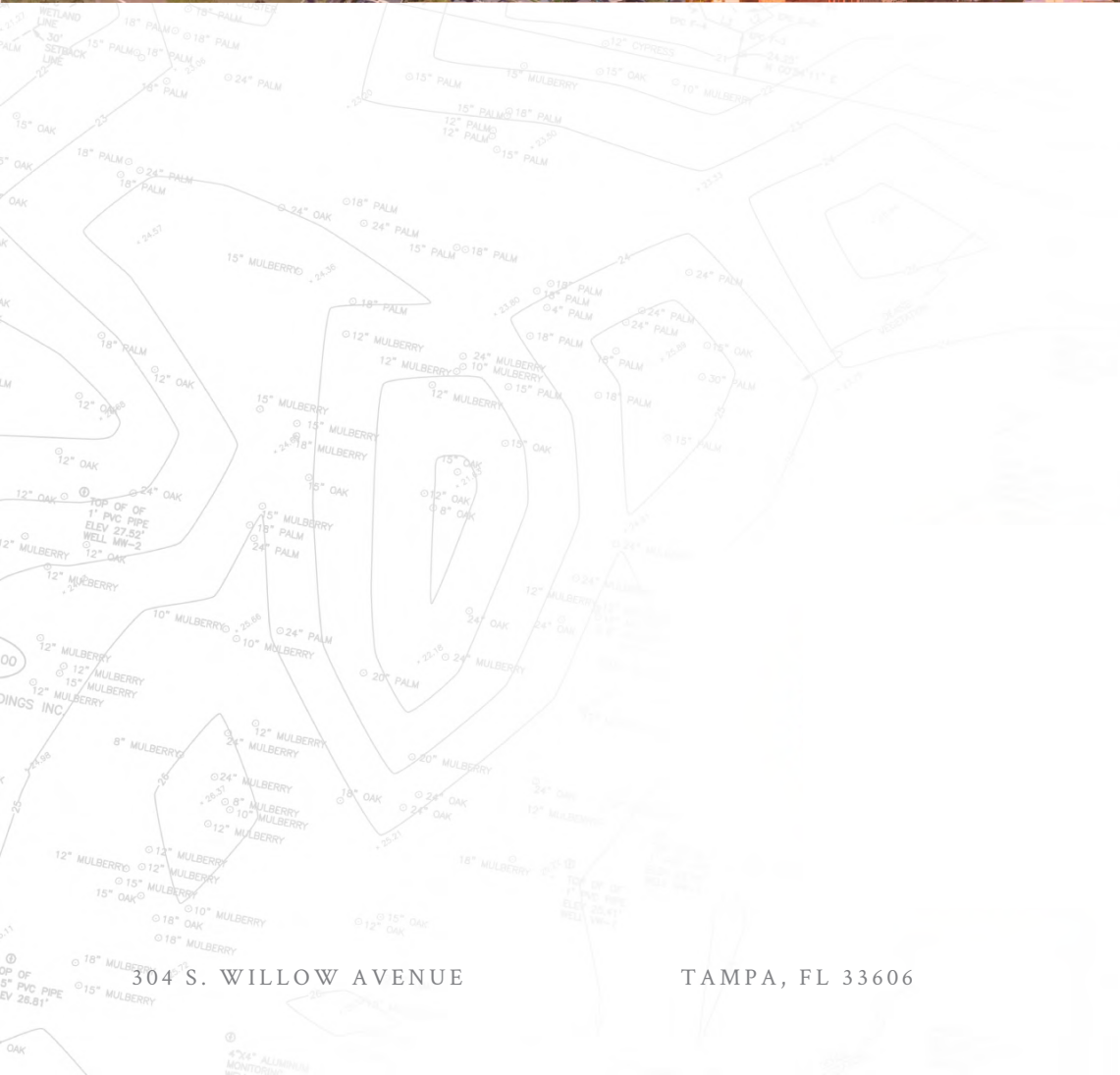
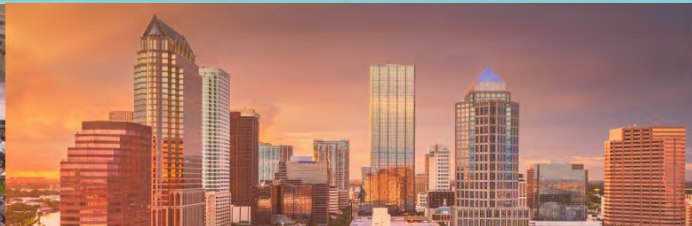


