

FOR LEASE

Winn-Dixie Opening Q-1 2027

±10,356 SF & ±0.54 AC PAD W/ DRIVE-THRU



WESTGATE PLAZA

4810-4930 SOUTH ALLEN ROAD, ZEPHYRHILLS, FL

JUNIOR BOX AND OUTPARCEL AVAILABLE FOR GROUND LEASE



4810-4930 SOUTH ALLEN ROAD | ZEPHYRHILLS, FL

CENTER DETAILS

Co-Tenants:

Winn-Dixie, Ace Hardware, Dollar Tree, 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

Space Details:

Suite: 17-18' Ceiling Heights
Plenty of Store Frontage
Pad: Can accomodate double drive-thru

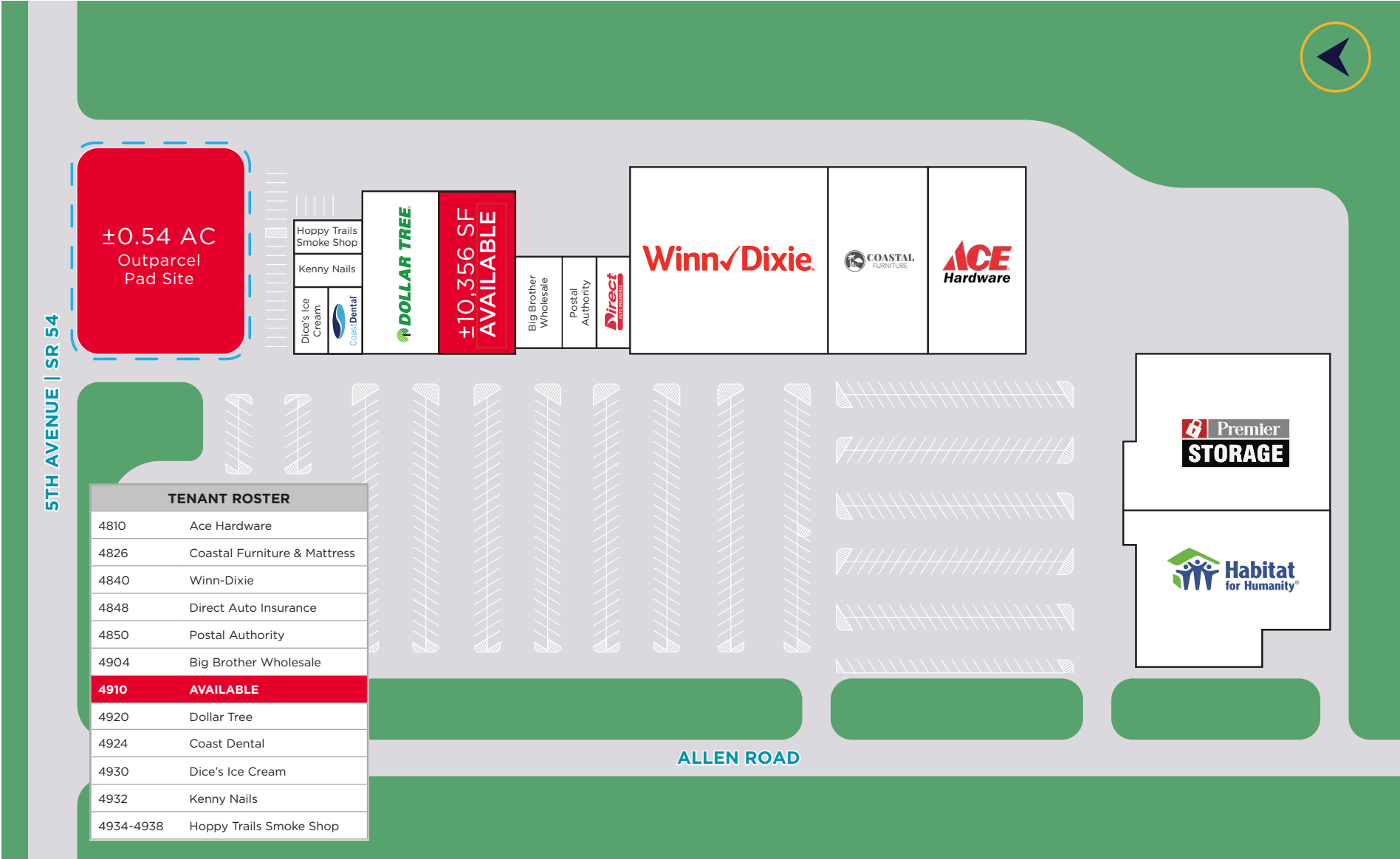


AREA DEMOGRAPHICS

2025 ESRI Summary Report

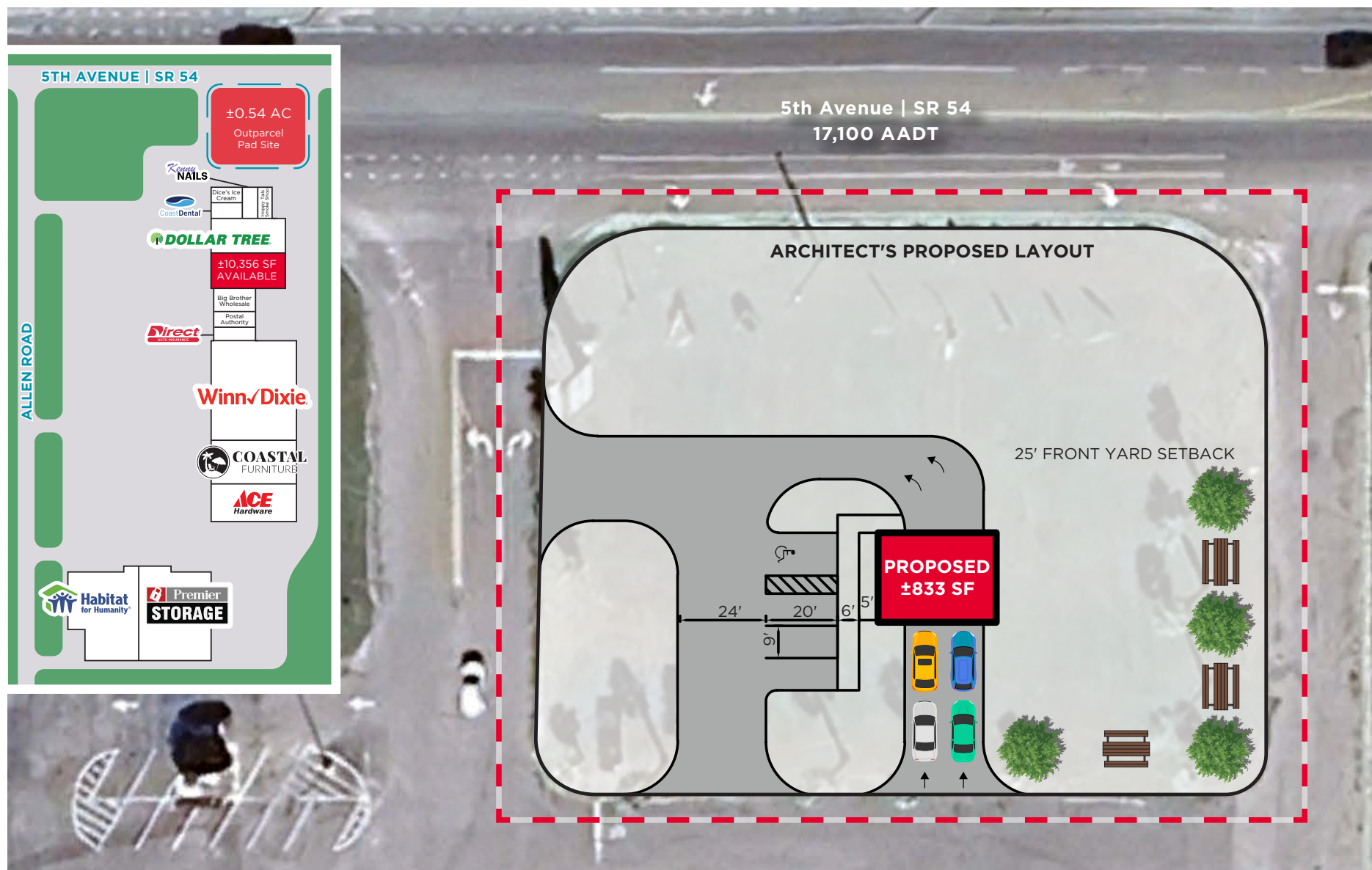
	1 Mile	3 Miles	5 Miles
Total Population	7,385	52,698	86,208
Total Households	3,901	24,418	36,893
Average Household Income	\$60,608	\$73,240	\$89,411
Daytime Population	6,378	53,444	79,174
Total Businesses	153	1,354	1,727
Total Employees	975	17,743	23,258



