



OFFICE WITH OUTDOOR STORAGE

AUTOMOTIVE SALES, CONSTRUCTION / LANDSCAPING YARD, OUTDOOR STORAGE , TOW IMPOUND LOT TAMPA

2045 gunn highway, odessa, FL 33556

LEASE BROCHURE • DECEMBER 06, 2024

George William

727.482.2818

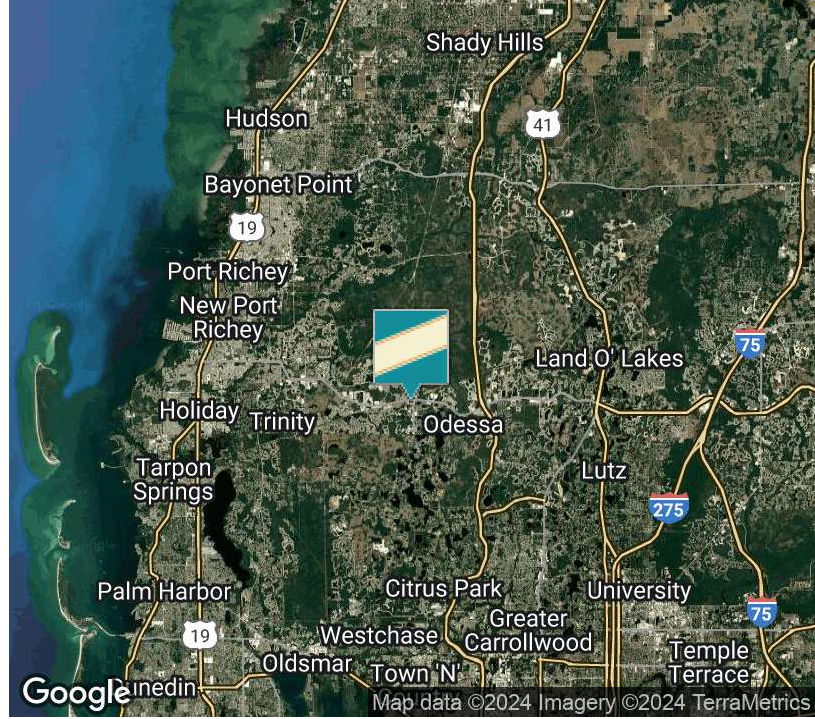
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grimaldicommercialrealty.com



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$3,900.00 per month (MG)

PROPERTY OVERVIEW

AVAILABLE SPACES

SPACE	LEASE RATE
OFFICE/ RETAIL BUILDING WITH OUT DOOR STORAGE LOT	\$3,900 per month

Building Size: 800 SF



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PROPERTY DESCRIPTION

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Commercial property now available for lease in the thriving Tampa Bay Area. This versatile space is available for enterprises such as automotive car dealerships, construction companies, fleet parking solutions, and landscaping supply businesses. Strategically located in the heart of the Tampa Bay Area. With ample space to accommodate diverse operations and a zoning that caters to a range of commercial activities.



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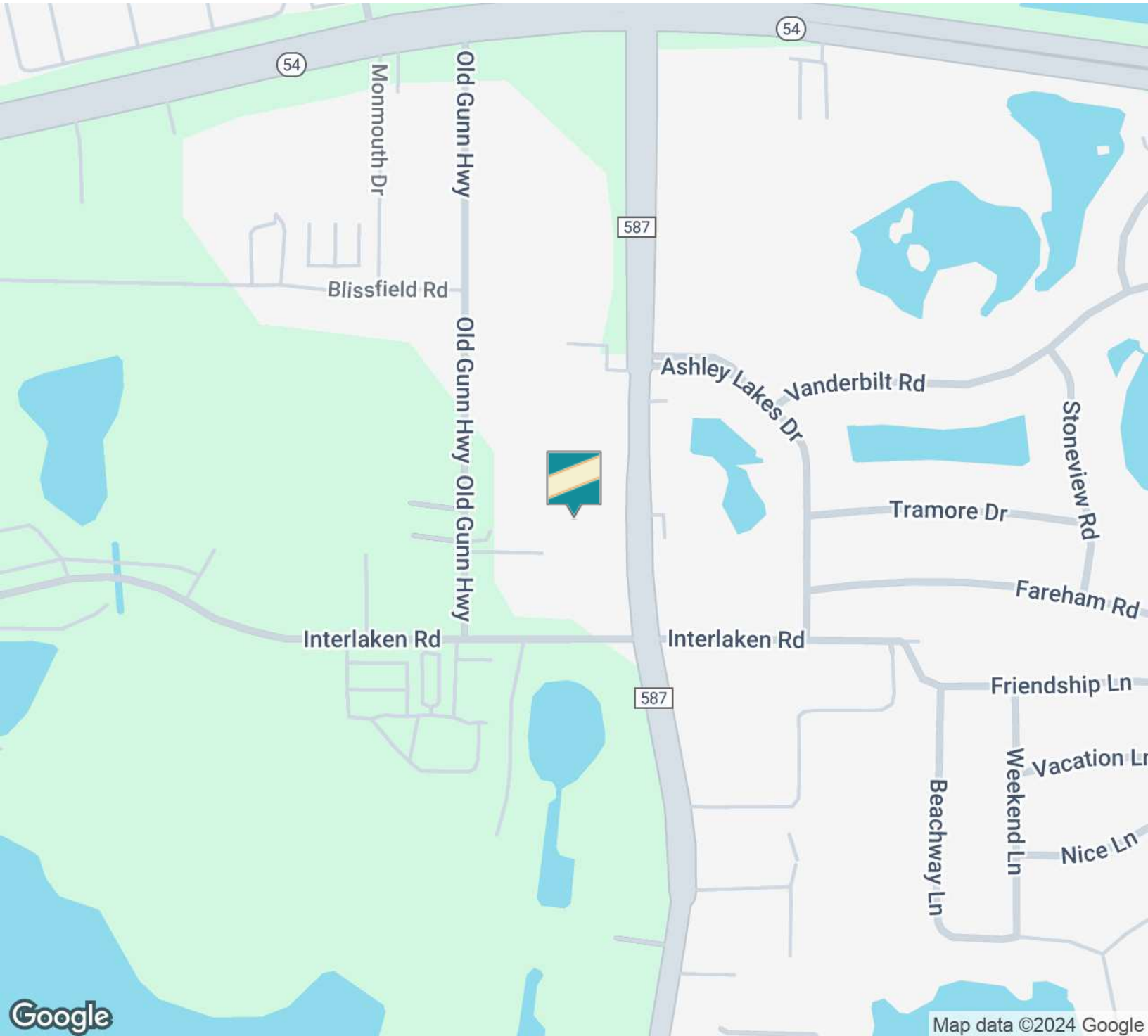
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LOCATION MAP