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

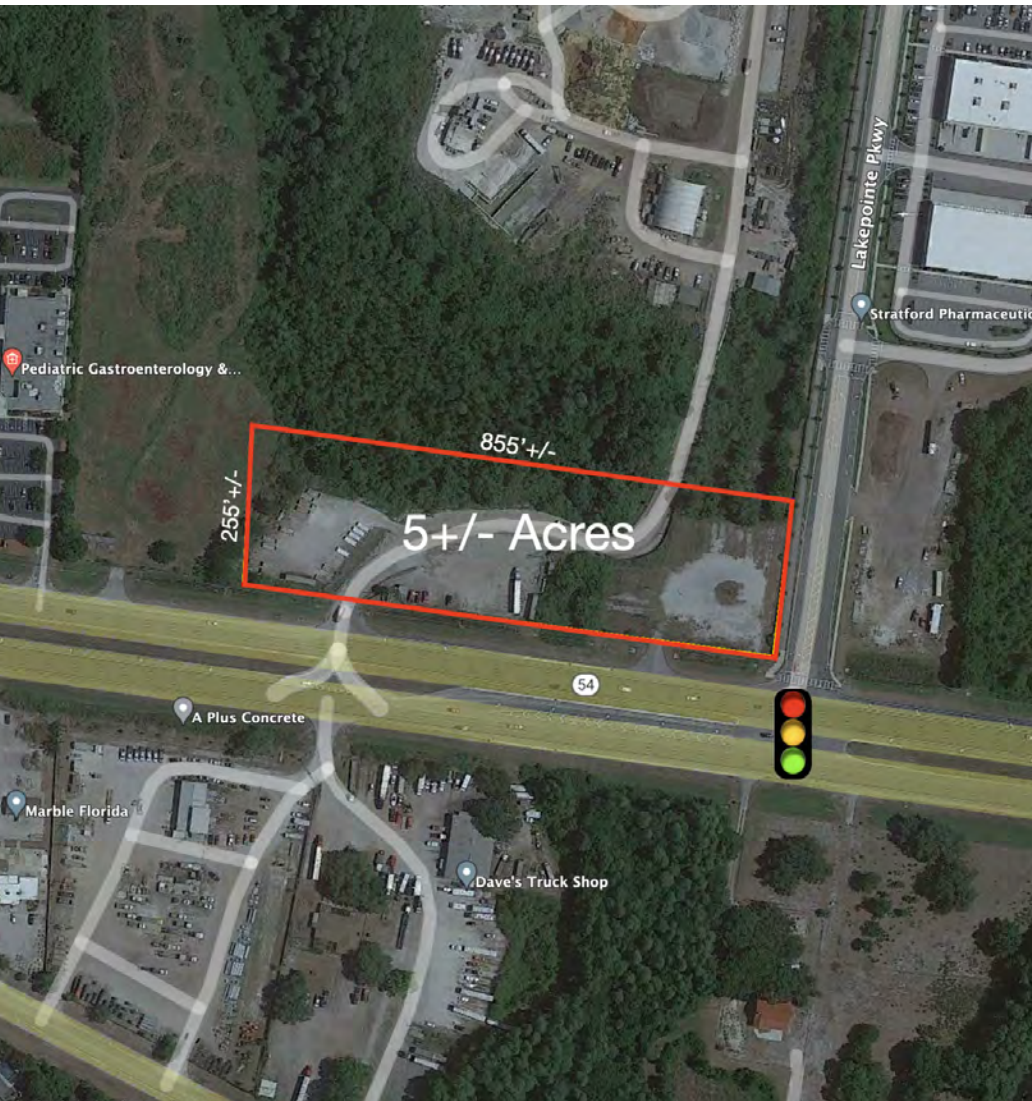
TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)



# Property Description



## PROPERTY DESCRIPTION

The 5+/- acre property for lease located on SR 54 & Lakepoint Drive in Odessa, FL is a rare opportunity for heavy industrial use. The property is zoned for heavy industrial use and offers full access off of SR 54, making it easily accessible to major transportation routes in the area.

