



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Commercial Office/Warehouse

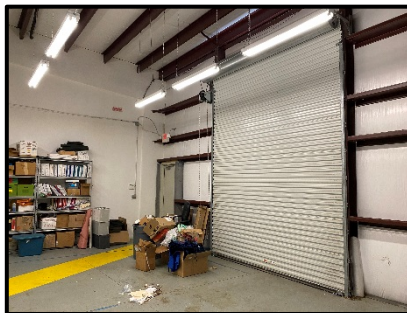
For Sale or Lease



2412 Merchant Avenue, Odessa, FL 33556

Property Information

- **Located Near Entrance of West Pasco Industrial Park**
- **2,400± SF Commercial Office/Warehouse Condo**
 - **1,740± SF Nicely Built Out Office Space**
 - **660± SF Warehouse Space with 1 Overhead Door**
- **2 Private Offices, Conference Room/Kitchen and Open Bullpen Area**
- **Zoned C2/Land Use IH**
- **Easy Access to State Road 54, Suncoast Parkway, I-75, & US Highway 19**
- **For Sale: \$469,000/For Lease: \$3,600/Month**



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	3,893	29,235	68,727
Avg. HH Income	\$89,310	\$84,625	\$83,101
Median Age	66.6	55.4	51
Total Households	1,695	11,949	28,109

DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	7,836	56,231	155,543
Avg. HH Income	\$93,882	\$78,721	\$74,737
Median Age	60.6	50.8	47.3
Total Households	3,308	23,219	63,827

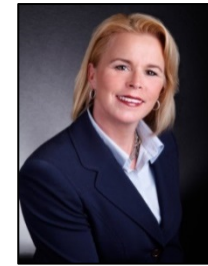
Tampa Bay Industrial Team...



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Dyer/Carbonelli Team
Awarded #1 Producing Commercial Team in the Network 2018
Awarded #2 Producing Commercial Team in the Network 2019



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