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IN THE HEART OF ZEPHYRHILLS

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TINA MARIE ELOIAN, CCIM
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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

37031 STATE ROAD 54
ZEPHYRHILLS, FL 33542 | FOR LEASE

DIRECT STATE ROAD 54 FRONTAGE
Excellent Zephyrhills Retail, Office Location

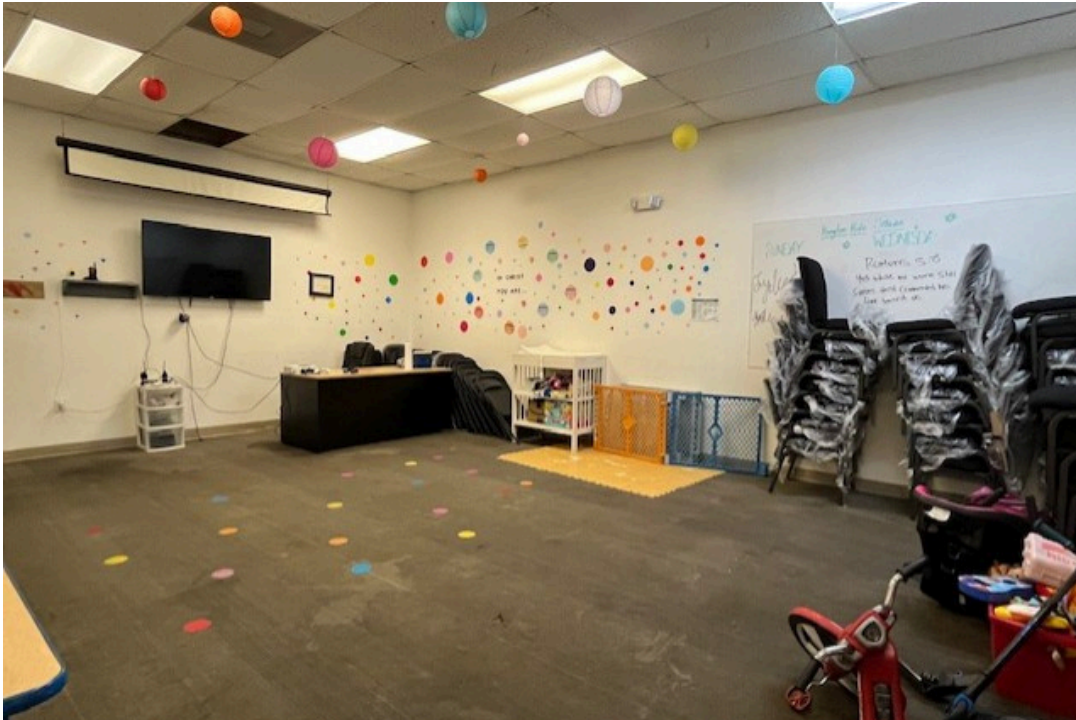
- **2,400 SF RETAIL/ OFFICE OR CREATIVE SPACE** •
RELOCATE, EXPAND OR START YOUR BUSINESS
HIGH TRAFFIC LOCATION- 16,700 VTD



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

LEASING OPPORTUNITY

C-2- General Commercial: The purpose of the C-2 General Commercial District is to provide for the orderly development of those uses necessary to meet the community and regional needs for general goods and services, as well as those of a social, cultural, and civic nature, and to exclude uses not compatible with such activities.



LEASE HIGHLIGHTS

- Affordable lease opportunity
- Highest and best use: Retail sales, professional offices or community services
- Flexible layout
- Convenient Access & Visibility
- EXCELLENT LOCATION for a relocation, expansion or a new business startup location
- Approximately 181 feet of frontage along State Road 54
- Ample front and rear parking
- Excellent visibility and signage
- Minutes from Dade City, Wesley Chapel, Land O Lakes, Lakeland and the Greater Tampa Bay area
- Located 1.5 Miles West of the intersection of 5th Avenue and Gall Blvd/ Hwy.
- 16,700 VTD, SR 54 and Allen Road- HIGH TRAFFIC CORRIDOR
- 2024 Total Population | 7,715 - 1 Mile | 49,878 - 3 Mile | 70,763 - 5 Mile



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Lease Price: \$2,400/ mo./ NNN/ S.T.

Lease Terms: 2-5 year lease

Expenses: Available Upon Request (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Address: 37031 State Road 54

City: Zephyrhills

Zip Code: 33542

County: Pasco

Traffic Count/ Cross Streets:

16,700 VTD (2023 AADT) SR 54 and Allen Road

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Zephyrhills

THE PROPERTY

Parcel ID Numbers: 10-26-21-0010-11300-0010

Zoning: C-2

Current Use: Meeting hall

Site Improvements: 2,400 SF bldg.

Front Footage: (approx.) 181' / State Road 54

Lot Size: 1.21 acres

Parking: Onsite (front and rear) 40+ parking spaces

TAXES

Tax Year: 2024

Taxes: \$13,040.75

UTILITIES

Electricity: Duke Energy

Water/ Waste: Zephyrhills Public Works

Communications: Verizon, Spectrum and Frontier

THE COMMUNITY

Community/ Subdivision Name: Zephyrhills Colony Company Lands

Flood Zone Area: A

Flood Zone Panel: 12101C0452F



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PROPERTY HIGHLIGHTS

LOCATION, LOCATION, LOCATION!!!

Single-story, strip center with a façade comprised of a Mediterranean-style finishes. This building is fully air conditioned and features 2 available suites measuring 1,400 and 1,000 SF. This space may be used for office/ retail. This subject also offers front and rear access, parking of up to 50 spaces, high road exposure, great visibility and tremendous traffic counts. The interior can be built to suit. With a few simple renovations the space is easily move-in ready. The suite also offers high ceilings, storage and a private restroom. C-2 zoning allows for many types of commercial office users and would be the ideal spot for any type of medical office, commercial office suites or retail store fronts for an attorney, real estate firm, clothing boutique, architect, title company & countless other types of similar businesses. The potential uses for these suites are endless and phenomenal!



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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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PROPERTY PHOTOS



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AREA HIGHLIGHTS | MAPS & DIRECTIONS



Situated directly on SR 54 across from the Big Lots Shopping Center, Beall's Outlet and the Chevrolet Dealership- just East of Dean Dairy Rd; this corridor offers a great road network- State Road 54, US Hwy 301, County Road 54, Morris Bridge Road and Chancey Rd. which are heavily traveled arteries. Conveniently nestled in the Westgate Shopping Center in west Zephyrhills, you'll experience a charge of positive energy and the dynamic growth that Pasco County has to offer. There is ease of access to retail store fronts, growing residential communities, schools and new shopping malls that are built on SR 54/ 5th Avenue. With easy access to the interstate system, you will have a short commute into Wesley Chapel, New Tampa, Downtown Tampa, Brandon and Riverview/ Gibsonton. 1.5 Miles West of the intersection of 5th Avenue and Gall Blvd/ Hwy 301. Don't miss a great opportunity to lease in one of the fastest growing areas in the state of Florida. Call today for a property brochure!

DRIVING DIRECTIONS

From Tampa I-75 via the ramp to Ocala, take Exit 279 (toward Zephyrhills/ Wesley Chapel) * Continue onto FL-54 E/ Wesley Chapel Blvd. (approx. 10 miles) * Building will be on the left, across from Big Lots shopping center.



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Your Tampa Bay and Beyond Commercial Real Estate Experts

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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CALL OUR TEAM TODAY!
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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

