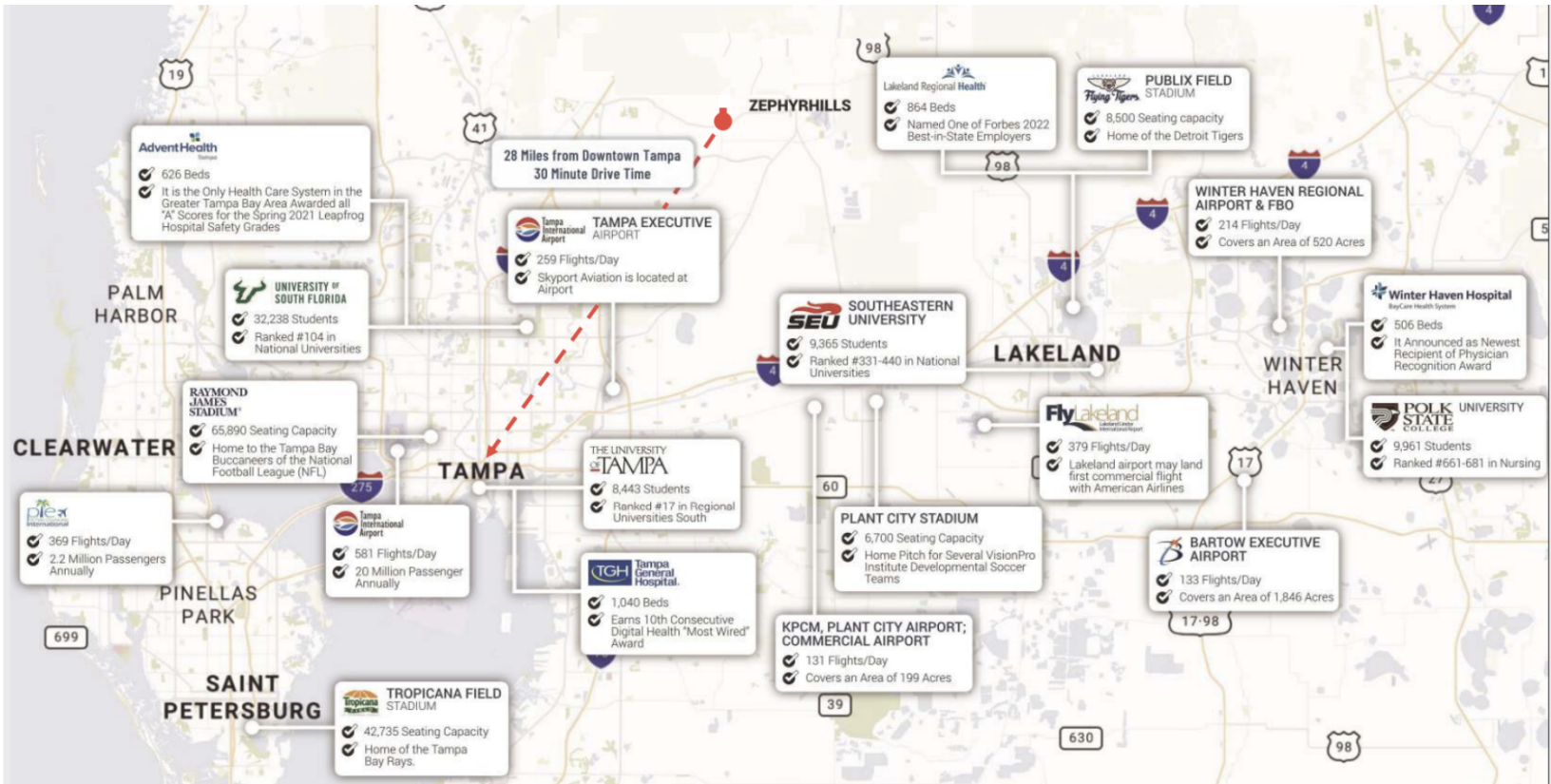


LOCATION DESCRIPTION

Discover the perfect blend of thriving business and vibrant community in the heart of Zephyrhills. Located in sunny Florida, this area boasts a prime location that offers convenient access to major roadways, making it an ideal hub for office and office building investments. The surrounding area features a bustling commercial district with an array of dining, retail, and entertainment options. With easy access to parks, schools, and local amenities, this location embraces the best of both worlds, providing a welcoming environment for businesses and their employees. Embrace the endless possibilities and potential for growth in this dynamic and sought-after location.

