



**JOIN OUR ACTIVE RETAIL CENTER!**

- |       |                     |               |
|-------|---------------------|---------------|
| 37031 | REVELATION MINISTRY | CHURCH        |
| 37035 | KUBER               | GAMING CENTER |
| 37037 | AVAILABLE FOR LEASE | 1,600 SQFT    |
| 37039 | ZEPHYRHILLS DENTAL  | DENTAL CLINIC |
| 37041 | CELL GEAR           | CELLULAR SHOP |

# WESTGATE PLAZA

37037 STATE ROAD 54, ZEPHYRHILLS, FL

**LAST RETAIL UNIT AVAILABLE**

# FOR LEASE

**THIS IS A GREAT OPPORTUNITY TO START OR RELOCATE YOUR OFFICE OR RETAIL STOREFRONT TO ZEPHYRHILLS.**

*Brokerage Done Differently*

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BROKER**

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**live  
work  
& play**  
IN THE HEART OF TAMPA BAY!

# EXECUTIVE SUMMARY

**37037 STATE ROAD 54**  
ZEPHYRHILLS, FL 33542

**LEASE PRICE** **\$2,250/ MO./ NNN**

**LEASE TERM** 2-5 YEAR LEASE

## PROPERTY FEATURES

### PRIME OFFICE & RETAIL OPPORTUNITY ON STATE ROAD 54

This is a great opportunity to start or relocate your office or retail storefront in Zephyrhills, featuring a 1,600 SQFT unit in a well-maintained single-story strip center. The space offers strong commercial potential and is ideal for businesses looking to establish a presence in a growing market.

Some interior upgrades may be needed, such as new flooring and fresh paint, and tenants have the flexibility to renovate the space to fit their operational needs. The adaptable floor plan supports a wide range of business concepts, making it suitable for both startups and expanding enterprises.

Potential uses include a coffee shop, retail store, apparel boutique, photography studio, medical office, professional services, or community-focused organizations. With competitive rental rates and ample parking, this space offers an attractive, cost-effective opportunity for tenants seeking a functional and versatile commercial location. The potential uses are endless — **CALL FOR DETAILS!**



## PROPERTY VIEW

### LOCATION HIGHLIGHTS

Situated directly on State Road 54 across from Big Lots, Bealls Outlet, and a Chevrolet dealership, this property is conveniently located just east of Dean Dairy Road within the Westgate Shopping Center in west Zephyrhills.

- Affordable lease opportunity in a high-growth corridor
- Ideal for retail, professional office, or community service uses
- Flexible floor plan options to accommodate various business needs
- Strong frontage along State Road 54 (approximately 181 feet)
- Excellent access, visibility, and signage opportunities
- Ample front and rear parking for customers and staff
- Well-positioned for business relocation, expansion, or new startups
- Centrally located with easy access to the Greater Tampa Bay area

