

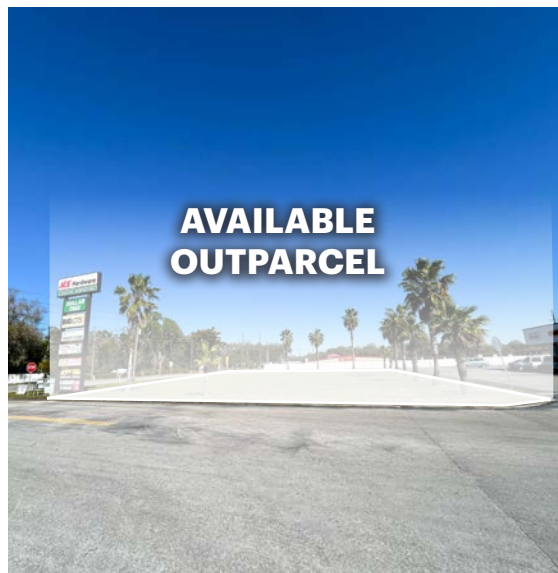
**OUTPARCEL AVAILABLE FOR GROUND LEASE**

# WESTGATE SHOPPING CENTER

4810-4930 South Allen Road

ZEPHYRHILLS | FLORIDA

**±0.54 AC  
OUTPARCEL**



## SPACE DETAILS

### POSSESSION

Immediate

### CO-TENANTS

Ace Hardware, Dollar Tree, Big Lots

### NEIGHBORS

Publix, Home Depot, Winn-Dixie, Save A Lot

### COMMENTS

- Zoned as C2 (Commercial)
- Direct access from 5<sup>th</sup> Ave. and Allen Rd.
- 7 Miles East of Wesley Chapel

## DEMOGRAPHICS

### POPULATION

1 Mile	6,990
3 Mile	47,191
5 Mile	73,187

### DAYTIME POPULATION

1 Mile	5,957
3 Mile	47,922
5 Mile	67,444

### TOTAL HOUSEHOLDS

1 Mile	3,645
3 Mile	21,800
5 Mile	31,451

### AVERAGE HH INCOME

1 Mile	\$55,408
3 Mile	\$61,957
5 Mile	\$72,475

### TOTAL BUSINESSES

1 Mile	180
3 Mile	1,275
5 Mile	1,661

### TOTAL EMPLOYEES

1 Mile	1,071
3 Mile	17,317
5 Mile	22,173

**RIPCO**  
REAL ESTATE

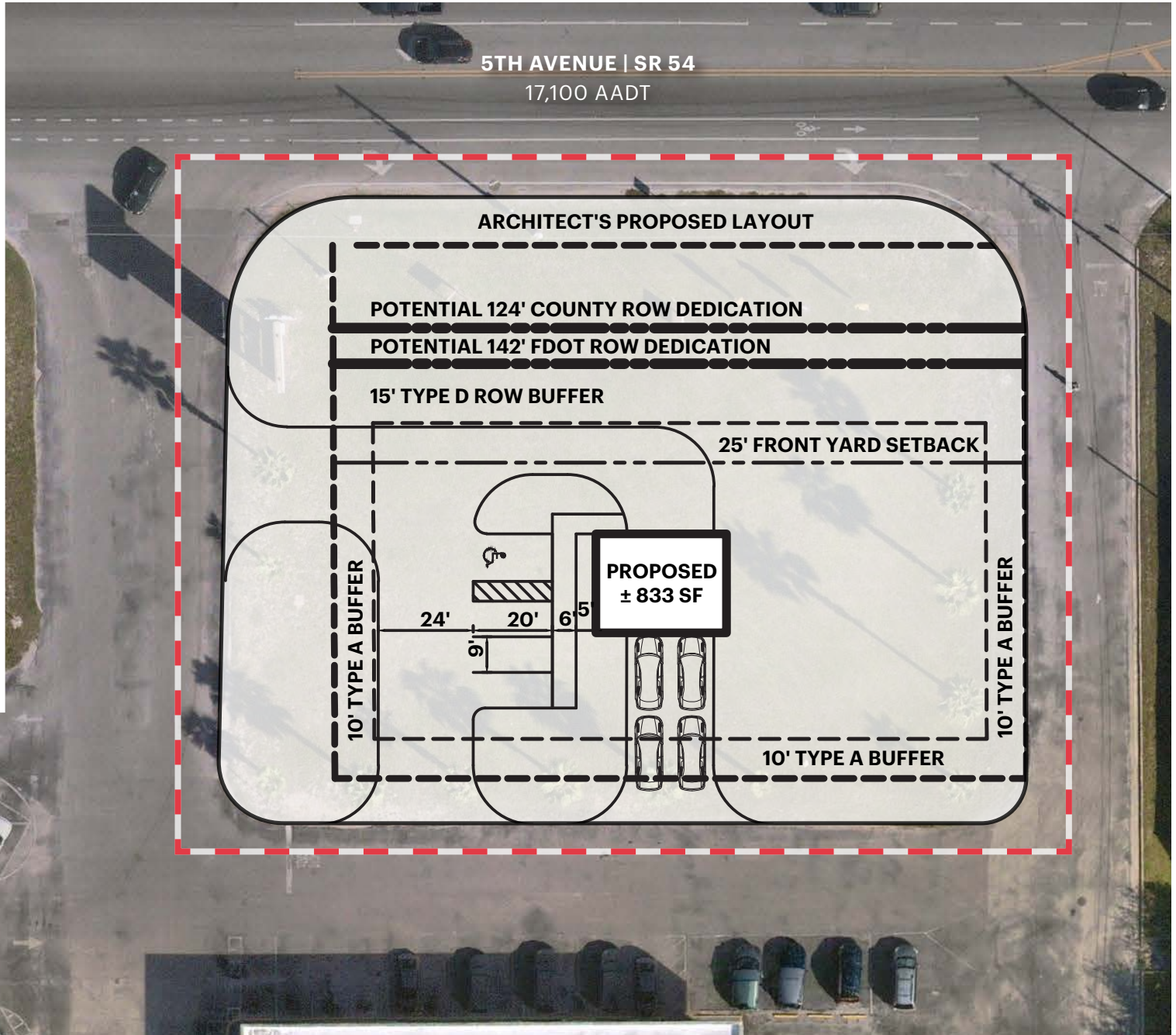
**CONTACT EXCLUSIVE AGENT**

**CORINNA GATTASSO** cg@ripcofl.com • 813.607.5291

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# PROPOSED QUICK CHANGE OIL FACILITY



# MARKET AERIAL

