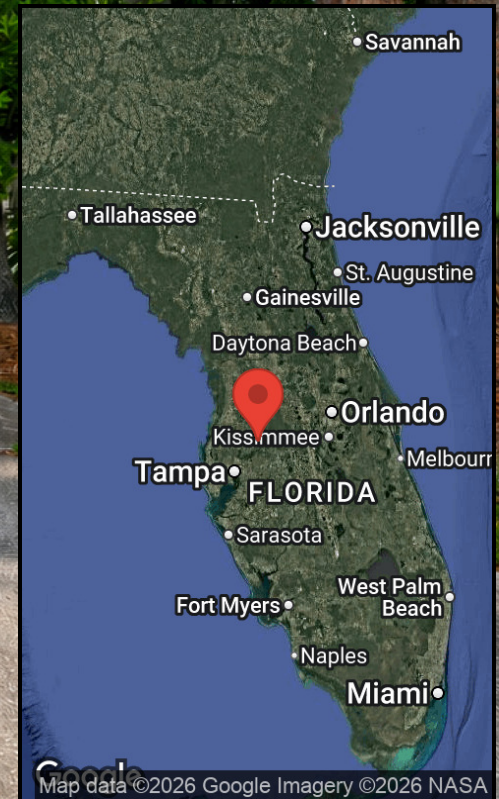


RETAIL PROPERTY FOR LEASE

2,400 SF Retail Bldg

6301- 6305 Gall Boulevard
Zephyrhills, FL 33542



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

2400 SF - 6305 GALL BOULEVARD, ZEPHYRHILLS, FL 33542

6305 Gall Boulevard, Zephyrhills, FL 33542



PROPERTY DESCRIPTION

Position your business on one of Zephyrhills' busiest commercial corridors. This **±2,400SF freestanding retail building** offers outstanding visibility along Gall Boulevard (US-301), providing excellent exposure to both local and commuter traffic. The property's highly accessible location places it among a strong mix of national retailers, medical users, restaurants, and established local businesses, making it an ideal opportunity for retailers, medical users, professional offices, fitness concepts, specialty services, or boutique businesses

PROPERTY HIGHLIGHTS

- Prime location at the intersection of Gall Boulevard (US Highway 301) and Ft. King Rd.
- Excellent visibility and exposure along a high-traffic commercial corridor
- Surrounded by national retailers, restaurants, medical providers and established businesses
- Suitable for retail, medical, professional office, fitness or specialty-service uses
- Strong signage and branding potential
- Located in the growing Zephyrhills market

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	2,400 SF
Lot Size:	0.32 Acres
Building Size:	2,400 SF
AADT:	28,000
Parking Spaces:	17

DRIVE TIMES

Tampa International Airport	39 Minutes
Orlando International Airport	76 Minutes
St. Petersburg-Clearwater International Airport	56 Minutes