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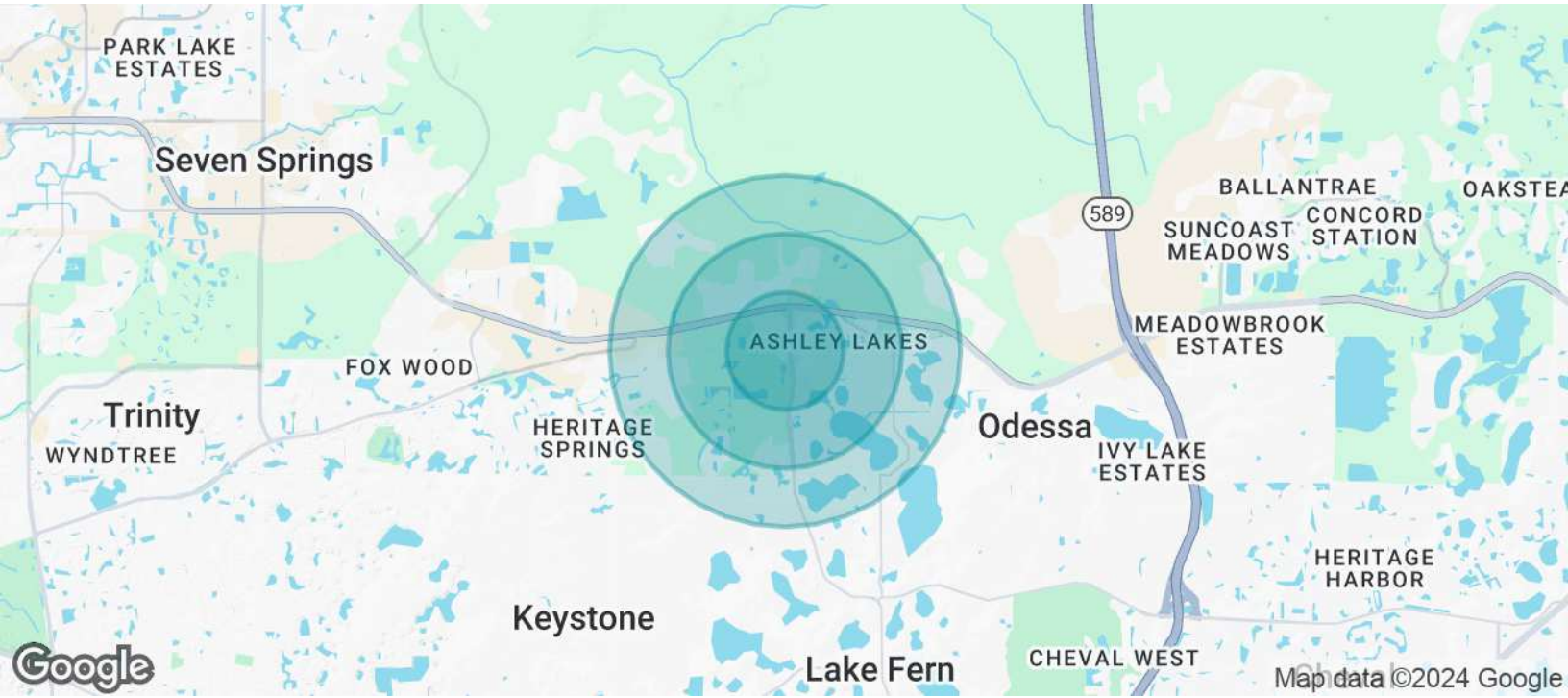
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,332	4,093	6,921
Average Age	38.7	38.8	39.7
Average Age (Male)	35.8	35.8	37.6
Average Age (Female)	39.1	39.4	39.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	545	1,667	2,865
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$101,051	\$102,292	\$105,782
Average House Value	\$304,238	\$306,206	\$325,968

2020 American Community Survey (ACS)

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AERIAL MAP



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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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