

FOR LEASE

**±10,356 SF & ±0.54 AC**



# WESTGATE PLAZA

**4810-4930 SOUTH ALLEN ROAD, ZEPHYRHILLS, FL**

*JUNIOR BOX RETAIL AND OUTPARCEL AVAILABLE FOR GROUND LEASE*



4810-4930 SOUTH ALLEN ROAD | ZEPHYRHILLS, FL

# SPACE DETAILS

## Co-Tenants:

Ace Hardware, Dollar Tree, Winn-Dixie, Habitat for Humanity Restore, Coastal Furniture, and Coast Dental

## Neighbors:

Publix, Home Depot, Dunkin', Save A Lot

## Comments:

Zoned as C2 (Commercial)  
Direct access from Fifth Avenue and Allen Road Seven miles East of Wesley Chapel

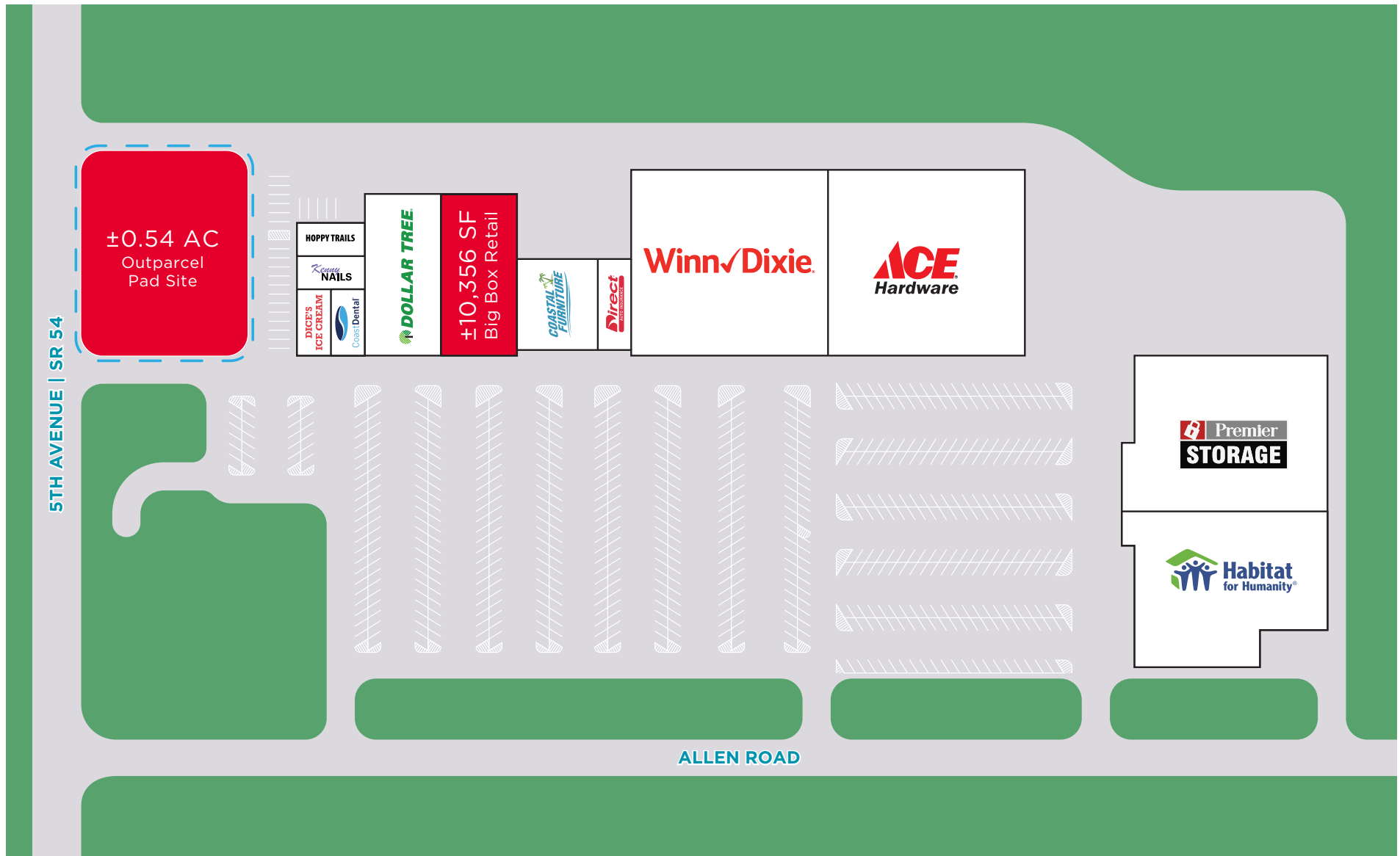


# AREA DEMOGRAPHICS

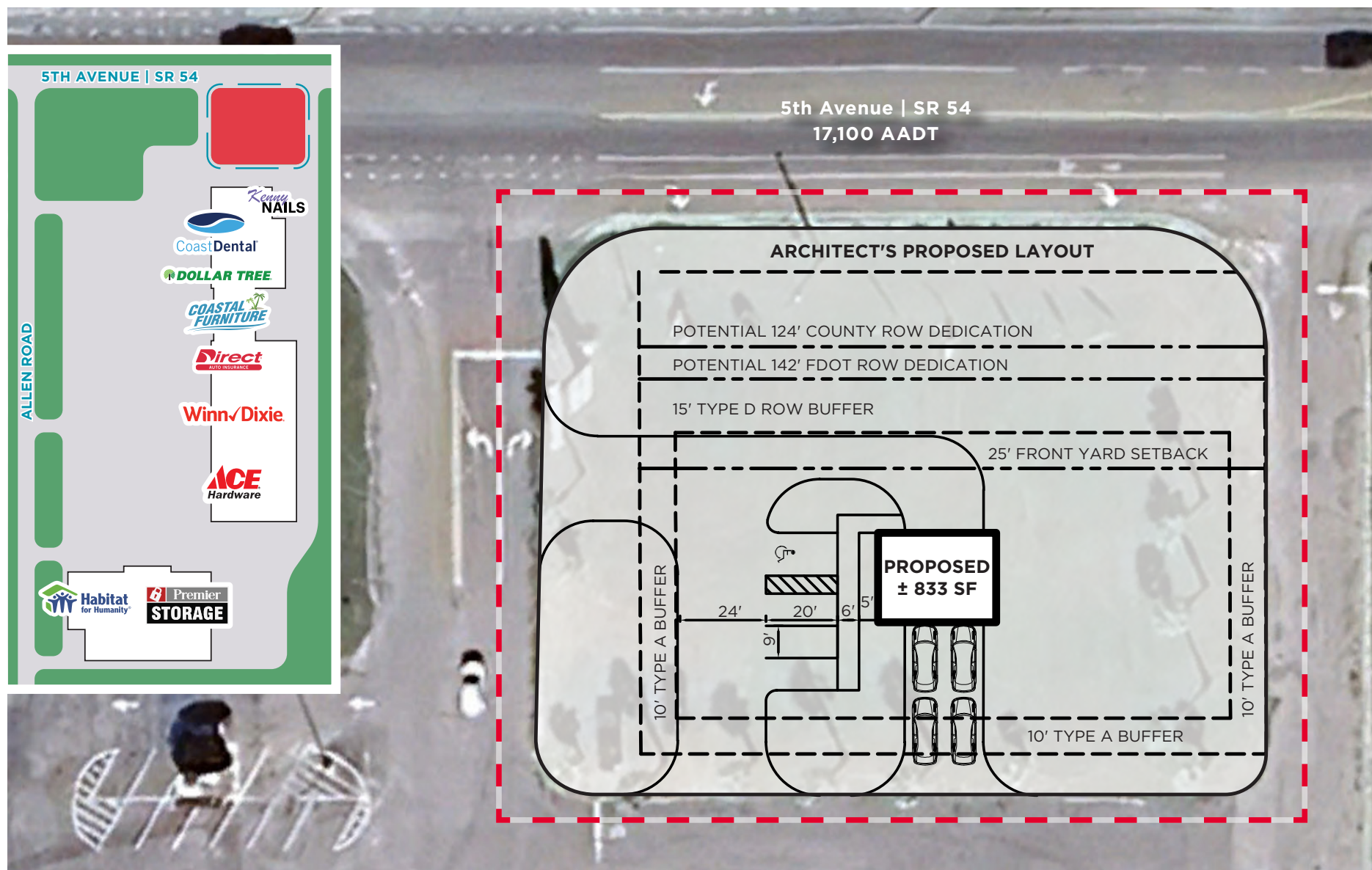
2025 ESRI Summary Report

|                                 | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------------------|----------|----------|----------|
| <b>Total Population</b>         | 7,385    | 52,698   | 86,208   |
| <b>Total Households</b>         | 3,901    | 24,418   | 36,893   |
| <b>Average Household Income</b> | \$60,608 | \$73,240 | \$89,411 |
| <b>Daytime Population</b>       | 6,378    | 53,444   | 79,174   |
| <b>Total Businesses</b>         | 153      | 1,354    | 1,727    |
| <b>Total Employees</b>          | 975      | 17,743   | 23,258   |





SITE PLAN  
 **$\pm 10,356$  SF &  $\pm 0.54$  AC**



# PROPOSED QUICK CHANGE OIL FACILITY



# AMENITIES MAP

# CONTACT INFORMATION

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