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Exterior Images

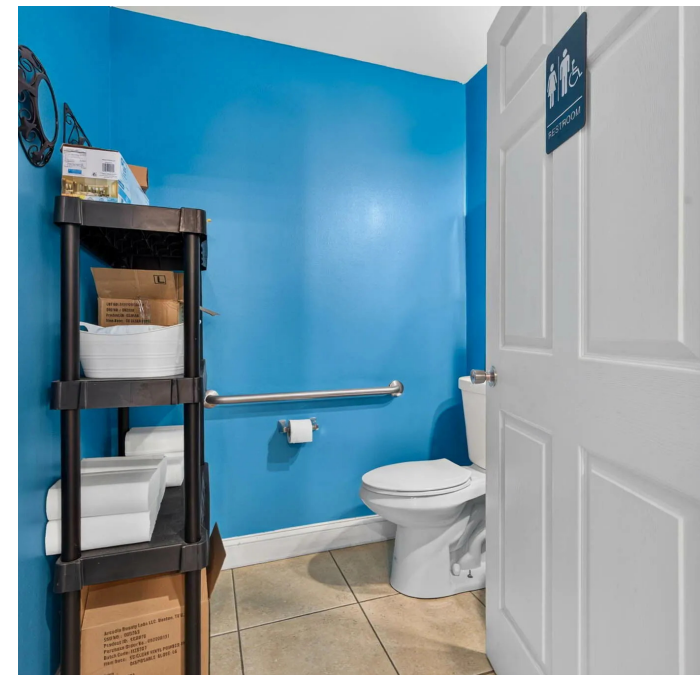
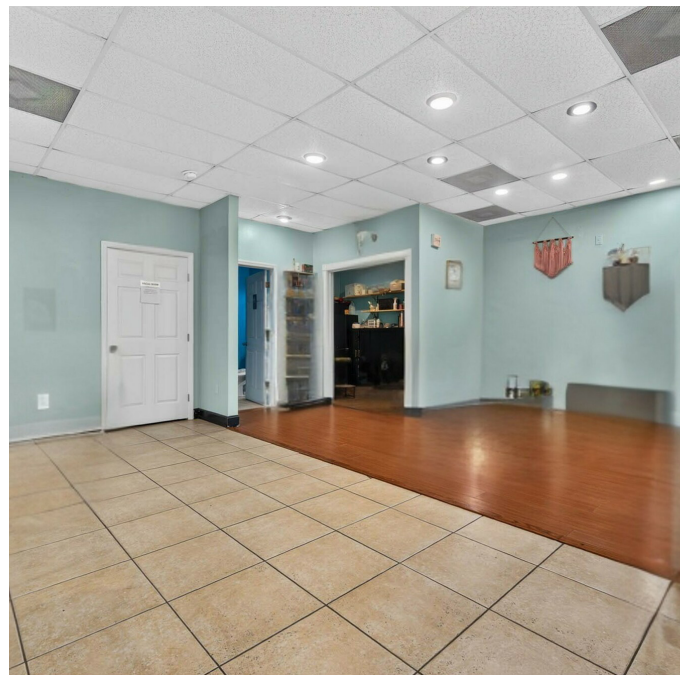


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Interior Images



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Traffic Counts



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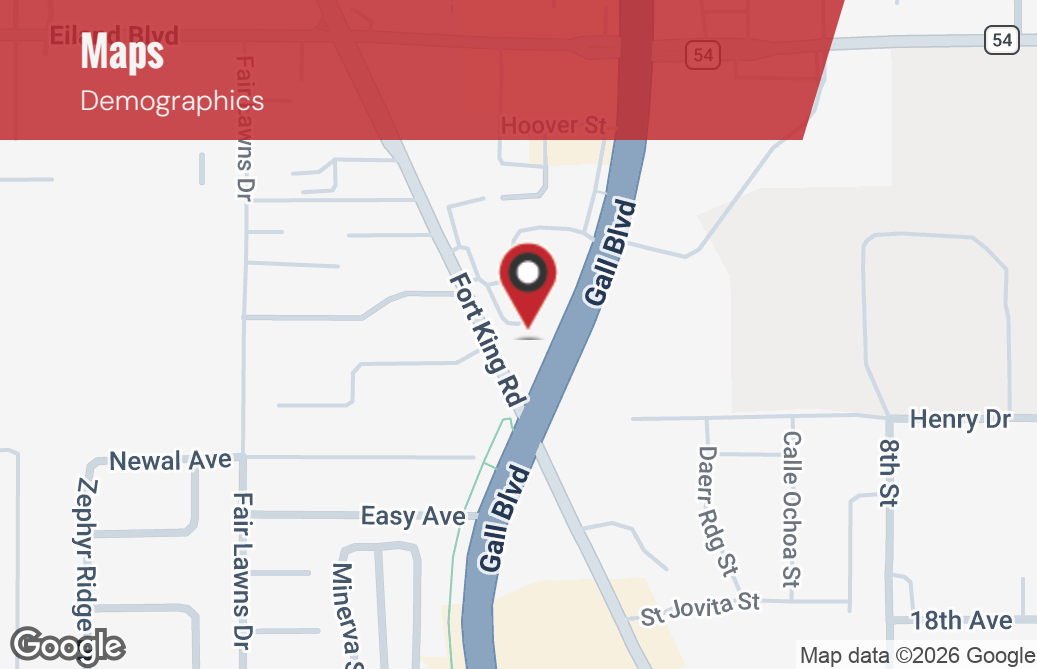
Retailer Map



