

RETAIL PROPERTY FOR SALE

4447 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

4447 Gall Blvd

Zephyrhills, FL 33542



PROPERTY DESCRIPTION

This 1,756 SF freestanding restaurant building offers exceptional visibility and prominent signage directly on US 301. The sale includes real estate only, along with a 0.37-acre overflow parking lot. Ideally located just one mile from historic Downtown Zephyrhills and two miles from the rapidly expanding Two Rivers development, the property presents a rare opportunity to own a well-positioned commercial site in one of Pasco County's fastest-growing corridors.

PROPERTY HIGHLIGHTS

- 1,756 SF building; Built in 1958
- Zoned C2
- Prime location; High traffic area
- Great visibility
- Ample parking with Outdoor seating potential
- 2 parcels – each .4 acres

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.8 Acres
Building Size:	1,756 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,869	18,930	28,940
Total Population	8,531	40,403	64,554
Average HH Income	\$51,706	\$60,120	\$67,480

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

Interior Images

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

Parcels

Zephyrhills, FL 33542



Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com

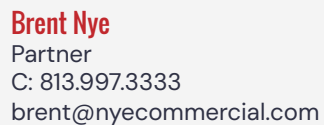
Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com



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

Zephyrhills, FL 33542

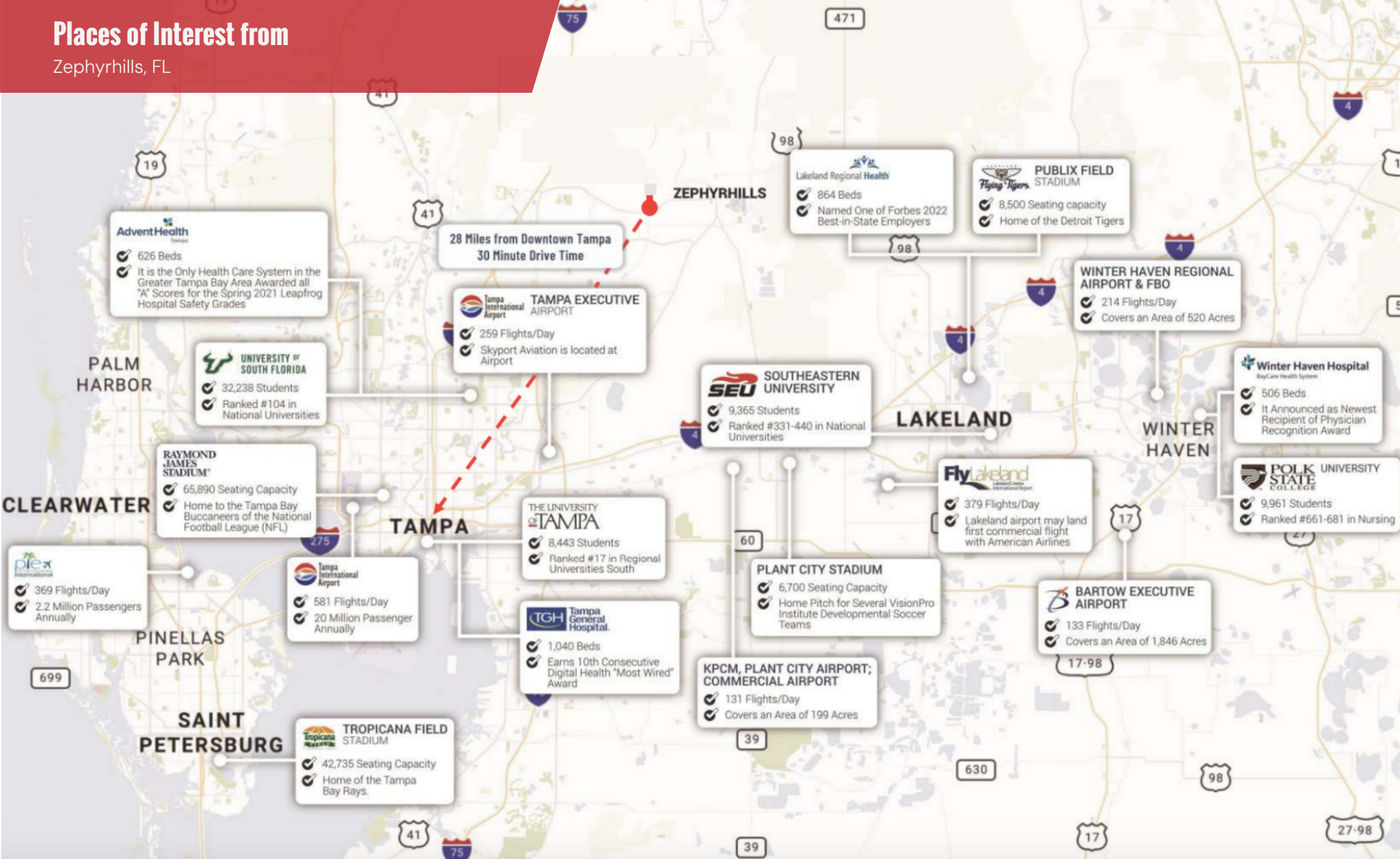


Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



Places of Interest from

Zephyrhills, FL



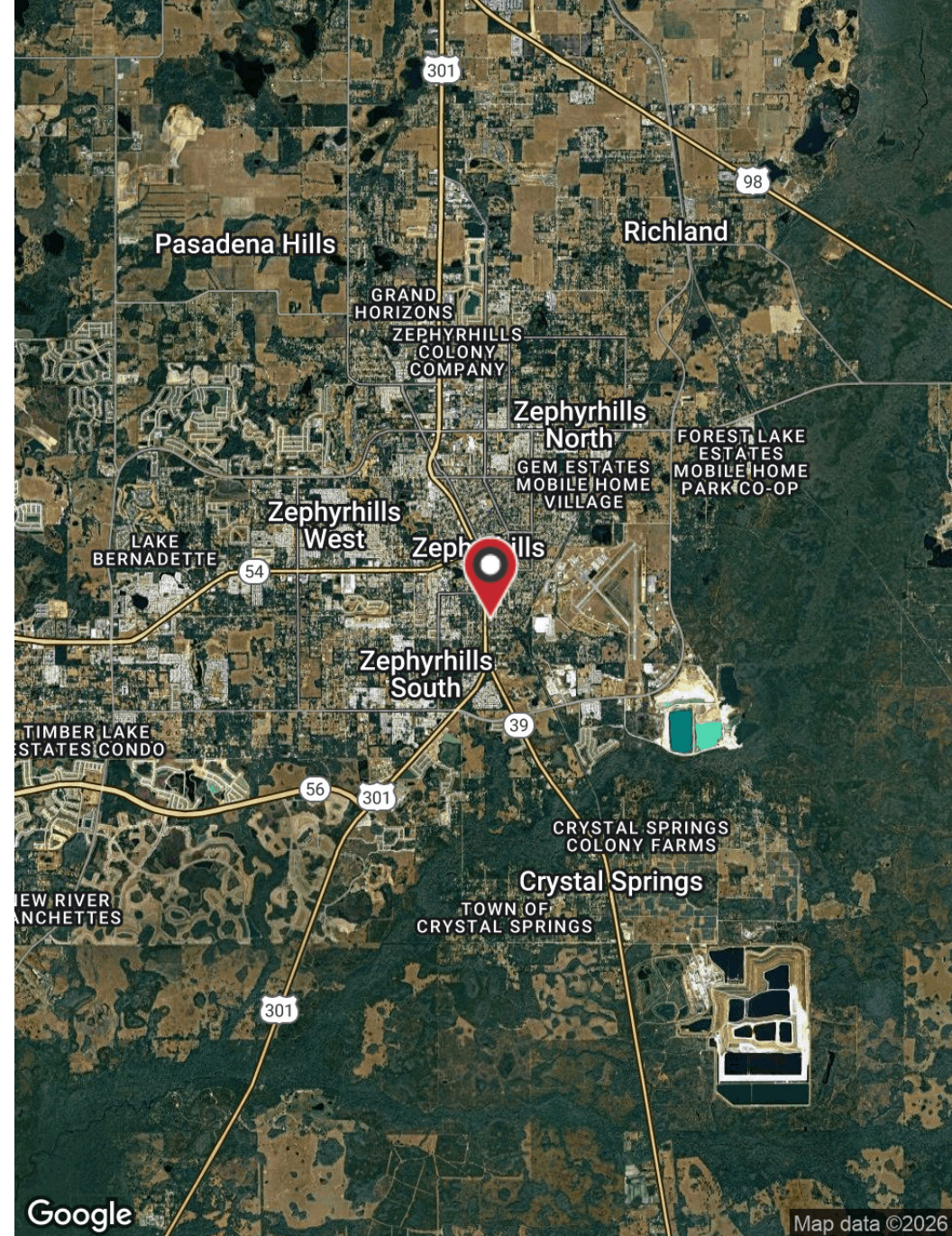
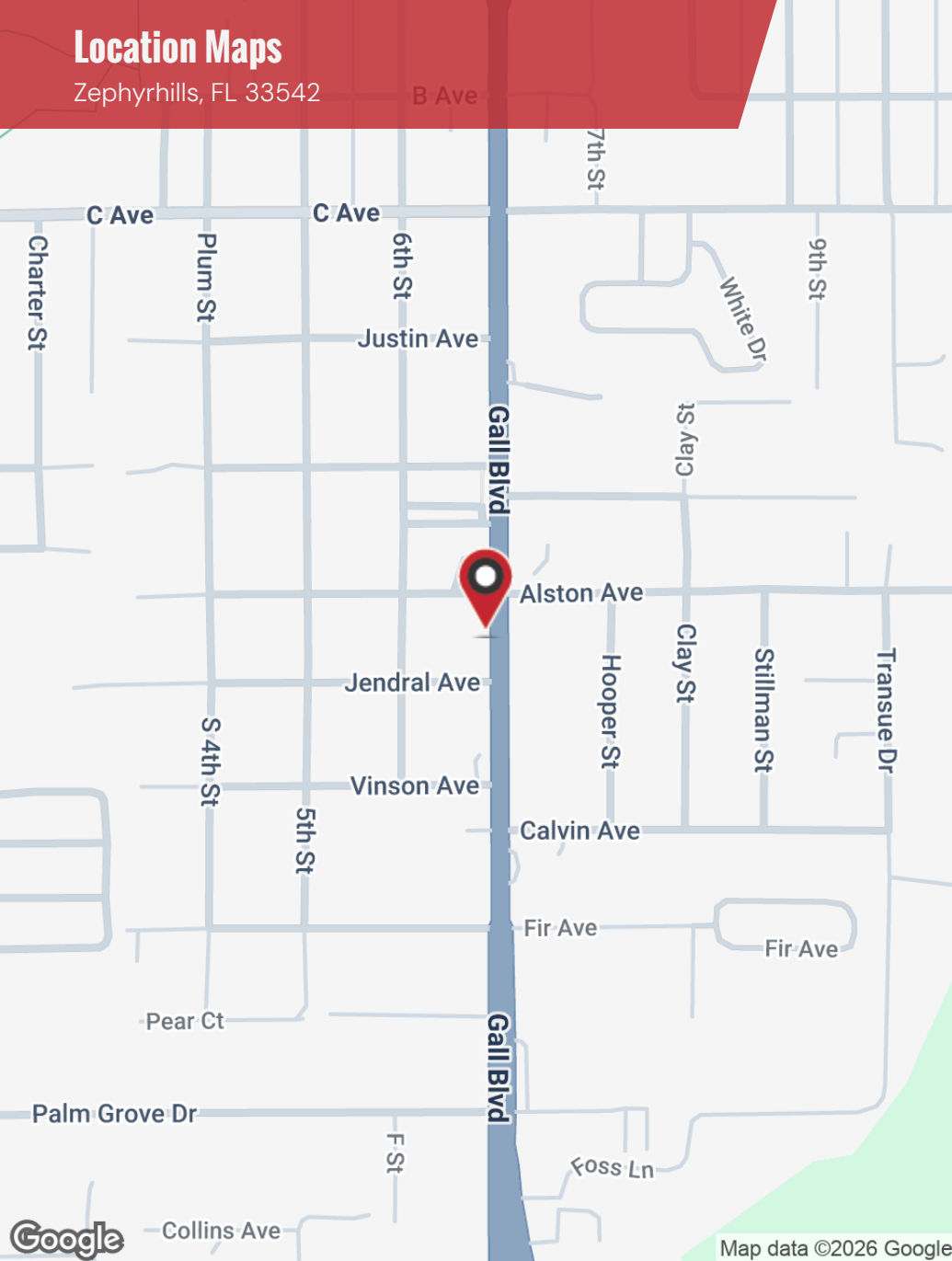
Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

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



Location Maps

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

4447 Gall Blvd

Zephyrhills, FL 33542



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



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