

ALDI EXCESS SPACE - ZEPHYRHILLS PLAZA

36348 COUNTY ROAD 54, ZEPHYRHILLS, FL 33541

FOR
SUBLEASE

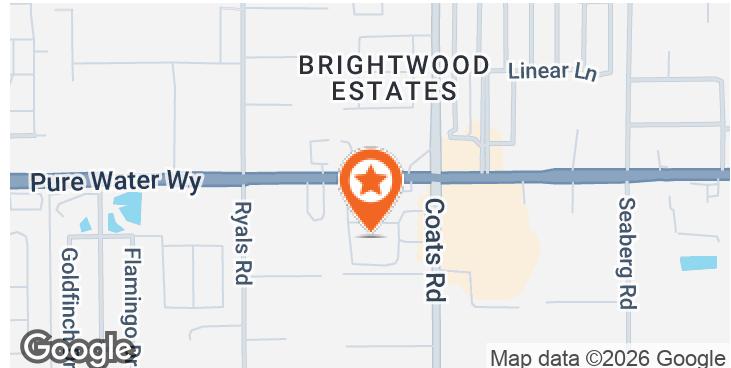


LOCATION DESCRIPTION

Zephyrhills, Pasco County, FL

PROPERTY HIGHLIGHTS

- 24,230 SF Available
- 116' frontage 198' depth 19'8" ceiling height
- Cotenants Include: CVS and Amerigas Propane Exchange
- Nearby Retailers Include: Hardee's, Claws & Paws Animal Hospital, Save A Lot, Twistee Treat, Dunkin'. and The Chowder House Restaurant
- Strategic access to SR 54 connecting to Wesley Chapel, Land O' Lakes, and Tampa Bay area
- Opportunity to leverage local traffic and community growth for business visibility
- Traffic Count (AADT): State Road 54 - 17,500 and Coats Rd - 6,500



 DEMOGRAPHICS	1MILE	3 MILES	5 MILES
Total Population	8,483	51,726	92,599
Daytime Population	6,996	46,205	83,557
Total Households	4,065	23,338	38,828
Average HH Income	\$74,725	\$77,689	\$93,074

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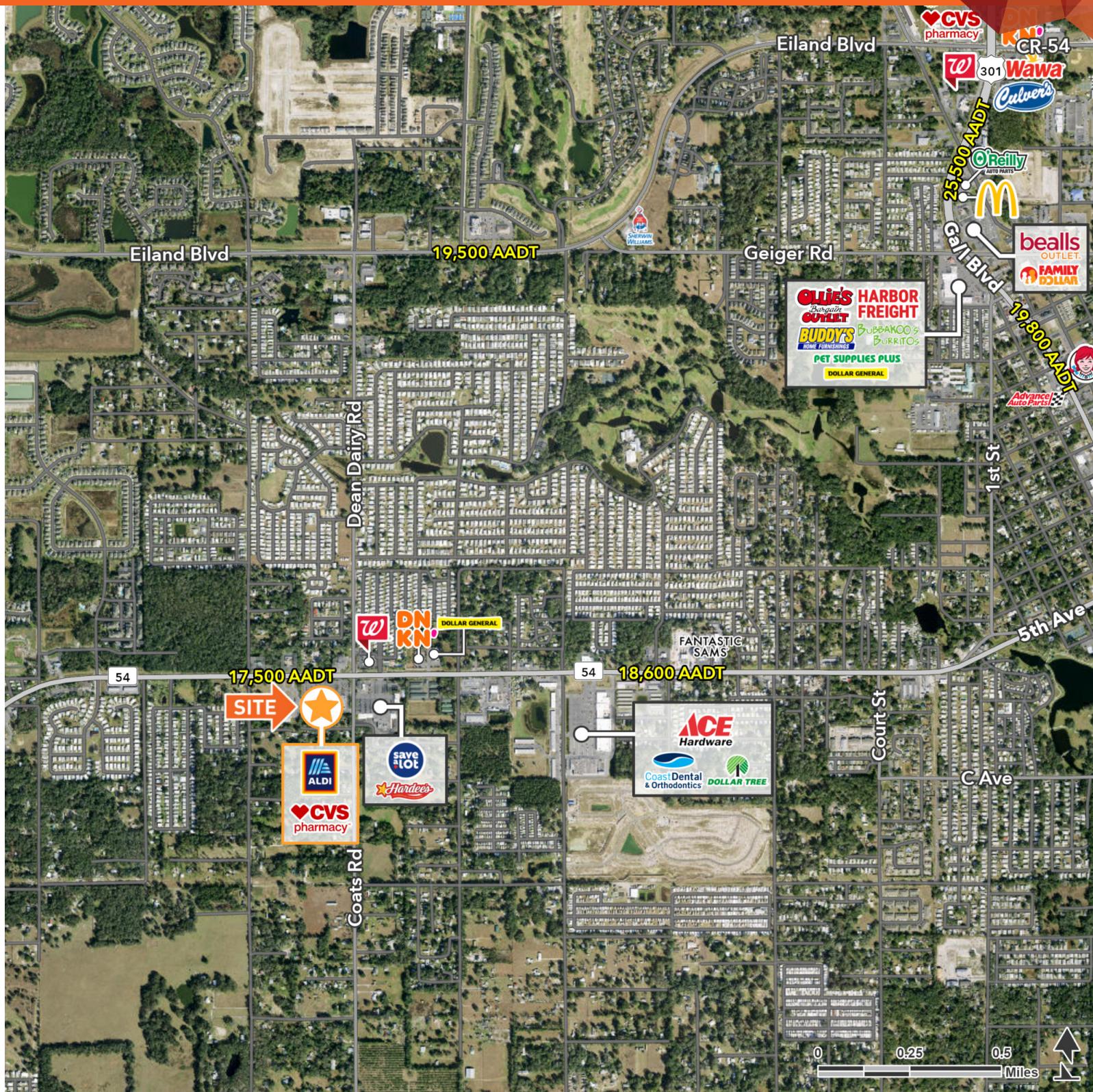
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