



**5.62 Acres w/ 5,000 SF Warehouse | IOS | Heavy Industrial Zoning**

Located In West Pasco Industrial Park with 267 Feet Frontage on State Road 54

2231 Marathon Rd, Odessa, FL 33556

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# PROPERTY PHOTOS // 2231 MARATHON ROAD



# INTERIOR PHOTOS // WAREHOUSE



# INTERIOR PHOTOS // OFFICE & LOBBY



# HIGHLIGHTS // 2231 MARATHON ROAD

## INVESTMENT HIGHLIGHTS:

- 5,000-SF Updated Warehouse/Office Building on +/-5.62 Acres
- 4,085-SF Fully Insulated Warehouse Space With Restroom and 100-SF Mezzanine
- 18'3" Clear Height in Warehouse and 4 Large Roll-Up Doors, All 14'8" H x 12' W
- 915-SF Modern Office with Break Room and Additional Restroom With Ample Parking in Front
- Office is Fully Air Conditioned With 2022 Office Renovations
- Metal Construction With Security Cameras, 3 Phase Power on One Meter, City Water and Septic System
- Fully Fenced Property: Grade Level Building With New Fence and Rolling Gate
- 2.16 Acres Included For Outdoor Storage
- Flood Zone: 3 acres | Wetland: 2.62 acres
- I-2 Heavy Industrial Zoning
- 267 Feet of Frontage on State Road 54

## LOCATION HIGHLIGHTS:

- **Situated in a Growing Industrial, Residential and Commercial Corridor**
  - Immediately Next to West Pasco Industrial Park, a Well Established Industrial Hub With Convenient Logistics Infrastructure
  - Located Adjacent to Starkey Ranch, a Multiphase Planned Community on 2,400 Acres With Multiple Retail Developments
  - 1.5 Miles From Starkey Ranch K-8 School, With 1,900 Students (9/10 GreatSchools.org Rating)
  - Located Near Multiple National Retail Tenants Such as Publix, Hampton Inn, Wawa, ALDI, 7-Eleven, Lowe's, Starbucks and More
- **267 Feet of Frontage on State Road 54**
  - Located on a Hard Corner With Excellent Visibility and Dedicated Turn Lane For Easy Access From All Directions
  - FL-54 is a High Traffic Corridor Seeing 56,000 Vehicles Per Day
  - FL-54 Connects US-19 to US-301 With Easy Access to Interstate 75 Into Downtown Tampa
  - Odessa is 30 Minutes From Downtown Tampa

