

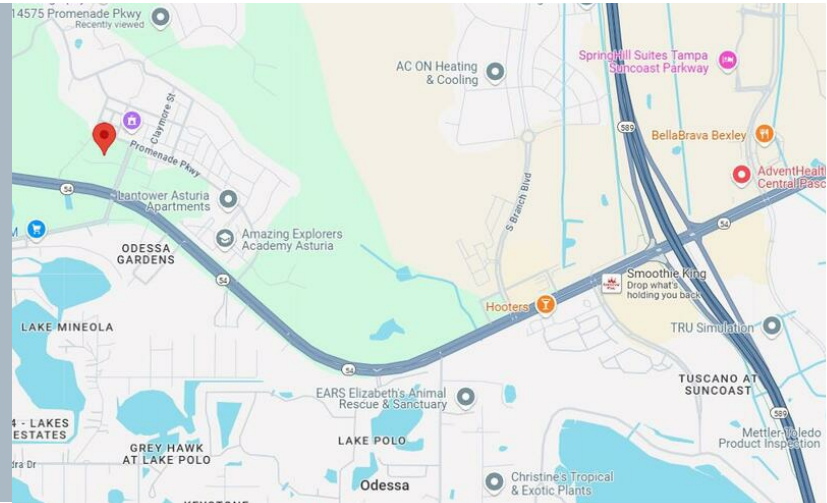


FOR LEASE

10,000 SF New Commercial Construction

**14739 Sully Run
Odessa, FL 33556**

New retail & medical commercial construction completing soon! 10,000 SF strategically located right on SR 54 (62,000 ADT), directly in front of Asturia, a thriving residential neighborhood with a median household income of \$140,000. This location offers a built-in customer base and high growth potential. The first floor is perfect for high-traffic retail, medical, or dining, with potential for a vibrant rooftop lounge. The second floor is well-suited for medical or office tenants looking for a quiet, professional environment with excellent accessibility.



Space Available	1,500 - 10,000 SF
Lease Type	NNN
Completion Date	Summer 2026
Daily Traffic	62,000 ADT
Space Use	Commercial Retail
Parking Ratio	5
County	Pasco
Coordinates	28.193330, -82.57129
Parcel ID	2626170110000000-0040

- Excellent Visibility from SR 54 and Surrounding Businesses.
- Surrounding national retail tenants provides a "daily needs" traffic generator to the shopping center. Built next to 10,000 SF Pediatric Medical Center, behind Circle K & Ford's Garage.
- Lighted Parking Lot with Ample Parking.
- Directly in front of High Income & Densely populated residential neighborhood
- One of the fastest growing cities in FL.

