



OFFICE WITH OUTDOOR STORAGE

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

2045 gunn highway, odessa, FL 33556

LEASE BROCHURE • APRIL 09, 2026

Kari L. Grimaldi/ Broker

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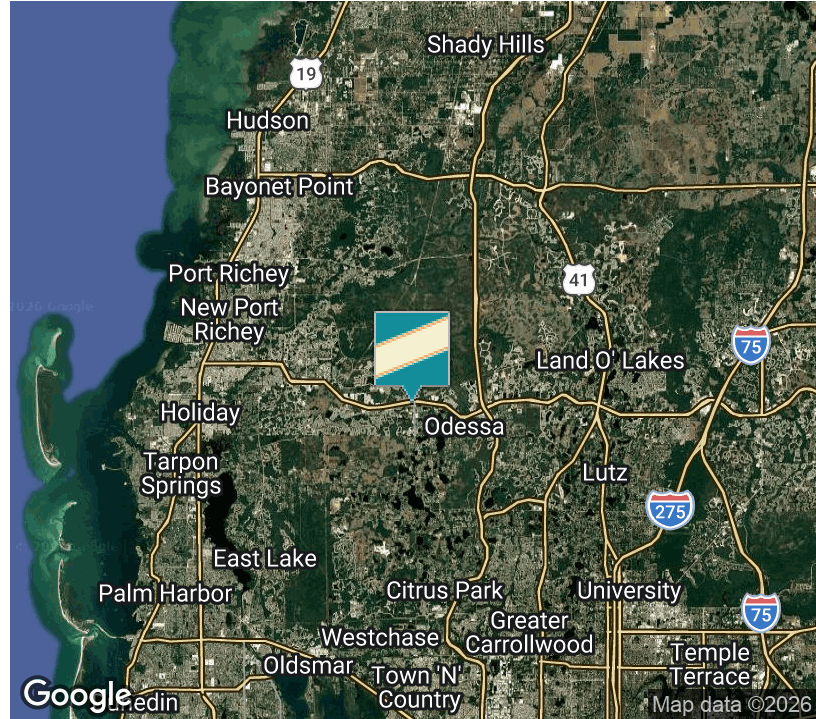
Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
grimaldcommercialrealty.com



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EXECUTIVE SUMMARY



OFFERING SUMMARY

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

Building Size: 800 SF

AVAILABLE SPACES

OFFICE / RETAIL BUILDING WITH OUTDOOR STORAGE LOT \$3,900 per month



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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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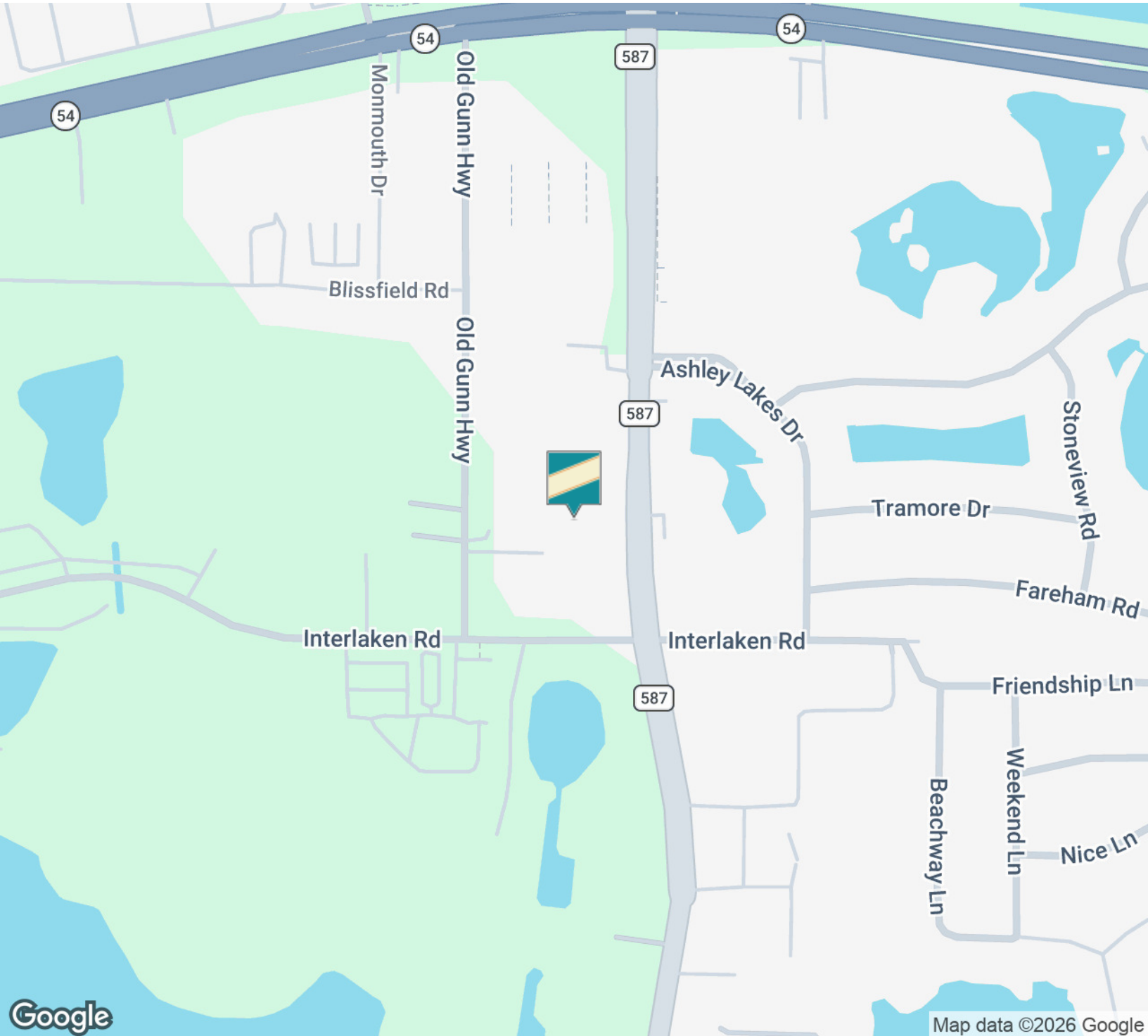
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LOCATION MAP