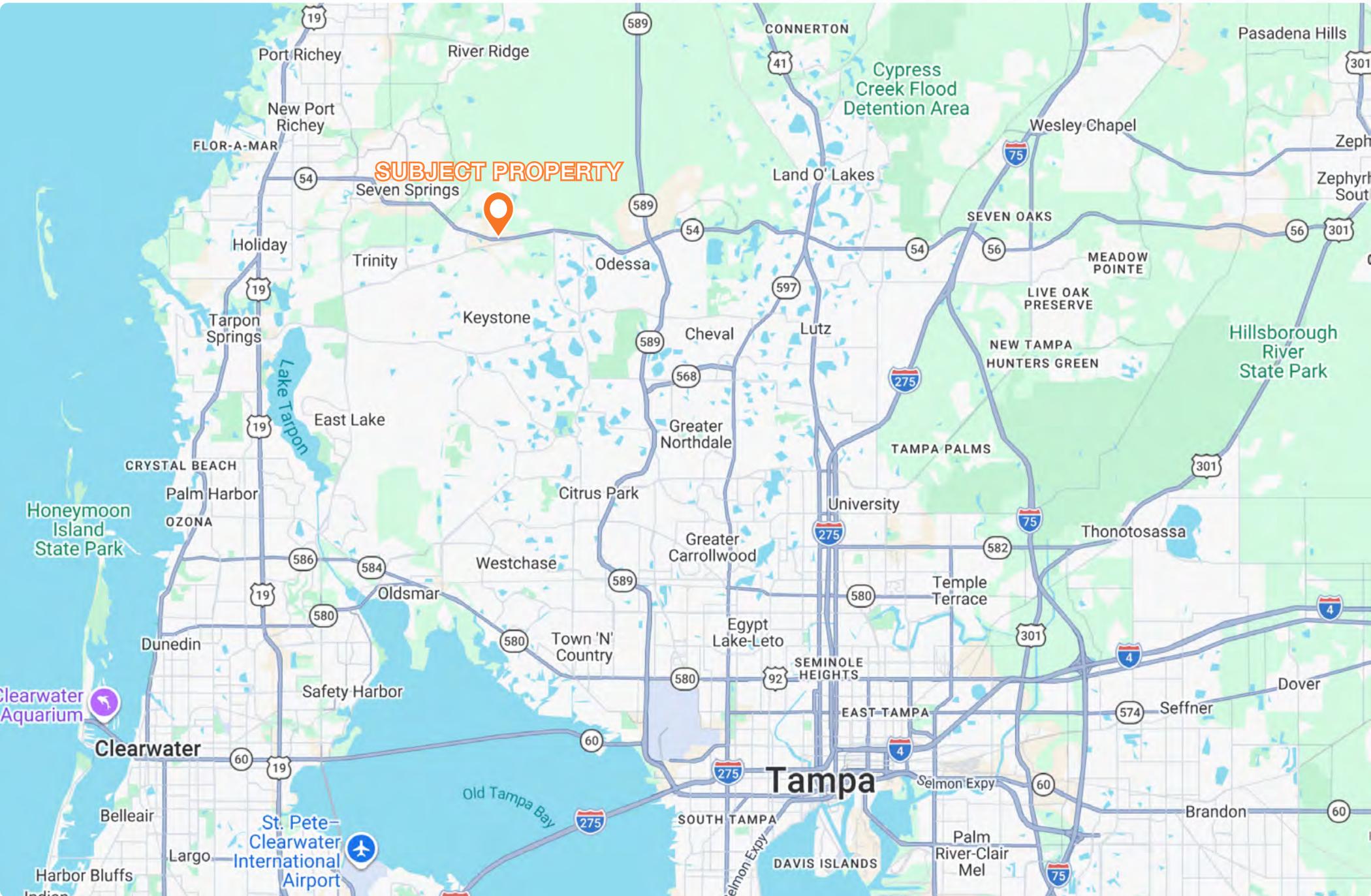
# AERIAL // EAST VIEW



# AERIAL // WEST VIEW



# MAP VIEW // 2231 MARATHON ROAD



# FINANCIAL OVERVIEW // 2231 MARATHON ROAD

**\$4,000,000**  
PRICE

## PROPERTY DESCRIPTION

|                       |                                  |
|-----------------------|----------------------------------|
| Year Built/Renovated: | 2000/2026                        |
| Lot Size:             | +/-5.62-Acres                    |
| GLA:                  | 5,000-Sq. Ft.                    |
| Doors:                | 4 Roll-Up Doors: 14'8" H x 12' W |
| Type of Ownership:    | Fee Simple                       |
| Zoning:               | I-2 Heavy Industrial             |



# FLOOD MAP // 2231 MARATHON ROAD



# MARKET SUMMARY // ODESSA, FL

## TAMPA METRO AREA

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.

### QUICK FACTS



POPULATION

**3.3M**

Growth 2025-2029\*  
3.9%



HOUSEHOLDS

**1.4M**

Growth 2025-2029\*  
4.0%



MEDIAN AGE

**43**

U.S. Median:  
39

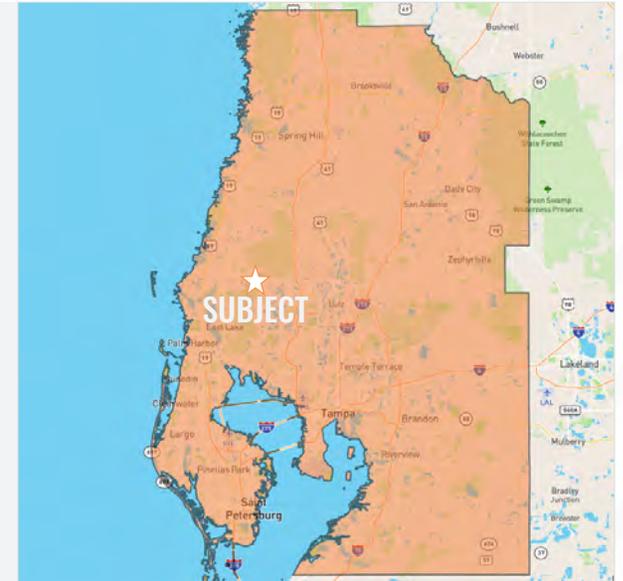


MEDIAN HOUSEHOLD INCOME

**\$80,000**

U.S. Median:  
\$76,000

\* Forecast



### ECONOMY

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, as visitors are drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

### METRO HIGHLIGHTS

#### FAVORABLE BUSINESS CLIMATE

A relatively low cost of living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.

#### PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.

#### DIVERSE ECONOMY

High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy.