AWARE
INVESTMENTS

Aware Investments

16408 Avila blvd
Tampa, FL 33613

Office: 407-625-3408
Aware-Investments.com

ANKUSH BIKKASANI

Owner

Mobile: 917-319-2286

AnkushB@Aware-Investments.com

CHRISTOPHER PATTERSON

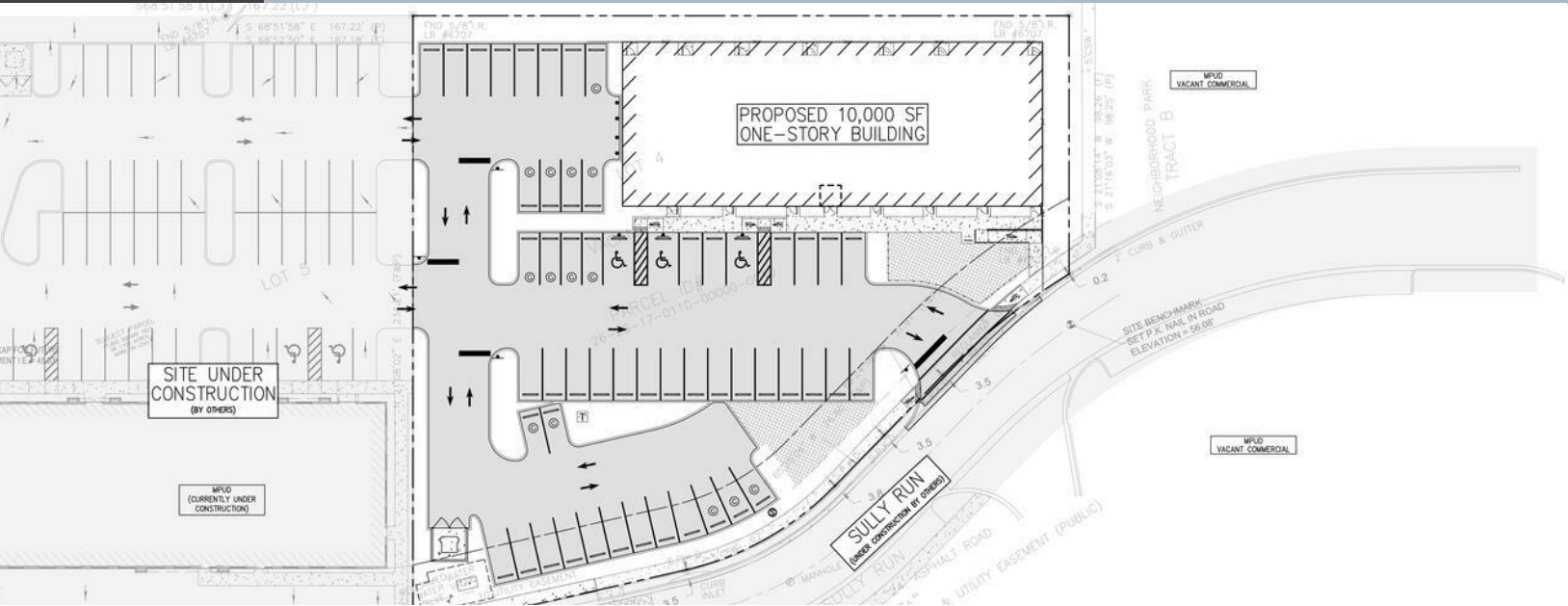
Broker/Owner Representative

Direct: 407-625-3408

ChrisP@Aware-Investments.com

FOR LEASE

10,000 SF New Commercial Construction
14739 Sully Run
Odessa, FL 33556



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#101	Retail	\$ 40.00 SF/Yr	NNN	1,500 - 10,000 SF	Negotiable
#102	Retail	\$ 40.00 SF/Yr	NNN	1,500 - 10,000 SF	Negotiable
#103	Retail	\$ 40.00 SF/Yr	NNN	1,500 - 10,000 SF	Negotiable
#104	Retail	\$ 40.00 SF/Yr	NNN	1,500 - 10,000 SF	Negotiable
#105	Retail	\$ 40.00 SF/Yr	NNN	1,500 - 10,000 SF	Negotiable
#106	Retail	\$ 40.00 SF/Yr	NNN	1,500 - 10,000 SF	Negotiable



