



West Pasco Industrial Park Warehouse Unit For Lease



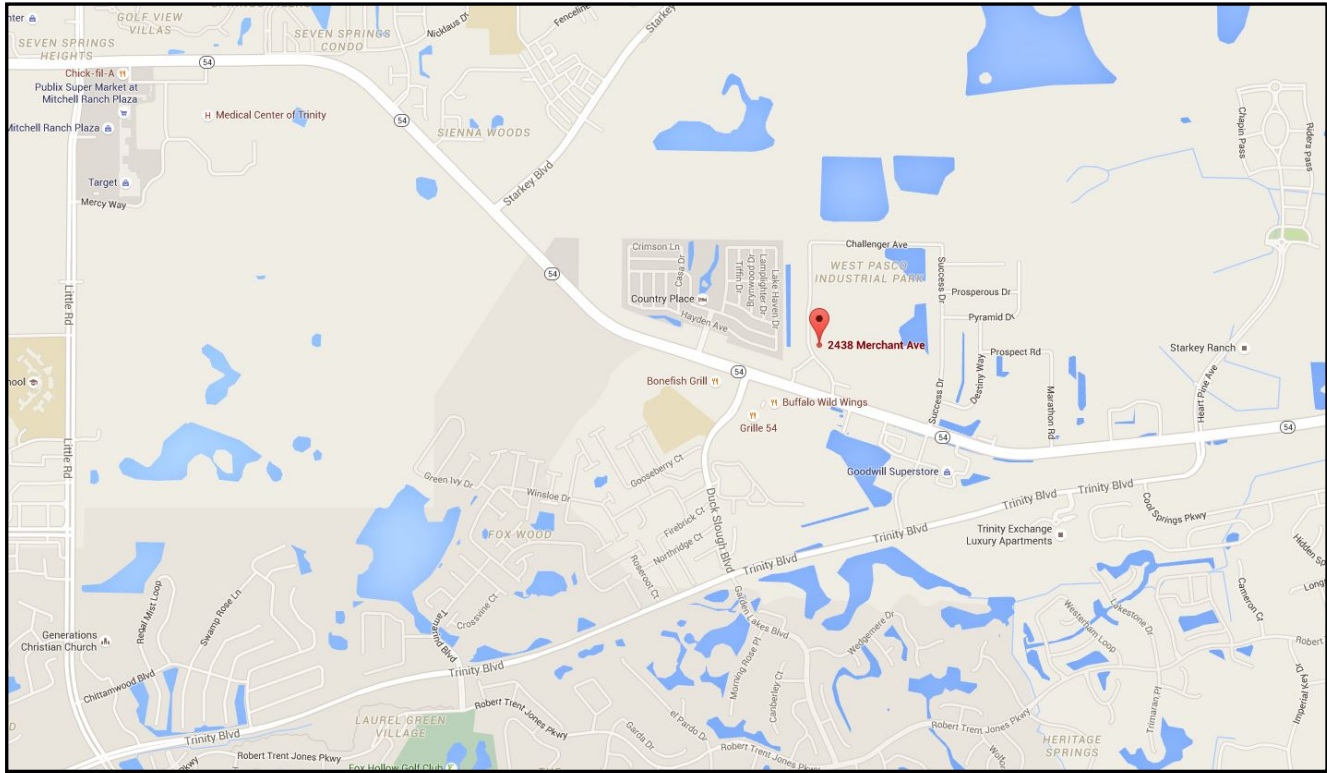
For Lease



2438 Merchant Avenue, Odessa, FL 33556

Property Information

- **3,600± SF Unit Available**
- **Ceiling Heights of 18'-20'±**
- **Unit Has a 12'x14'± Overhead Door**
- **Built Out Office and Bathroom in Unit**
- **Zoned I-1/Land Use IL**
- **Built in 2006**
- **\$3,100 Modified Gross Plus Sales Tax**



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	3,826	30,974	72,199
Avg. HH Income	\$96,356	\$87,819	\$86,410
Median Age	66.8	56.4	51.2
Total Households	1,688	12,878	29,745

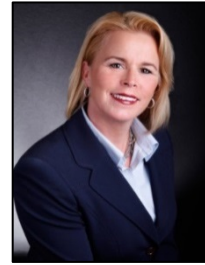
DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	6,777	53,132	144,517
Avg. HH Income	\$96,391	\$82,621	\$77,852
Median Age	60.1	52.4	47.9
Total Households	2,809	22,147	59,496



Renee D. Dyer, CCIM, ALC
Executive Associate
727-460-4901
CREBossLadies@gmail.com



CREBossLadies
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Jill Carbonelli, CCIM
Sr. Broker Associate
727-639-5713
CREBossLadies@gmail.com

Awarded #3 Berkshire Hathaway Commercial Sales Team - Nationwide 2020
Awarded #2 Berkshire Hathaway Commercial Sales Team - Nationwide 2019