#### QUALITY OF LIFE

The metro boasts a mild climate and a beautiful waterfront, which attract new residents and visitors. Tampa-St. Petersburg has hundreds of golf courses and abundant water-related activities, with Tampa Bay and the Gulf Coast nearby. There are more than 11,000 acres of parkland and 100 trail acres within a 60-mile radius. Numerous state parks, historical sites, museums, theaters and retail centers also dot the landscape. The world-famous Busch Gardens theme park also draws visitors, as do professional football, hockey and baseball teams. Educational advancement is available at numerous institutions of higher learning located in the Tampa Bay area. The University of South Florida in Tampa is one of the largest universities in the state.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# DEMOGRAPHIC REPORT // ODESSA, FL

| <b>POPULATION</b>           | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|-----------------------------|---------------|----------------|----------------|
| 2028 Projection             | 4,824         | 32,245         | 82,215         |
| 2023 Estimate               | 4,093         | 28,277         | 74,096         |
| 2020 Census                 | 4,332         | 27,843         | 72,218         |
| 2010 Census                 | 1,305         | 18,007         | 56,844         |
| 2023 Daytime Population     | 5,005         | 25,075         | 60,026         |
| <b>HOUSEHOLD INCOME</b>     | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| Average                     | \$119,160     | \$114,568      | \$109,027      |
| Median                      | \$80,201      | \$78,475       | \$74,790       |
| Per Capita                  | \$63,169      | \$48,244       | \$45,867       |
| <b>HOUSEHOLDS</b>           | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| 2028 Projection             | 2,560         | 13,687         | 34,619         |
| 2023 Estimate               | 2,162         | 11,896         | 31,101         |
| 2020 Census                 | 1,912         | 10,786         | 28,945         |
| 2010 Census                 | 676           | 7,080          | 23,459         |
| <b>HOUSING</b>              | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| Median Home Value           | \$322,936     | \$299,890      | \$290,935      |
| <b>EMPLOYMENT</b>           | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| 2023 Unemployment           | 2.65%         | 2.45%          | 3.02%          |
| Avg. Time Traveled <30 Min. | 38            | 37             | 35             |
| <b>POPULATION PROFILE</b>   | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| High School Graduate        | 21.64%        | 24.30%         | 26.84%         |
| Some College, No Degree     | 22.33%        | 21.54%         | 21.60%         |
| Associate Degree            | 9.43%         | 10.34%         | 10.75%         |
| Bachelor's Degree           | 26.33%        | 24.66%         | 22.49%         |
| Advanced Degree             | 15.09%        | 13.60%         | 11.86%         |

| <b>MAJOR EMPLOYERS</b>                                 | <b>EMPLOYEES</b> |
|--|------------------|
| 1 Tarpon Sprng Hosp Fndation Inc                       | 892              |
| 2 Ajax Paving Industries Fla LLC-Plant 3               | 349              |
| 3 Genesis Investments Inc                              | 250              |
| 4 Bauer Foundation Corp                                | 230              |
| 5 Welbilt Inc-Welbilt                                  | 218              |
| 6 Medical Center of Trinity                            | 216              |
| 7 Publix Super Markets Inc                             | 179              |
| 8 Publix Super Markets Inc-Publix 00643                | 179              |
| 9 Publix Super Markets Inc-Publix                      | 178              |
| 10 SH Pasco Incorporated                               | 163              |
| 11 Allied Unvrsl Elctrnrc Mntrin-Electronic Monitoring | 159              |
| 12 Meopta USA Inc-Tyrolit Company                      | 140              |
| 13 Bannum Incorporated-Bannum Enterprises              | 130              |
| 14 Polaris Sales Co Inc-Polaris Electrical Connectors  | 112              |
| 15 Utopia Home Care Inc                                | 111              |
| 16 Pharmaworks LLC-Pharmaworks                         | 105              |
| 17 AMC Wings Inc-Buffalo Wild Wings                    | 102              |
| 18 Spivey Utility Construction Co                      | 100              |
| 19 Aseracare Home Health                               | 100              |
| 20 Deer Park Elementary School                         | 100              |
| 21 Raydiant Hlth Care New Port Rc                      | 99               |
| 22 Chase Manhattan Mortgage Corp                       | 96               |
| 23 Folsom Corporation-Bimini Bay Outfitters            | 95               |
| 24 Folsom Corporation                                  | 95               |
| 25 Manitowoc Foodservice                               | 95               |



**5.62-AC with 5,000 SF Warehouse 2231**

**Marathon Rd, Odessa, FL 33556**

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