



Westgate Shopping Center

For Lease

4810-4938 Allen Road
Zephyrhills, FL 33541

FEATURES

- 34,700 SF anchor space available (includes 4,700 SF mezzanine)
- Abundance of parking
- Pylon signage available
- Central position within Zephyrhills – Allen Road connects with Chancey to the south; SR 54 connects with Zephyrhills to the east and Wesley Chapel to the west
- Excellent street visibility
- Join tenants such as Big Lots, Dollar Tree, Coast Dental and more

Contact us:

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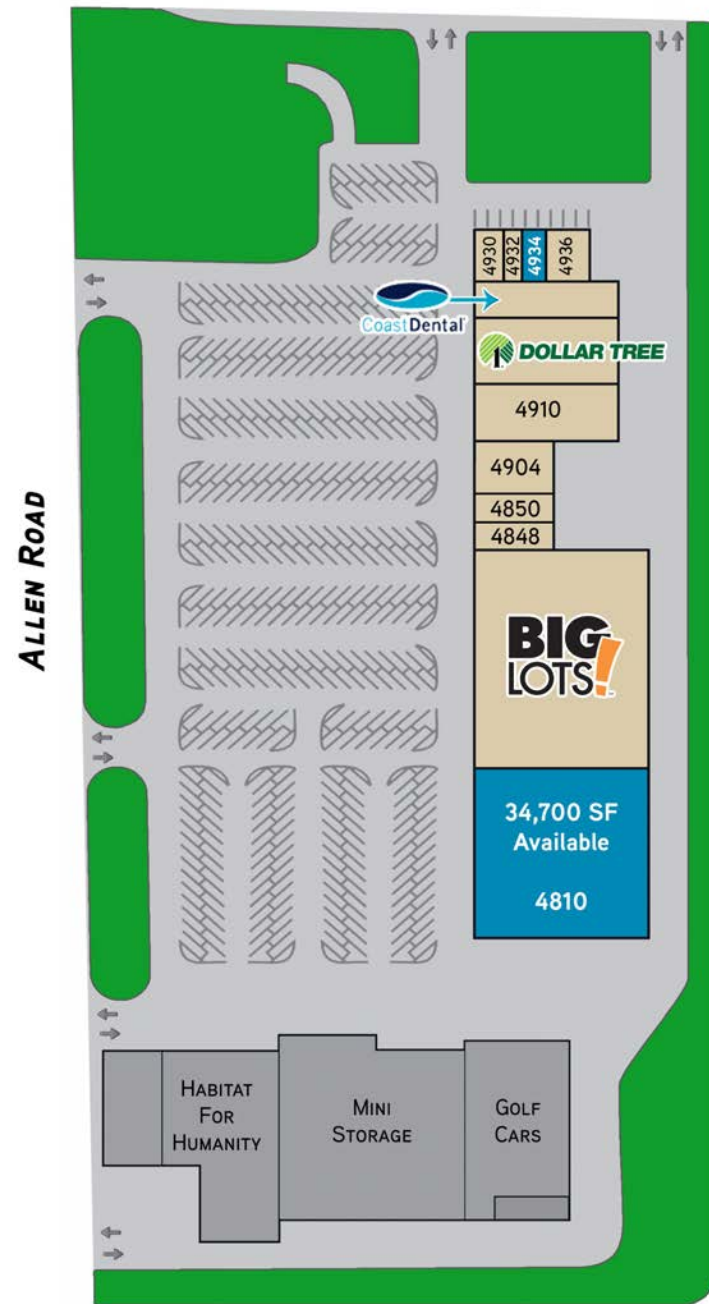
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SITE PLAN



AVAILABILITIES

Suite	Tenant	SF
4936	Hoppy Trails Smoke Shop	1,600
4934	Available	900
4932	Kenny Nails	720
4930	Dice's Dairy 'n Dog	1,000
4924	Coast Dental	2,380
4920	Dollar Tree	12,000
4910	Thrift Store	10,356
4904	Coastal Furniture & Mattress	6,500
4850	Lucky You Social Center	1,600
4848	Direct Auto and Life	1,573
4840	Big Lots	40,321
4810	Available	34,700
Total		113,650



DEMOGRAPHIC SUMMARY

	3-Mile	5-Mile	7-Mile
Total Population	43,121	63,783	94,533
Daytime Population	45,642	60,739	80,652
Average Household Income	\$54,273	\$59,665	\$69,207
Median Age	59.6	54.7	48.1