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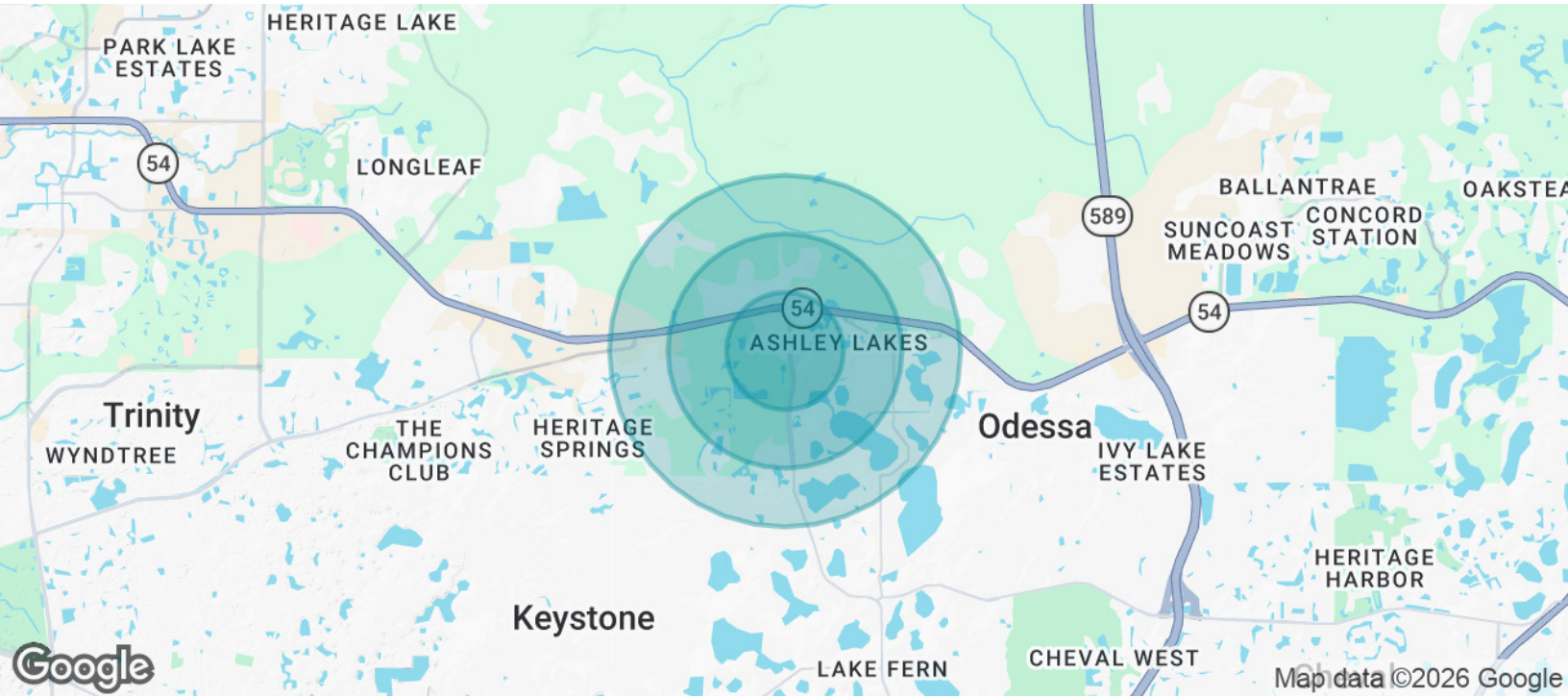
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DEMOGRAPHICS MAP & REPORT