The property is located in a prime location in Odessa, FL, with convenient access to SR 54 and Lakepoint Drive. The surrounding area is primarily industrial, with a mix of warehouses, manufacturing facilities, and other industrial properties.

The property itself is flat and mostly cleared, providing plenty of space for a variety of industrial uses. There is ample room for parking and storage.

The lease terms for the property are flexible, and the property owner is open to negotiating terms based on the specific needs of the tenant.

## PROPERTY SIZE

5+/- Acres

## ZONING

Industrial Heavy

## LEASE RATE & TERMS

Contact Broker

## BROKER CONTACT INFO

Chris Bowers, CCIM  
chris@thedirtog.com  
813-468-9292

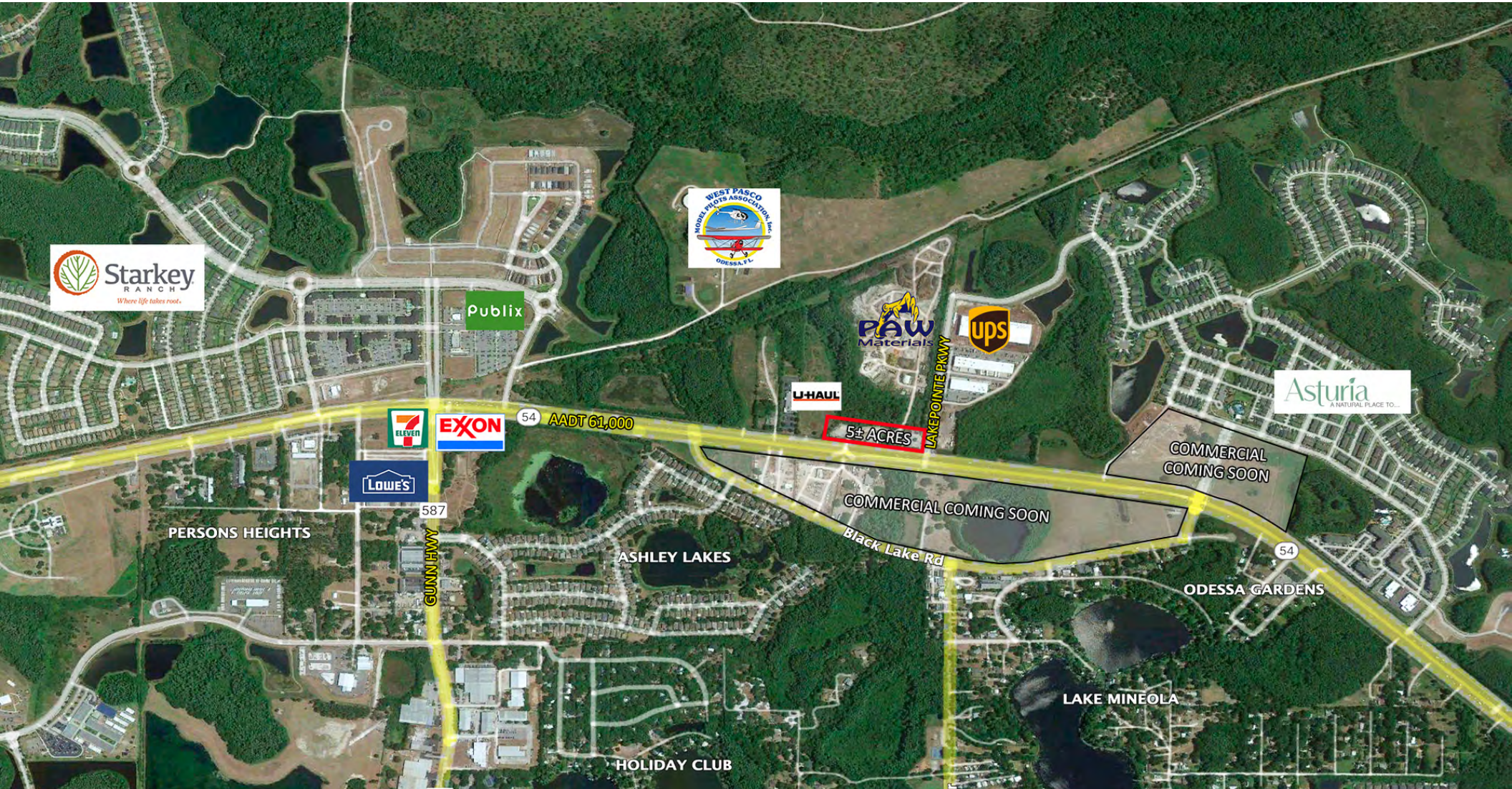


