



.4 Mile from Parcel
Advent Health

Florida Medical Clinic | ORLANDO HEALTH

VA U.S. Department of Veterans Affairs

Total Foot and Ankle
Of Tampa Bay

3.2 ACRE Retail Pad Zephyrhills, FL

Brent Nye
Partner
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3.2 Acre - Retail Pad Zephyrhills, FL

Eiland Blvd., Zephyrhills, FL 33542



PROPERTY HIGHLIGHTS

- Pad Ready Retail Site | Next to New VA Clinic Development
- Long-Term Ground Lease Options or Sale
- Major Retail Market | Major Intersection Within the City
- Surrounded By Many National Retailers | CVS, WaWa, Culvers & Many More
- Nearby Hospitals, Public Transportation & Residential Neighborhoods

OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	3.2 Acres
Zoning:	C-2
Market:	North Tampa Bay Area
Submarket:	SE Pasco County

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,239	30,947	66,793
Total Population	46,570	69,384	175,200
Average HH Income	\$63,728	\$71,056	\$104,562

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Meet the Broker

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BILL NYE

Bill is the Broker/owner of Nye Commercial Advisors, Inc. He graduated from West Virginia Wesleyan University with a Bachelor's degree in Math and Business and then obtained a Master's Degree in Administration (Westminster College, Pa.). Bill's Real Estate career commenced in 1974. His over 50 years of experience, education, knowledge, and expertise makes him a leader in the Tampa Bay area and surrounding Commercial Investment Community. He was the first CCIM (Certified Commercial Investment Member) Members in Pasco County, Florida (1980). Bill's focus lies in asset management, consulting, development, retail brokerage, land brokerage and industrial brokerage. He has represented clients in all facets of the commercial investment field and has been involved in transactions in excess of one billion dollars. Bill is the parent of three grown children, in the Real Estate field, and 6 very loved grandchildren. He prides himself on family and community involvement and was instrumental in starting the "Day Break Rotary" in Zephyrhills in 1995 and remains a dedicated member.



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