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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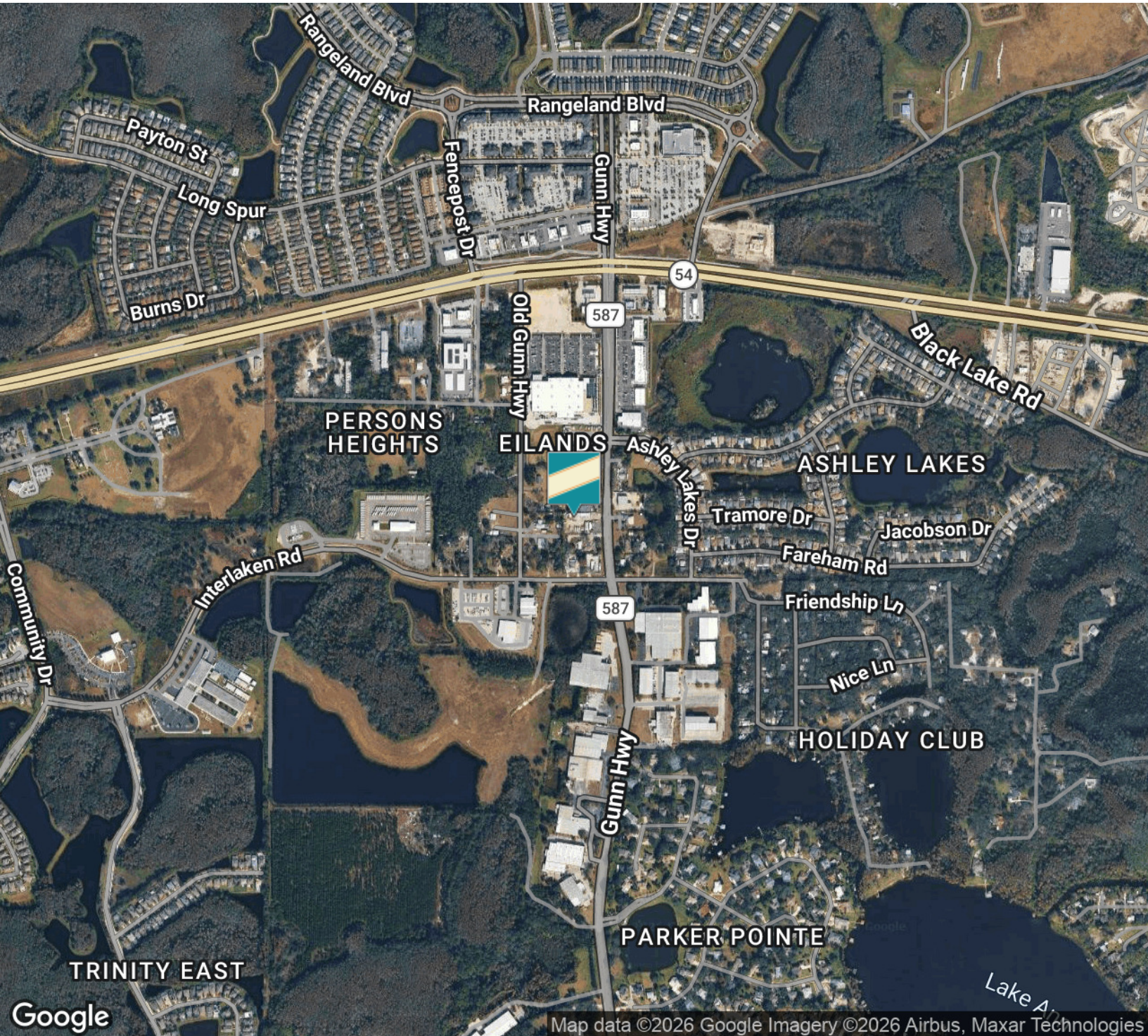
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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