# Aerial Looking North



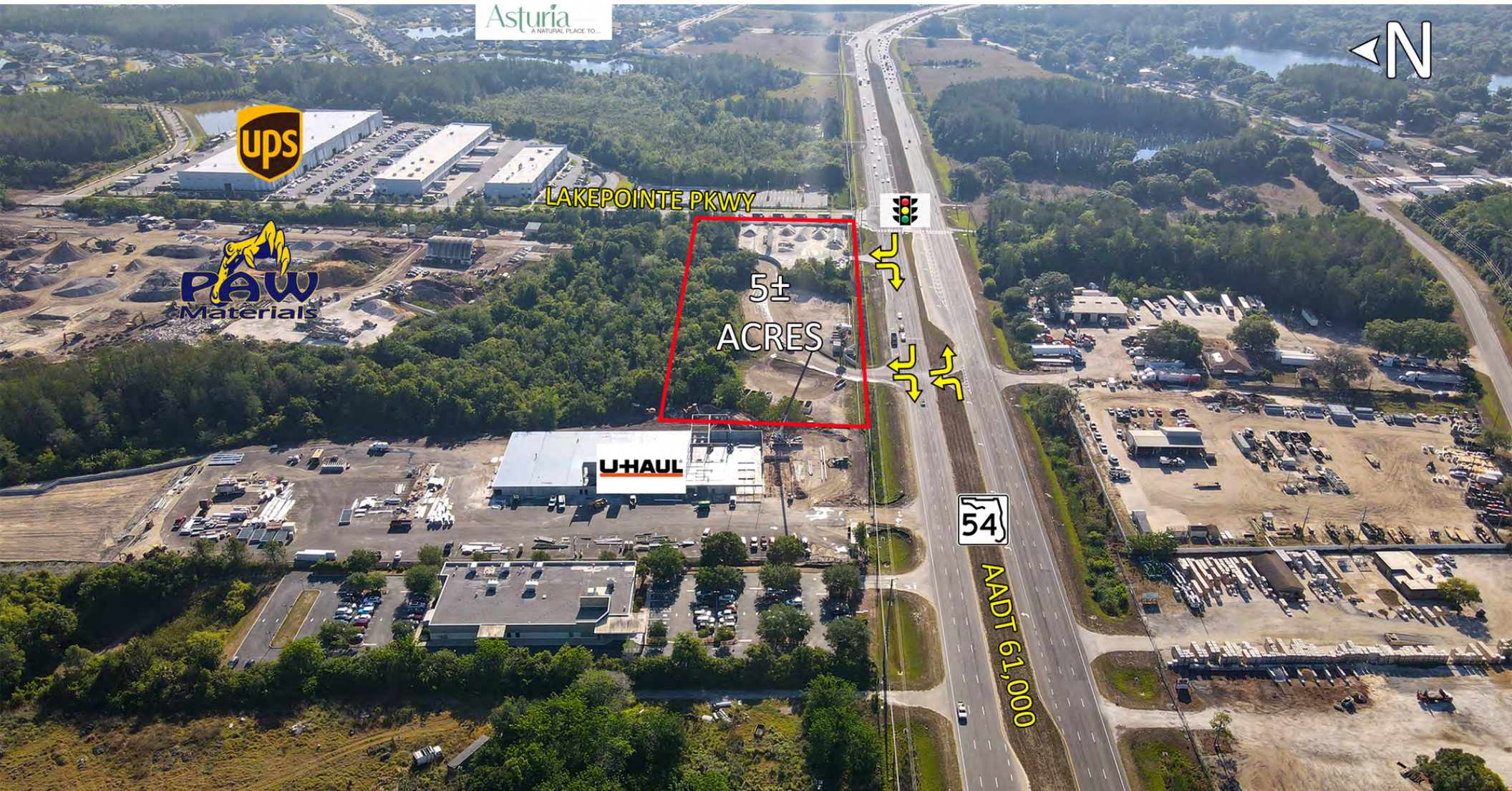


# Aerial





# Aerial Looking East





# Aerial Looking West





# Demographics Map & Report

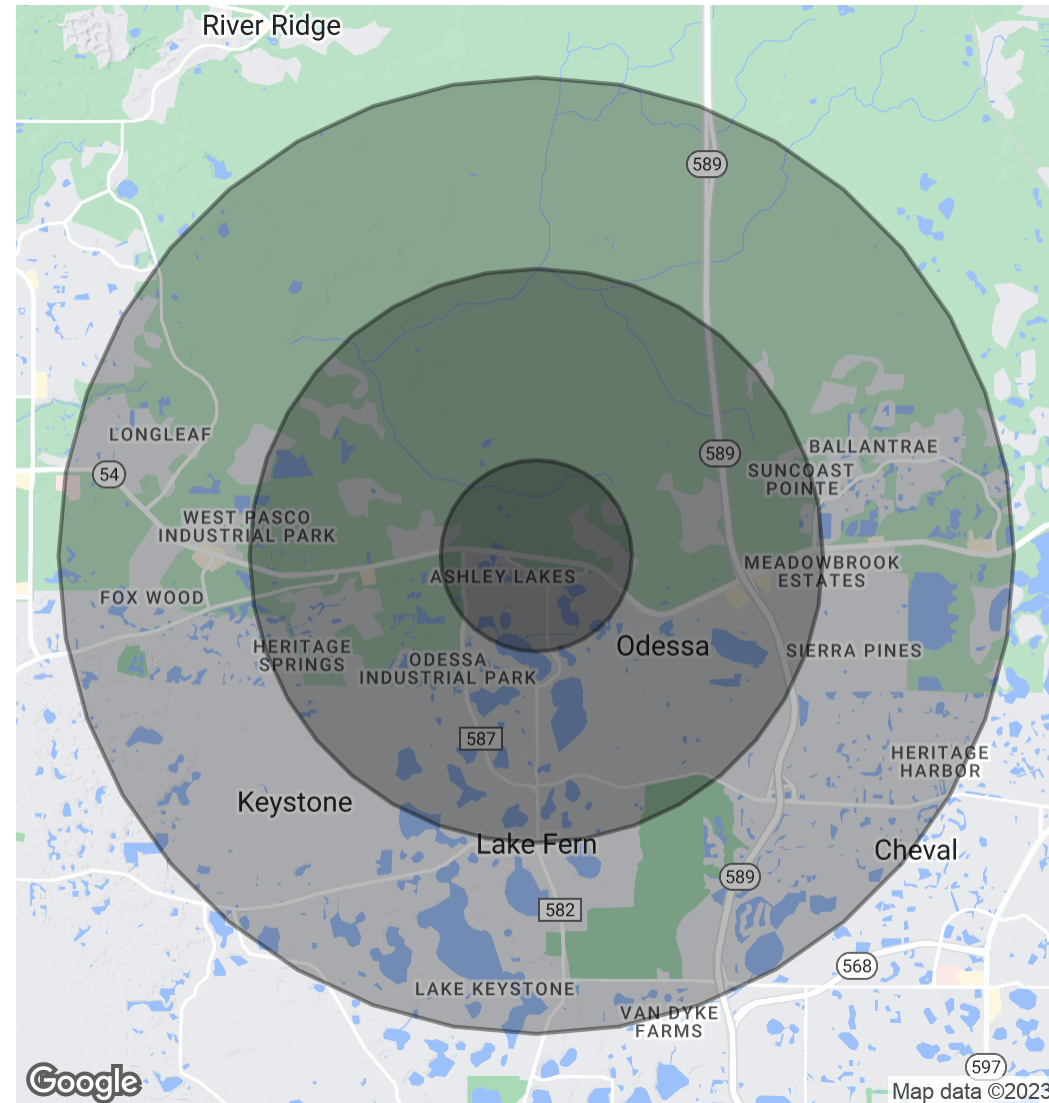
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,713	17,171	59,391
Average Age	38.6	40.7	41.8
Average Age (Male)	34.0	40.4	42.2
Average Age (Female)	41.7	40.6	41.5

