

# 1.06 Acres on US 301

4749 Gall Blvd, Zephyrhills, FL 33542



## PROPERTY DESCRIPTION

The property is conveniently situated on Gall Blvd between B and C Avenues, covering approximately 1.06 acres of commercial-zoned land in South Zephyrhills, FL. Site previously had a restaurant and has utilities and impact fees. With 340' frontage on US Highway 301, this location is prime for any retailer. Additionally, there is a substantial customer base, with over 37,000 people residing within a 3-mile radius, making it a prime spot for retail businesses.

## PROPERTY HIGHLIGHTS

- 340' Prime Frontage on busy US Highway 301; Across from new Dollar General Store
- Fronts 3 paved roads
- Parcels can be divided

## OFFERING SUMMARY

<b>Sale Price:</b>	\$800,000
<b>Lot Size:</b>	1.06 Acres
<b>VDP:</b>	18,200
<b>Parcel ID:</b>	14-26-21-0010-03300-0030, 14-26-21-0010-03300-0010

**Brent Nye**

Partner

C: 813.997.3333

brent@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)



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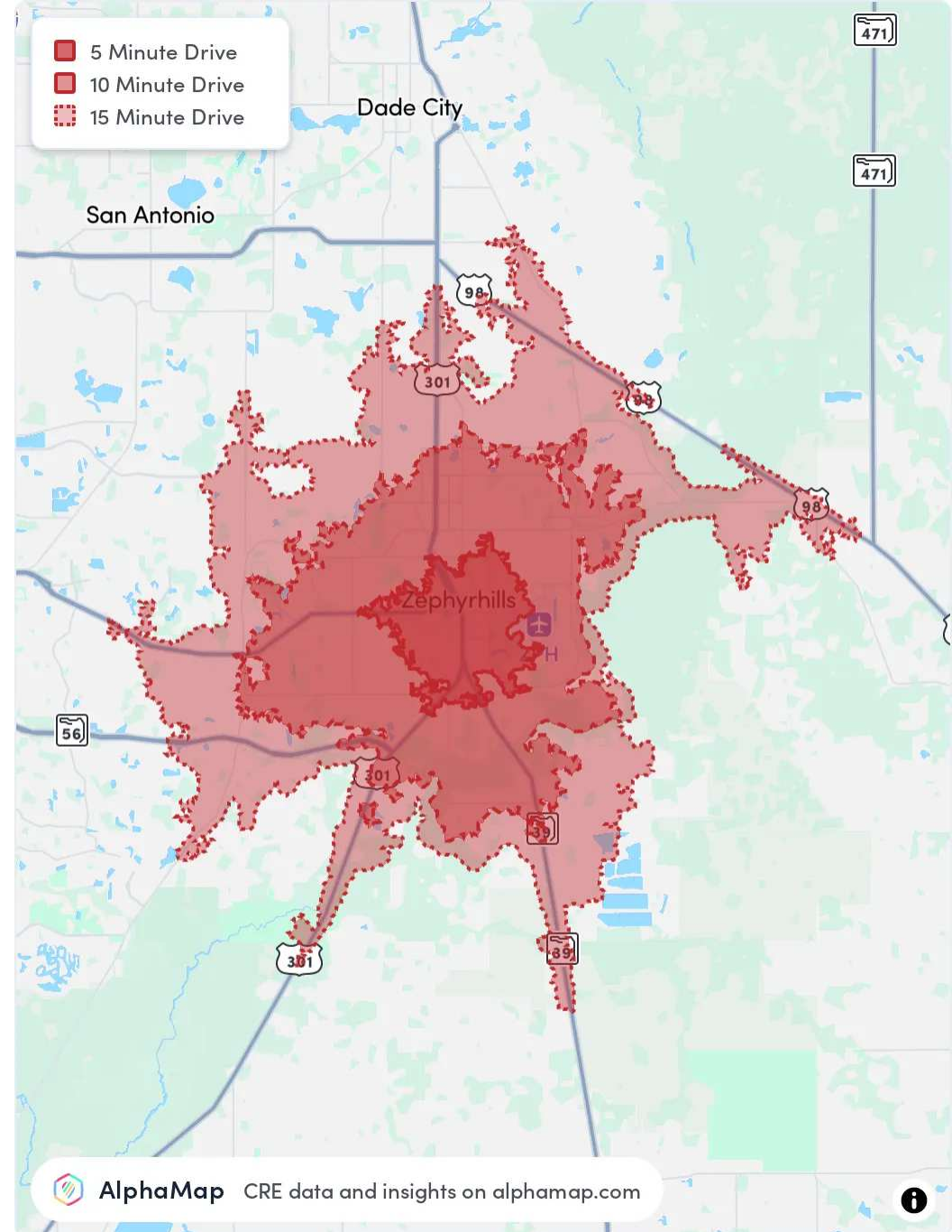
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	14,740	40,641	68,305
Average Age	48	53	50
Average Age (Male)	48	52	49
Average Age (Female)	49	53	51

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,738	19,202	30,453
Persons per HH	2.2	2.1	2.2
Average HH Income	\$55,136	\$59,765	\$69,362
Average House Value	\$153,499	\$177,202	\$217,131
Per Capita Income	\$25,061	\$28,459	\$31,528

Map and demographics data derived from AlphaMap



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