



38363 CR 54
ZEPHYRHILLS, FL 32726

- FOR LEASE -
\$1,475/MTH/NNN
+TAX

1,000 SF | AFFORDABLE RETAIL SPACE WITH GREAT FRONTAGE, HIGH TRAFFIC COUNTS AND PLENTY OF ON-SITE PARKING.



brokerage
done
differently

813-935-9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

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1,000 SF RETAIL / COMMERCIAL SPACE - EXCELLENT ROAD FRONTAGE - WATER, SEWER, GARBAGE INCLUDED

FINANCIAL & TERMS

Status..... **Active**
Price..... **\$1,475/MTH/NNN**
+ tax
Terms..... **For Lease**

LOCATION

County..... **Pasco**
Street Number..... **38363**
Street Name..... **CR 54**
Street Suffix..... **N/A**
City..... **Zephyrhills**
State..... **FL**
Zip Code..... **32726**
Market..... **Tampa/St. Petersburg/Clearwater**
Sub-market..... **Zephyrhills**
Traffic Count..... **up to 27,266 - 28,715 cars daily**

THE COMMUNITY

Neighborhood..... **N/A**
Community/Subdivision Name..... **N/A**
Flood Zone Area..... **X - Moderate to Low Risk Areas**
Flood Zone Panel..... **N/A**
Traffic Count..... **27,266 - 28,715 cars daily**

PROPERTY DETAILS

Folio Number..... **N/A**
Parcel ID..... **02-26-21-001B-00000-0050**
Type..... **Retail/Commercial**
Total Building Size..... **10,856**
Unit Size..... **1,000 SF**
Gross Total Land..... **N/A**
Gross Total Building.... **N/A**
Lot Size..... **N/A**
Year Built..... **1983**
Frontage..... **N/A**
Depth..... **N/A**

UTILITIES

Electricity..... **Duke Energy**
Water..... **Included**
Waste..... **Included**
Communications..... **N/A**

Class..... **01100-Stores**
Stories..... **1**
Bathrooms..... **1**
Bedrooms..... **N/A**
Property Style..... **Retail/Commercial**
Current Use..... **Vacant**
Future Use..... **Retail/Commercial/Office**
Zone..... **C2 General Commercial District**
Parking..... **70 +/- onsite parking spaces**

TAXES

Tax Year..... **N/A**
Estimated Taxes..... **N/A**

LEGAL DESCRIPTION

STADIUM PARK PB 19 PG 145 LOTS 5 & 6 & THE ADJOINING PCL DESC AS W 100 FT OF E 1/2 OF W 1/2 OF TRACTS 55 & 58 OF ZEPHYRHILLS COLONY CO LANDS PB 1 PG 55 LESS N 445.0 FT & LESS THAT PORTION LYING WITHIN R/W OF SR 54E OR 1527 PG 700



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Multi-Functional Space with Large Store Front Windows

- Leasable space is 1,000 SF
- Single story, solid block construction building
- **Large store front windows**
- Double entry with **front and rear exits**
- Storage and private universal restroom
- High speed voice/data connectivity
- Constructed in 1983
- **High 12ft Ceilings**
- **Security Lighting**
- Individual electric meters
- Plaza offers 70 +/- onsite parking spaces
- **100' of great road frontage**
- **Rent includes: Water, Sewer and Garbage**



**Call today to
schedule a showing!**

New commercial growth and development is thriving in this area, making it an excellent relocation site or secondary office.

PROPERTY PHOTOS

38363 CR 54 | ZEPHYRHILLS, FL 32726

1,000 SF RETAIL / COMMERCIAL SPACE - EXCELLENT ROAD FRONTAGE - WATER, SEWER, GARBAGE INCLUDED

Ground level retail/office space in a flourishing Zephyrhills commercial strip plaza. **Block constructed**; this 1,000 SF space is available for lease at a very competitive price. The suite offers a double door access with **front and rear entries**.

Suite is leased as is and tenant may build to suit. This unit offers **large store front windows**, private universal restrooms, storage and much more.

The parking lot has been re-paved offering **70+/- customer/employee parking spaces**.

Property is **Zoned C2** and may be used as a light retail space or any other commercial businesses such as:

- Tutoring Facility
- Clothing Boutique
- Architect's Office
- Title Company

...and countless other types of similar businesses.



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Situated Directly on County Road 54, Property Offers High Road Exposure, Visibility, and Enormous Traffic Counts!

This corridor offers a great road network; US Hwy 301, CR 54, Eiland Blvd / Morris Bridge Road and Chancey Rd. which are **heavily traveled arteries**. Conveniently nestled in Zephyrhills, just north of downtown, 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 CR 54/Eiland Blvd. Don't miss a great opportunity to lease in one of the **fastest growing areas in the state of Florida**.

Radius	Average Household Income
1-Mile	\$28,252.70
3-Mile	\$34,918.38
5-Mile	\$40,284.92



Population

Distance	Male	Female	Total
1- Mile	3,055	3,558	6,613
3- Mile	15,183	18,098	33,281
5- Mile	23,526	27,595	51,120



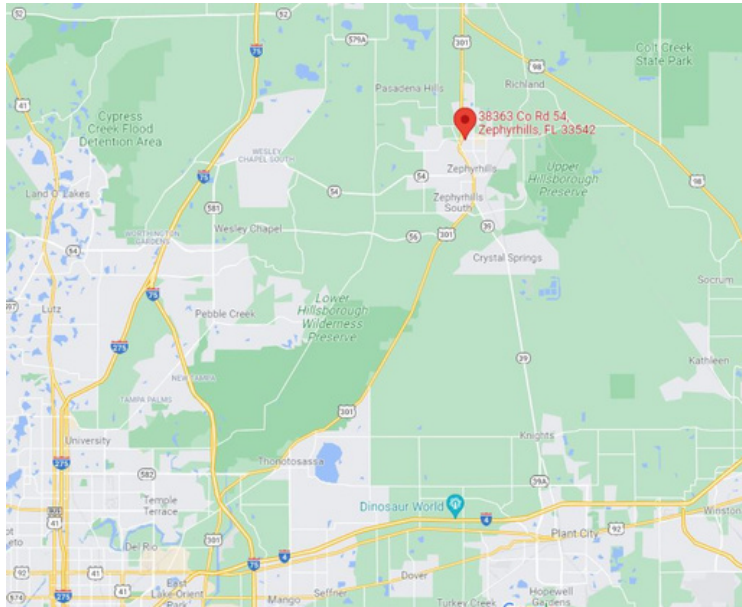
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DIRECTIONS FROM TAMPA - AVERAGE TRAVEL TIME: 45 MINS

- I275N to I75N
- Take exit 279 toward Zephyrhills/Wesley
- Merge onto FL-54 E/Wesley Chapel Blvd
- Continue to follow FL-54 E
- Turn left onto Gall Blvd
- Turn right onto County Road 54
- Destination will be on the left.



Map data ©2021 INEGI Google

IMMEDIATE OCCUPANCY

ONLY 1 RETAIL/OFFICE SPACE LEFT IN THIS COMMERCIAL CENTER.

CALL ME DIRECTLY TO MAKE YOUR OFFER OR SCHEDULE AN EXCLUSIVE SHOWING!

MOBILE: 813.997.4321

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BROKERAGE DONE DIFFERENTLY

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