LOCATION DETAILS

| | |
|----------------------------|-----------------------------------|
| County | Pasco |
| Street Parking | No |
| Signal Intersection | Yes |
| Road Type | Paved |
| Market Type | Medium |
| Nearest Highway | US 301 |
| Nearest Airport | Zephyrhills International Airport |



Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



5435 Gall Blvd.

Zephyrhills, FL 33542

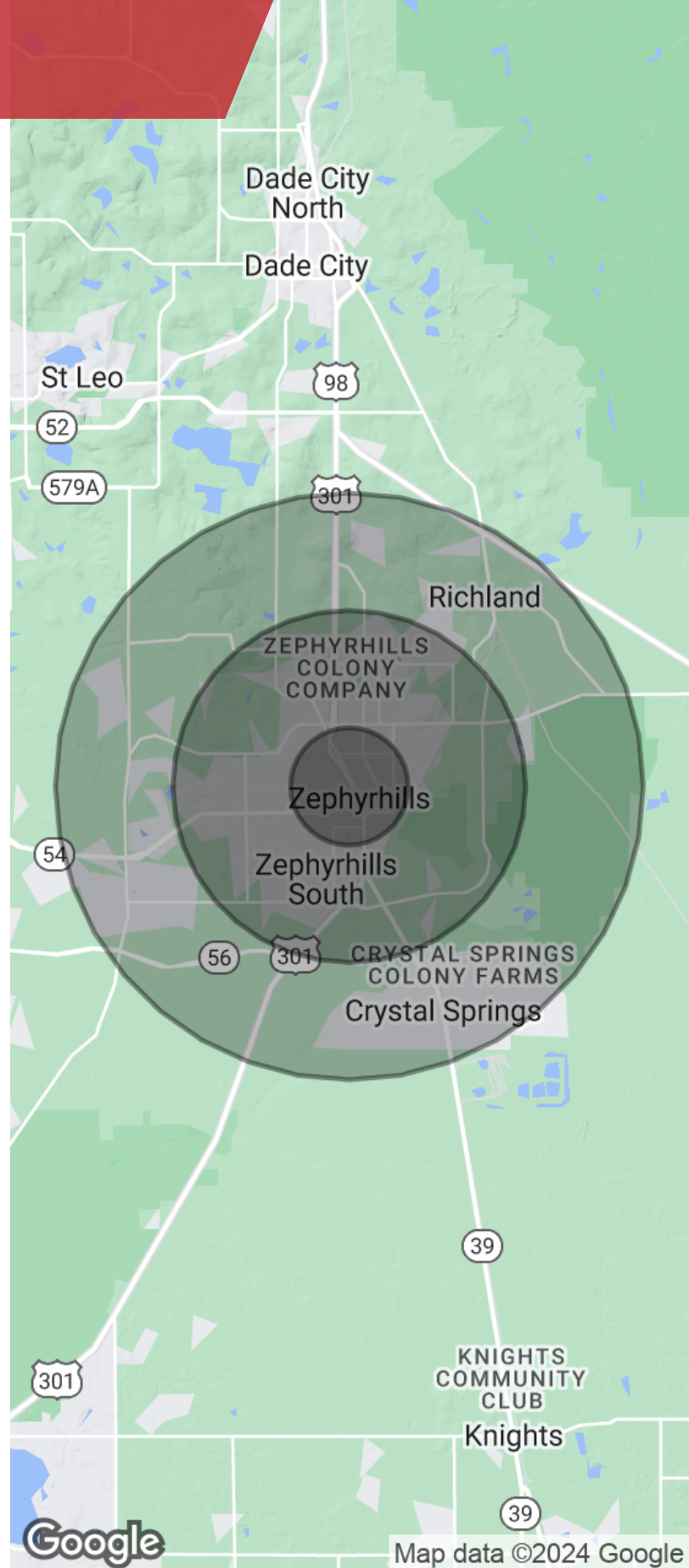
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,501 | 46,207 | 65,946 |
| Average Age | 46 | 51 | 50 |
| Average Age (Male) | 45 | 50 | 50 |
| Average Age (Female) | 47 | 52 | 51 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,139 | 21,188 | 29,496 |
| # of Persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH Income | \$58,594 | \$62,668 | \$68,000 |
| Average House Value | \$164,950 | \$192,262 | \$213,705 |

TRAFFIC COUNTS

19,200/day

Demographics data derived from AlphaMap



Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com





BRENT NYE

Partner

Direct: 813.973.0214 **Cell:** 813.997.3333

brent@nyecommercial.com



LUIS CARDENAS

Senior Associate

Direct: 813.973.0214 **Cell:** 813.830.2031

luis@nyecommercial.com

FL #SL3535034

Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

Luis Cardenas

Senior Associate

C: 813.830.2031

luis@nyecommercial.com

