

*Warehouse/Office Unit
West Pasco Industrial Park
11611 Prospect Road, Odessa, FL 33556*



CREBossLadies
DYER-CARBONELLI TEAM
Commercial Real Estate Defined



For Lease

- Located in West Pasco Industrial Park
- Available After July 1, 2024
- 2,400± SF Unit
- One 12' x 14' Overhead Door/Small Office Buildout
- 22'± Ceiling Height
- Zoned I-1/Land Use IH
- Easy Access to SR 54, Suncoast Parkway, I-75, & US Hwy 19
- \$15 PSF Modified Gross Plus Tax
- Landlord Pays RE Taxes, Building Ins., Grounds Maint. & Trash

**For More Information
Contact:**

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Ranked Top 5 Teams Globally - Berkshire Hathaway Commercial Division 2018-2023

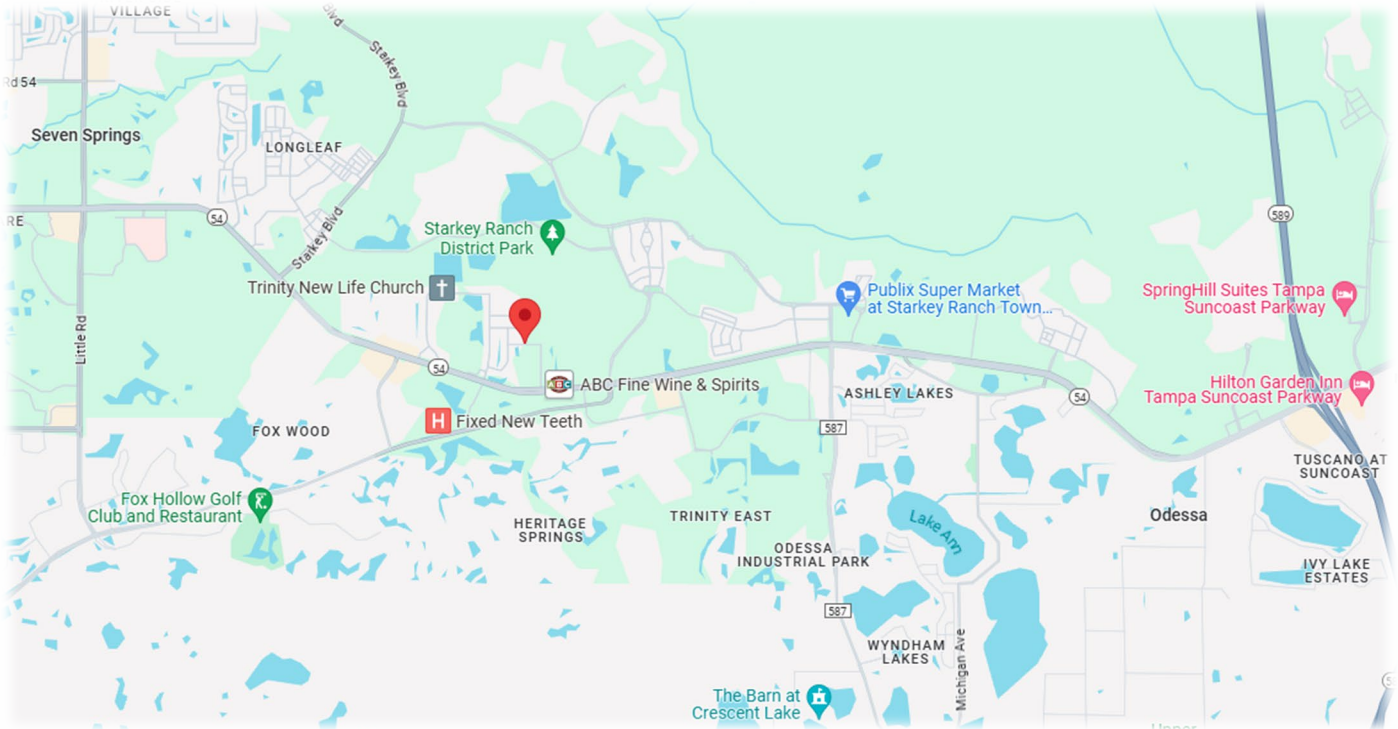
Teamwork | Integrity | Passion | Excellence

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2300 4th Street N., St. Petersburg, FL 33704

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DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	5,519	30,862	79,259
Avg. HH Income	\$128,199	\$125,394	\$117,880
Median Age	64.1	49.6	48.6
Total Households	2,452	12,075	31,573

DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	2,407	37,048	102,065
Avg. HH Income	\$129,801	\$119,069	\$101,077
Median Age	62.4	48.6	47.3
Total Households	1,175	14,622	41,073



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