Aware Investments

16408 Avila blvd
Tampa, FL 33613

Office: 407-625-3408
Aware-Investments.com

ANKUSH BIKKASANI

Owner

Mobile: 917-319-2286

AnkushB@Aware-Investments.com

CHRISTOPHER PATTERSON

Broker/Owner Representative

Direct: 407-625-3408

ChrisP@Aware-Investments.com

FOR LEASE

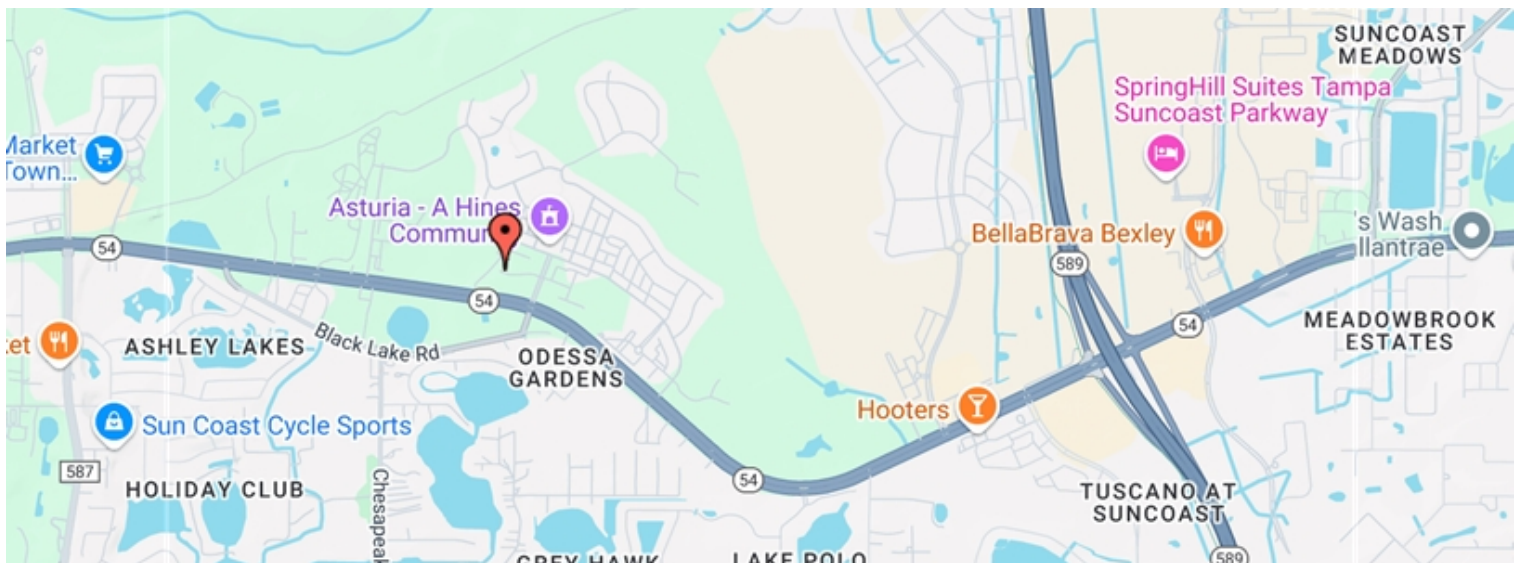
10,000 SF New Commercial Construction

**14739 Sully Run
Odessa, FL 33556**

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	811	10,708	26,068
2010 Population	1,597	21,335	50,151
2025 Population	3,170	36,712	92,795
2030 Population	3,672	41,009	103,278
2025-2030 Growth Rate	2.98 %	2.24 %	2.16 %
2025 Daytime Population	2,218	29,487	77,011

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	26	488	1,455
\$15000-24999	11	210	679
\$25000-34999	27	492	1,214
\$35000-49999	59	967	1,909
\$50000-74999	91	1,428	3,913
\$75000-99999	123	1,492	3,459
\$100000-149999	316	3,209	7,356
\$150000-199999	226	2,066	5,064
\$200000 or greater	310	3,517	9,473
Median HH Income	\$ 135,679	\$ 123,654	\$ 128,452
Average HH Income	\$ 160,038	\$ 157,331	\$ 164,854

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	304	4,364	10,310
2010 Total Households	562	7,991	18,923
2025 Total Households	1,190	13,868	34,522
2030 Total Households	1,392	15,585	38,656
2025 Average Household Size	2.66	2.65	2.68
2025 Owner Occupied Housing	851	9,529	26,680
2030 Owner Occupied Housing	1,003	10,758	29,980
2025 Renter Occupied Housing	339	4,339	7,842
2030 Renter Occupied Housing	389	4,828	8,676
2025 Vacant Housing	109	1,267	2,749
2025 Total Housing	1,299	15,135	37,271



**AWARE
INVESTMENTS**

Aware Investments

16408 Avila blvd
Tampa, FL 33613

Office: 407-625-3408
Aware-Investments.com

ANKUSH BIKKASANI

Owner

Mobile: 917-319-2286

AnkushB@Aware-Investments.com

CHRISTOPHER PATTERSON

Broker/Owner Representative

Direct: 407-625-3408

ChrisP@Aware-Investments.com

FOR LEASE

10,000 SF New Commercial Construction

**14739 Sully Run
Odessa, FL 33556**



**AWARE
INVESTMENTS**

Aware Investments

16408 Avila blvd
Tampa, FL 33613

Office: 407-625-3408
Aware-Investments.com

ANKUSH BIKKASANI

Owner

Mobile: 917-319-2286

AnkushB@Aware-Investments.com

CHRISTOPHER PATTERSON

Broker/Owner Representative

Direct: 407-625-3408

ChrisP@Aware-Investments.com

FOR LEASE

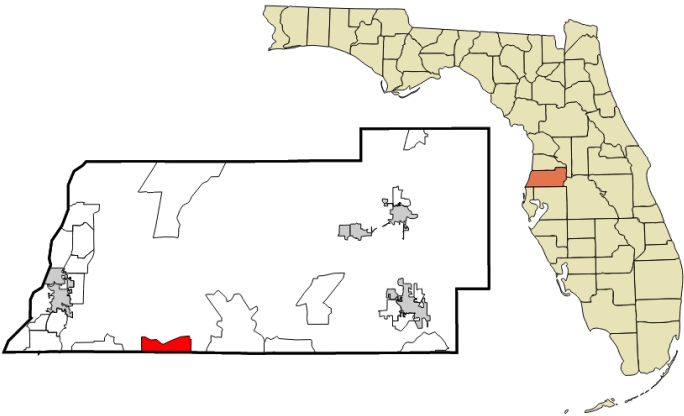
10,000 SF New Commercial Construction

14739 Sully Run
Odessa, FL 33556



ABOUT ODESSA

Odessa is a rapidly growing city in Pasco County, Florida, United States. Residing largely on SR 54 with an ADT of 51,000, the city features a very high median household income of \$116,870.



CITY OF ODESSA

COUNTY PASCO

AREA

CITY 5.7 SQ MI
LAND 5.4 SQ MI
WATER 0.3 SQ MI
ELEVATION 56 FT

POPULATION

POPULATION 8,080
ESTIMATE (NULL) 7,538
DENSITY 1,506.34 SQ MI

AWARE
INVESTMENTS

Aware Investments

16408 Avila blvd
Tampa, FL 33613

Office: 407-625-3408
Aware-Investments.com

ANKUSH BIKKASANI

Owner

Mobile: 917-319-2286

AnkushB@Aware-Investments.com

CHRISTOPHER PATTERSON

Broker/Owner Representative

Direct: 407-625-3408

ChrisP@Aware-Investments.com