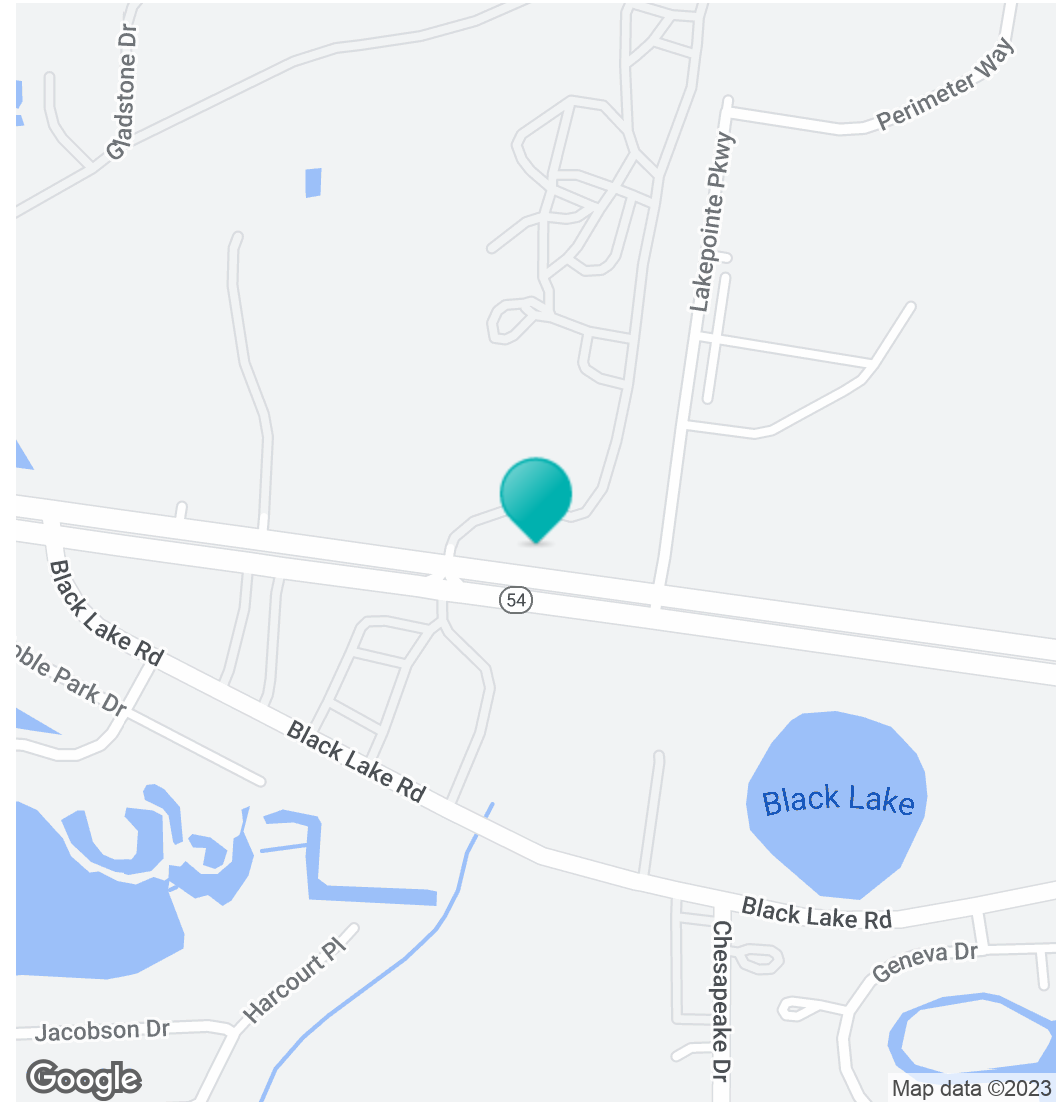
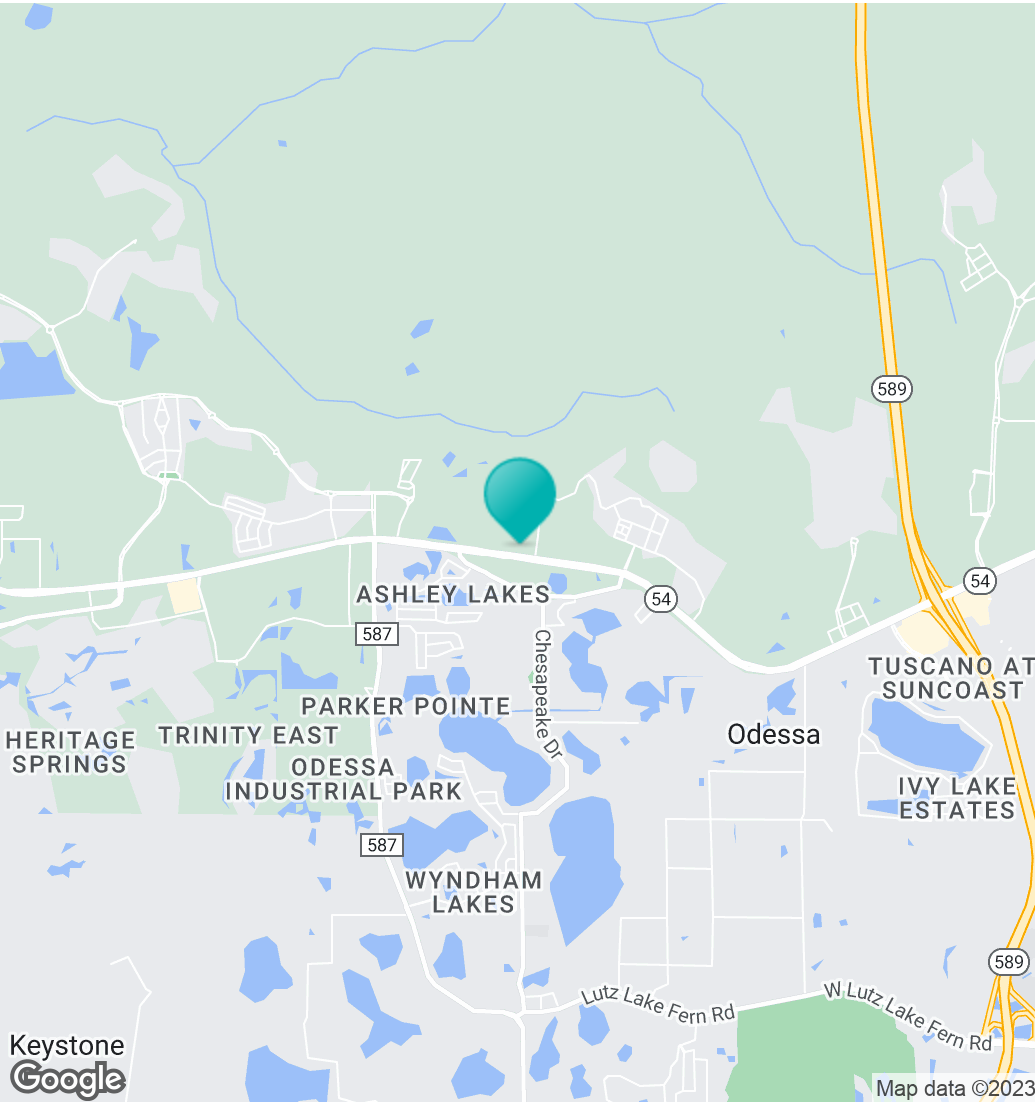
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,007	7,098	23,032
# of Persons per HH	2.7	2.4	2.6
Average HH Income	\$121,777	\$106,099	\$112,325
Average House Value	\$336,596	\$371,728	\$329,487

\* Demographic data derived from 2020 ACS - US Census



# Location Map





# Confidentiality & Disclaimer

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**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.