

RETAIL PROPERTY FOR SALE / LEASE

Restaurant Space

5830 Gall Blvd
Zephyrhills, FL 33542

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com



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

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OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$4,500 per month (NNN)
Building Size:	1,772 SF
Lot Size:	0.22 Acres
Price / SF:	\$423.25
Year Built:	1965
Zoning:	C3
Traffic Count:	19,600

PROPERTY OVERVIEW

Positioned along one of Zephyrhills' most traveled corridors, this 1,772± SF freestanding restaurant offers exceptional visibility, established infrastructure, and prominent signage along Gall Blvd (US-301). This is a rare opportunity for an owner-user or investor to acquire or lease a fully built-out restaurant space in a growing market. The property benefits from strong daily traffic counts, easy access, and ample on-site parking, making it ideal for a variety of restaurant concepts or food service operators looking to establish or expand their presence in the area.

PROPERTY HIGHLIGHTS

- 6' and 10' exhaust hood system
- Cold & hot prep table, 2 industrial size fridges, walk in cooler
- 2 dining rooms
- 1,772 SF building
- Built in 1965
- Zoned C3
- Prime Zephyrhills location
- Parcel ID 11-26-21-0010-0200-0015

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Kitchen

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Zoning standards

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C3 APPROVED USES

- Businesses with related offices and showrooms, which manufacture, assemble, process, package, store, and/or distribute small unit products, such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys.
- Warehouses and wholesale distribution centers, including related offices and showrooms, but not to include highway freight transportation and warehousing and wholesale or retail of gasoline or liquefied petroleum gases (propane).
- Professional and administrative offices.
- Printing, publishing, engraving, and related reproductive processes.
- Research laboratories.
- Cabinet and carpentry shops.

C3 APPROVED USES

- Schools for business or industrial training.
- Restaurants, except drive-in and drive-through restaurants.
- Radio or television station, including studios, offices, and broadcasting towers.
- Financial institutions, banks, etc.
- Public service facilities, such as police, fire stations, and post office.
- Garment assembly and sewing.
- Medical, dental, photographic, or similar laboratories, clinics or hospitals, and fitness centers.
- Ornamental iron manufacturing.
- Parking lots and parking garages.
- Welding shops and Machine shops



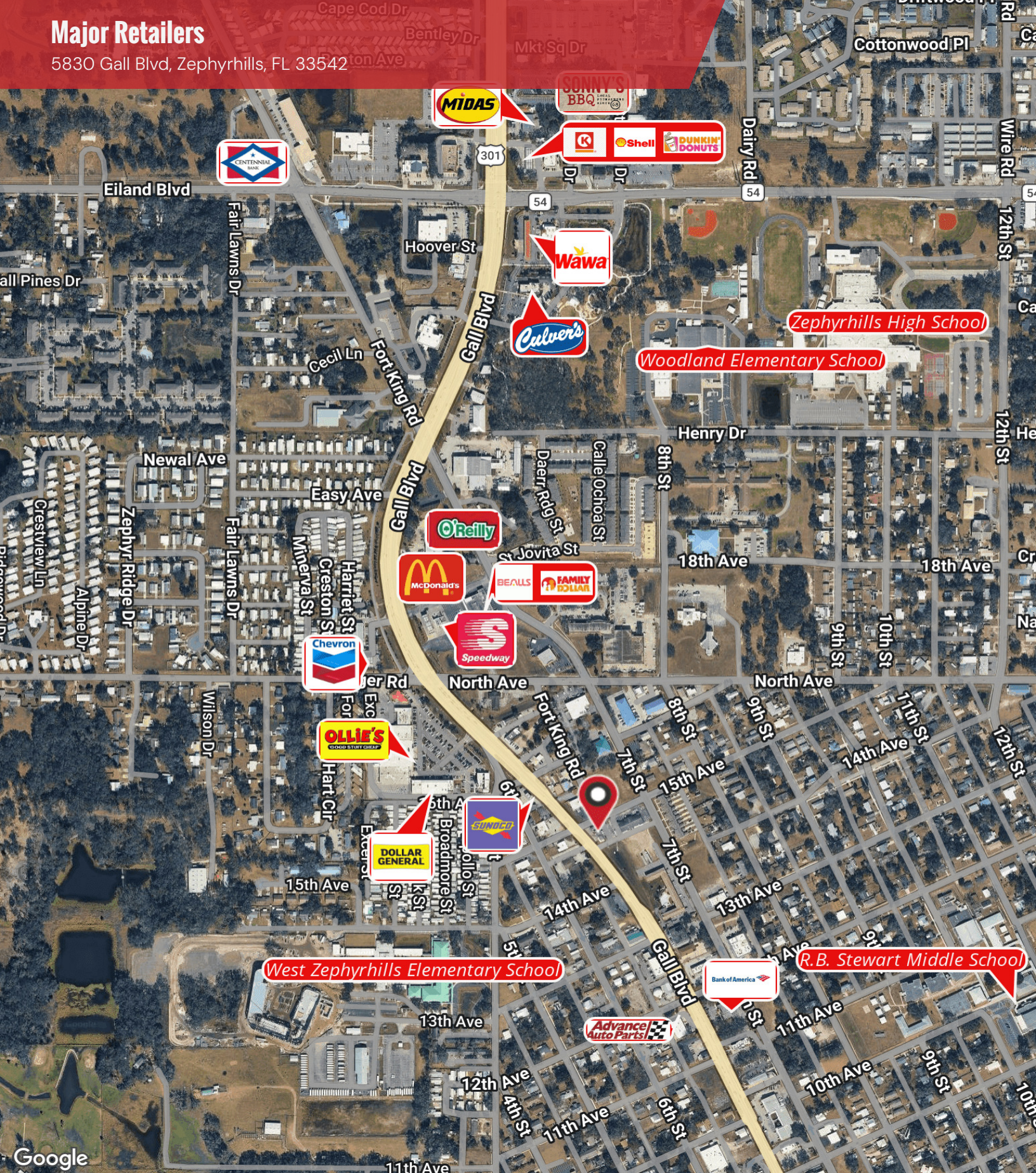
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Major Retailers

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CODY BRIGHTWELL

Managing Director

cody@nyecommercial.com

Direct: **813.973.0214** | Cell: **440.376.1006**

PROFESSIONAL BACKGROUND

Cody joined the Nye Commercial team after excelling in sales at CENTURY 21 Bill Nye Realty in Zephyrhills. He dominated the Pasco County home sales division and built many commercial real estate owner relationships during that time. The cross over into commercial real estate was effortless and only a matter of time. He is currently focusing on income producing property dispositions, acquisitions for many private and institutional clients and spearheads our leasing, and management division. A born leader, Cody currently manages more than 12 commercial properties with over 100,000 square feet of space.

Originally from Cleveland, Ohio, Cody spent the summers over a span of 15 years in Dade City and decided to make Pasco County home. Over the years Cody has developed relationships with a diverse group of buyers and sellers. He has the ability to create solutions to his client's complex projects and investments. Cody continues focusing on new opportunities to pair with his client's preferences and needs.

EDUCATION

Cody continues to brush up on his commercial real estate knowledge by staying on top of market volatility, politics and international economic studies. He is consistently taking courses to enhance his career to benefit his clients by working toward his accreditation to become an Accredited Land Consultant (ALC) as well as a Counselor of Real Estate (CRE).

MEMBERSHIPS

Member of the International Council of Shopping Centers (ICSC)

Member of the Zephyrhills Chamber of Commerce

Member of the Rotary of Zephyrhills

NYE Commercial Advisors
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