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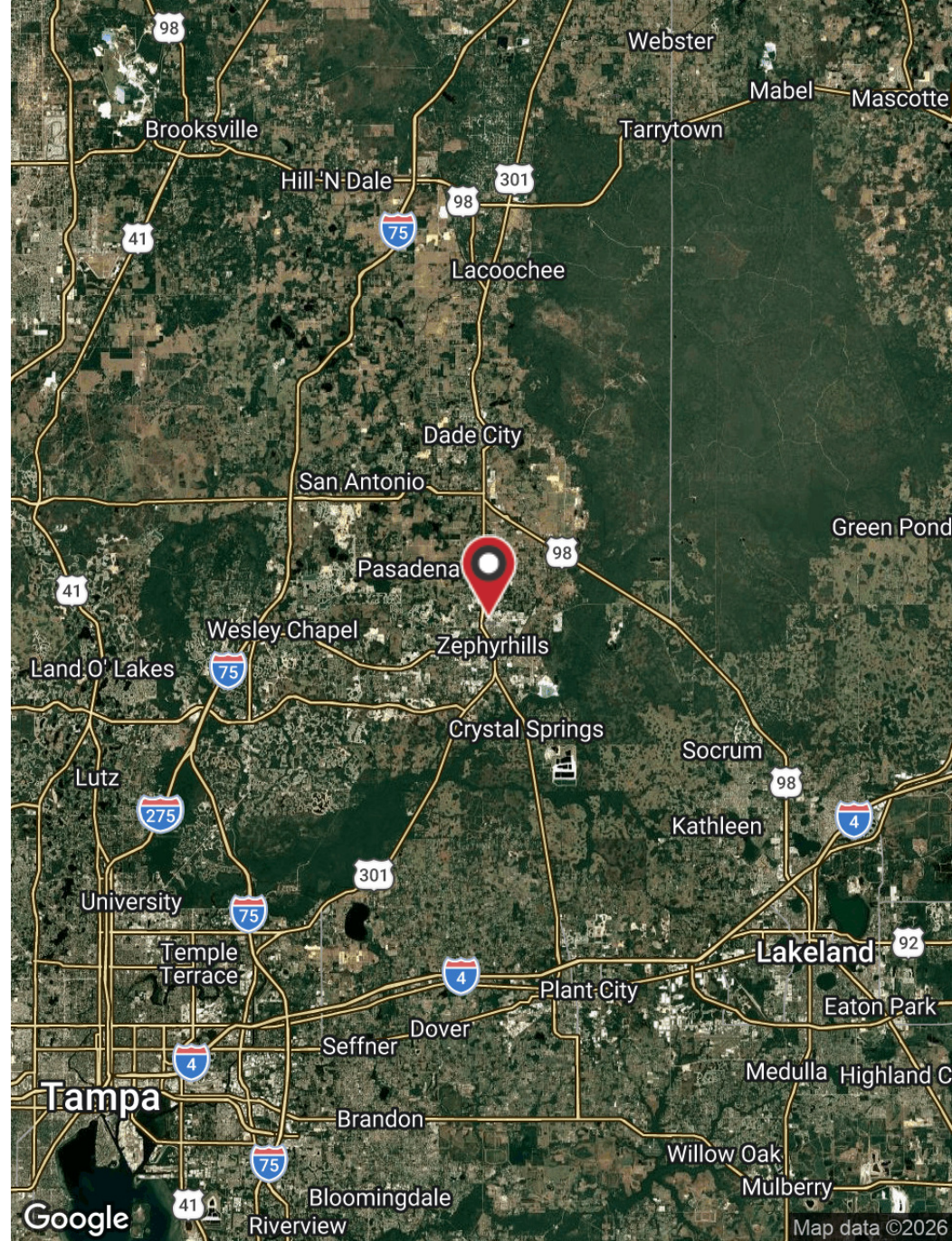


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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	8,568	45,065	64,990
Median age	49.2	51.2	51.4
Median age (Male)	44.7	50.5	50.9
Median age (Female)	52.2	52.1	52.3
Total households	3,788	19,518	27,927
Total persons per HH	2.3	2.3	2.3
Average HH income	\$61,084	\$64,958	\$70,217
Average house value	\$160,794	\$163,261	\$175,384



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