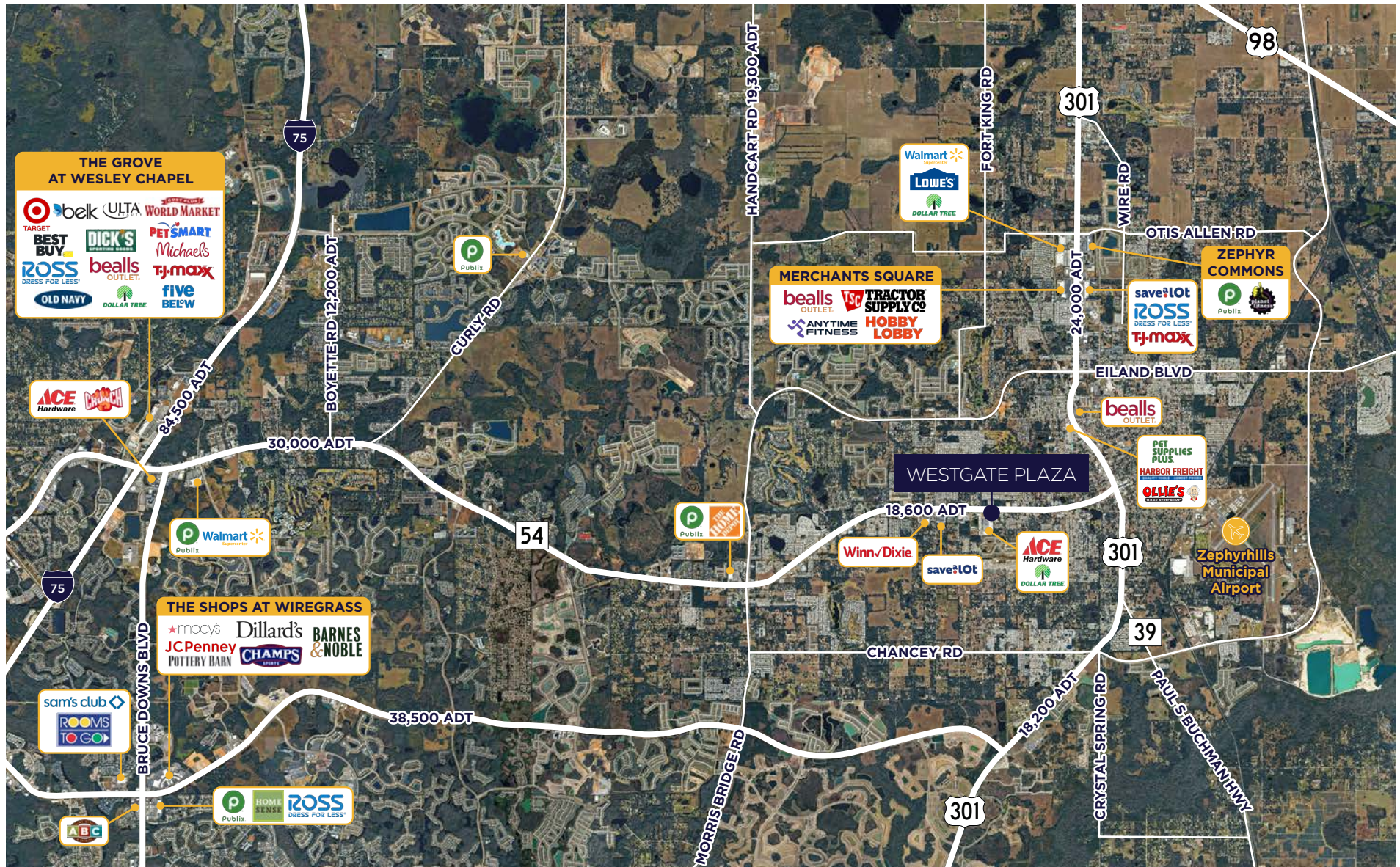


SITE PLAN

±10,356 SF & ±0.54 AC



PROPOSED QUICK CHANGE OIL FACILITY



AMENITIES MAP

CONTACT INFORMATION

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