# LISTING DETAILS

## FINANCIAL TERMS

**LEASE PRICE** **\$2,250/ MO./ NNN**

**LEASE TERM** **2-5 YEAR LEASE**

## LOCATION

**STREET ADDRESS** 37037 STATE ROAD 54

**CITY** ZEPHYRHILLS

**COUNTY** PASCO

**MARKET** TAMPA-ST. PETERSBURG-CLEARWATER

**SUB MARKET** ZEPHYRHILLS

## UTILITIES

**ELECTRICITY** DUKE ENERGY

**WATER** ZEPHYRHILLS PUBLIC WORKS

**WASTE** ZEPHYRHILLS PUBLIC WORKS

**COMMUNICATION** VERIZON, SPECTRUM AND FRONTIER

## THE COMMUNITY

**NEIGHBORHOOD/SUB  
DIVISION NAME** ZEPHYRHILLS COLONY  
COMPANY LANDS

**FLOOD ZONE AREA** A

**FLOOD ZONE PANEL** 12101C0452F

## THE PROPERTY

**PARCEL ID** 10-26-21-0010-11300-0010

**AVAILABLE SF** 1,600 SF

**LOT SIZE** 1.21 ACRES

**ZONING** C-2 (GENERAL COMMERCIAL DISTRICT)

**PROPERTY USE** COMMERCIAL RETAIL

**PARKING** ONSITE (FRONT AND REAR) 50+ PARKING SPACES

## TAXES

**TAX YEAR** 2024

**TAXES** \$13,040.75

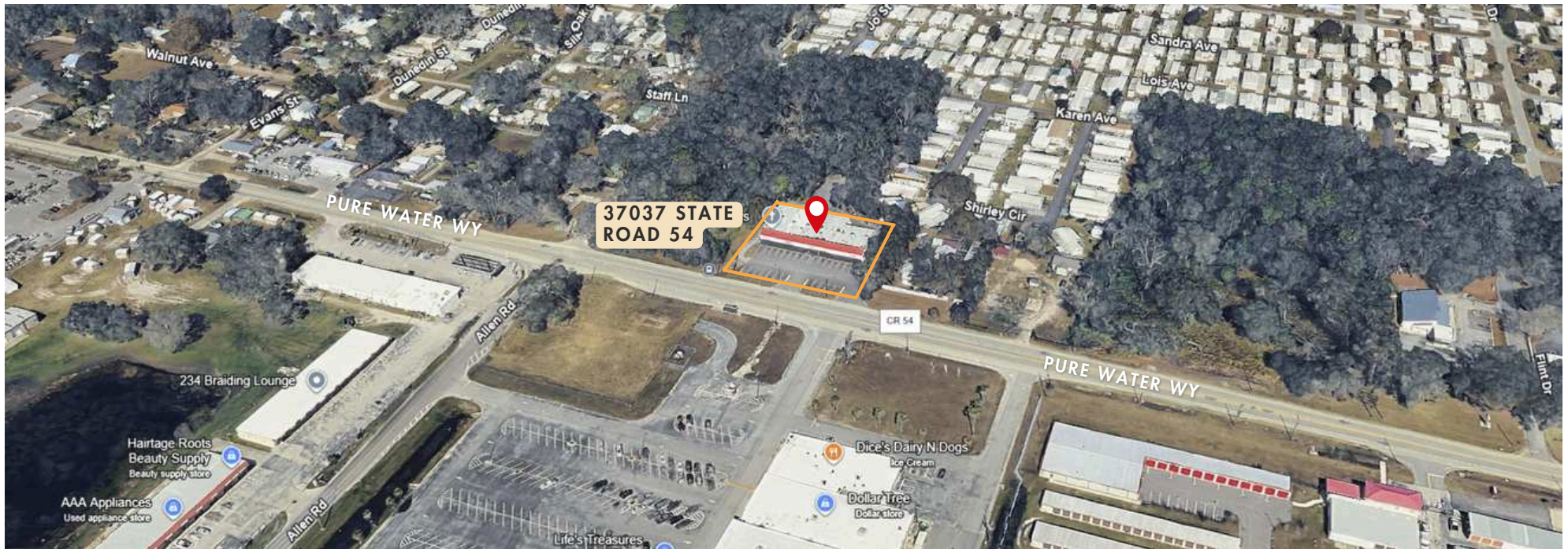
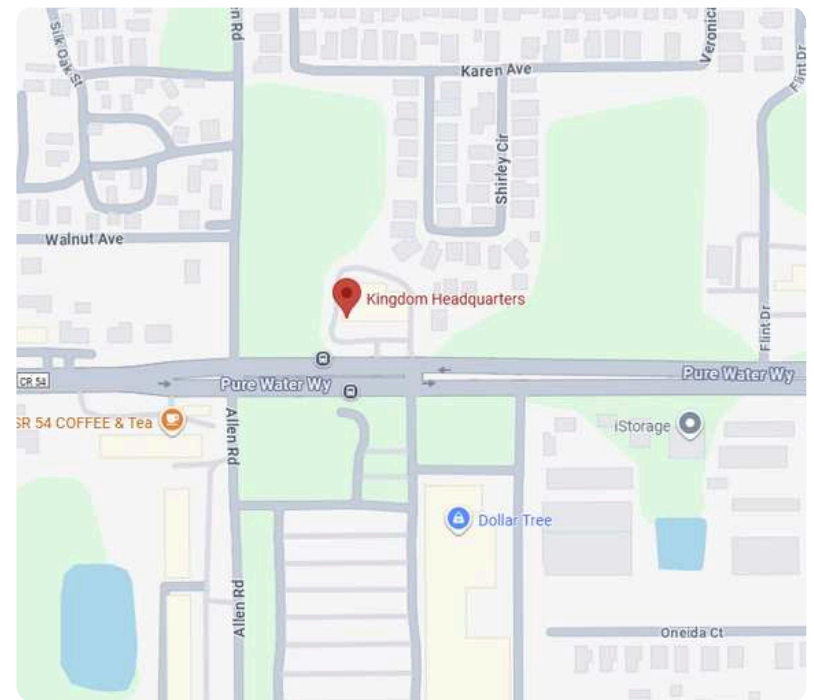


# ZONING INFORMATION

**C-2 (General Commercial District)** The purpose of the C-2 General Commercial District is to provide for the orderly development of those uses necessary to meet the community and regional needs for general goods and services, as well as those of a social, cultural, and civic nature, and to exclude uses not compatible with such activities.

# DRIVING DIRECTIONS

From Tampa via I-75 North toward Ocala, take Exit 279 for FL-54 East toward Zephyrhills / Wesley Chapel. Continue on FL-54 E for approximately 10 miles. The property will be on the left, directly across from the Big Lots Shopping Center.



# PROPERTY PHOTOS



# Your Tampa Bay and Beyond Commercial Real Estate Experts

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



**CALL OUR TEAM TODAY!**  
**813.935.9600**



## NEED OUR HELP?

- Buyer & Seller Representation
- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

\*\*\*This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.\*\*\*



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