

RETAIL PROPERTY FOR SALE

1.22 Acres in Downtown Zephyrhills | US 301 1,832 SF Bldg.

4917 Gall Blvd
Zephyrhills, FL 33542

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

1.22 Acres in Downtown Zephyrhills | US 301 | 1,832 SF

4917 Gall Blvd, Zephyrhills, FL 33542



PROPERTY DESCRIPTION

4917 Gall Boulevard presents a highly visible owner-user or redevelopment opportunity in downtown Zephyrhills. The 1.22-acre property features a 1,832-square-foot building and approximately 400' of combined road frontage, subject to verification. Its signalized location along the US 301 corridor provides excellent exposure and convenient access.

The property offers potential for retail sales, a showroom, construction-material sales, trailer or shed display, office use or redevelopment. With paved road frontage on three sides, the site provides ample product-display space and strong visibility for passing traffic. All proposed uses are subject to applicable zoning and county or municipal approval.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,862	23,328	33,529
Total Population	9,316	38,061	57,562
Average HH Income	\$33,575	\$35,922	\$39,537



PROPERTY HIGHLIGHTS

- More than \$75,000 in recent property improvements, including a new TPO roof, resurfaced parking area and new tile in the kitchen, hallway and storage areas
- High-visibility location along the US 301/Gall Boulevard corridor
- Approximately 400 feet of combined road frontage, subject to verification
- Paved road frontage on three sides
- Signalized hard-corner location (301 and South Ave)
- 1.22-acre site offering room for expansion or redevelopment
- Potential uses include retail, showroom, office, restaurant or new construction, subject to applicable approvals

OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	1.22 Acres
Building Size:	1,832 SF

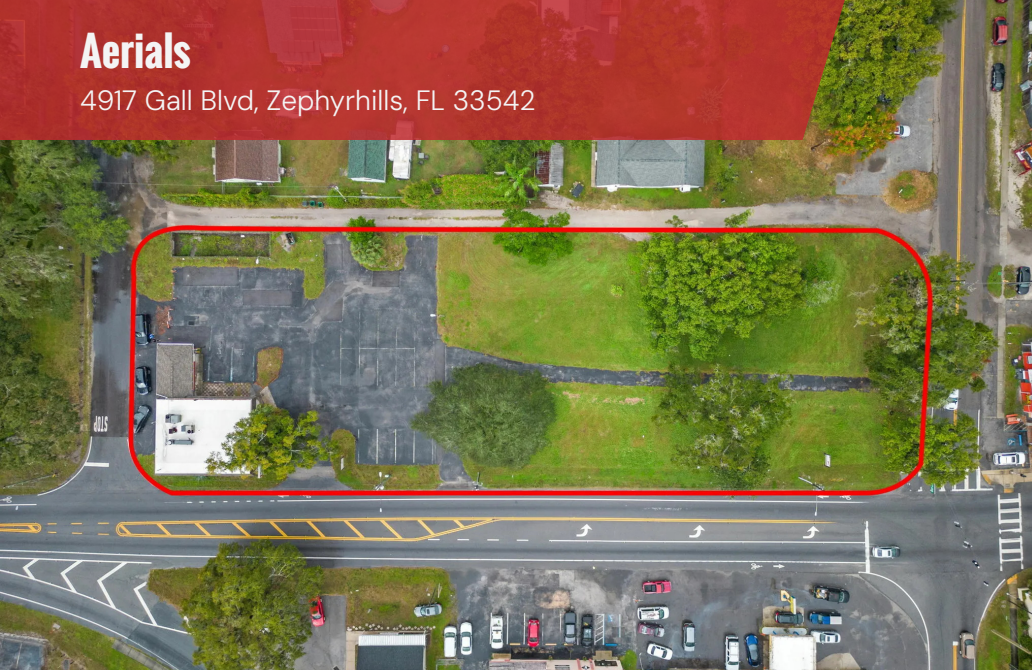
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Aerials

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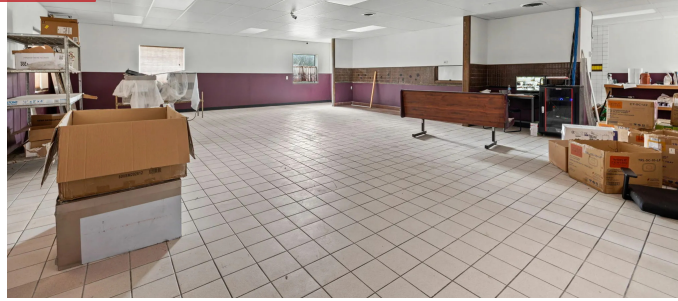
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Interior Images

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SURROUNDING NATIONAL RETAILERS

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LOCAL DEVELOPMENTS

Zephyrhills, FL

Rapid Population Growth

Pasco County has experienced more than **15% population growth** over the last five years, ranking it among the fastest-growing counties in Florida, according to the U.S. Census Bureau. This sustained in-migration drives expanding household demand for retail, services, and convenience-oriented commercial uses.

Two Rivers Master-Planned Community

A large-scale master-planned community on SR 56 between Morris Bridge Road and US 301 is delivering over **6,000 planned homes, townhomes, apartments, and villas across multiple phases**, with 10 leading builders offering product from the mid-\$300s to over \$1 million. With active villages and continued new releases along the SR -56 corridor, Two Rivers represents a multi-year, multi-thousand-home demand engine within a short drive of the site.

Industrial Anchors: MiTek & Bauducco Foods

The SR-56/US-301 corridor has attracted significant industrial investment in recent years. MiTek Manufacturing is investing \$77.6 million in a **480,000 SF manufacturing facility at North Tampa Bay Industrial Park**, expected to be operational in early 2026, with an average wage of \$71,286 — 125% of the county average. Separately, Bauducco Foods acquired 84 acres at Zephyrhills Airport Industrial Park for a 403,000 SF facility projected to bring approximately 600 jobs. Together, these anchors signal strong employment-driven demand on the east side of Pasco County.

Infrastructure Investment

The area continues to benefit from significant transportation and infrastructure investment. The proposed **SR 56 eastward extension from US 301 to US 98** is currently under study and would establish a new east-west bypass while improving regional freight and commuter mobility. US 301 (Gall Boulevard) is also planned for widening and conversion to a one-way pair between Corey Street and CR 54, incorporating bicycle lanes and enhanced pedestrian access through downtown Zephyrhills. In addition, the Overpass Road/I-75 interchange, completed in 2023, has strengthened connectivity among I-75, US 301 and East Pasco employment centers. Further roadway and intersection improvements are included in the MPO's 2025–2029 Transportation Improvement Program, while the SR 52 East Extension continues through the PD&E phase.



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