



Highly Desired 2,400± Warehouse West Pasco Industrial Park



For Sale



2553 Merchant Avenue, Odessa, FL 33556

Property Information

- **2,400± SF Warehouse Building**
- **450± SF Office- 2 Offices, Storage Room and Restroom**
- **1,950± SF Warehouse with Restroom plus Shower**
- **450± Bonus Mezzanine Space**
- **Ceiling Heights of 15'11"± to 17'6"±**
- **Two 12'± x 14'± and One 12" x 10'± Overhead Doors**
- **Built in 2004; .69± Acre Fenced Lot**
- **Single Phase Power, 200 Amp**
- **Zoned: I1; Land Use: IL**
- **Sale Price: \$799,000**



DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	4,995	27,343	73,516
Avg. HH Income	\$58,684	\$73,831	\$69,135
Median Age	72.4	58.0	51.9
Total Households	2,707	11,337	30,380

DEMOGRAPHICS BY DRIVE TIME

	5 MINS	10 MINS	15 MINS
Total Population	6,755	59,537	156,577
Avg. HH Income	\$103,648	\$88,218	\$82,272
Median Age	62.8	50.3	48.2
Total Households	2,952	24,452	64,815



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