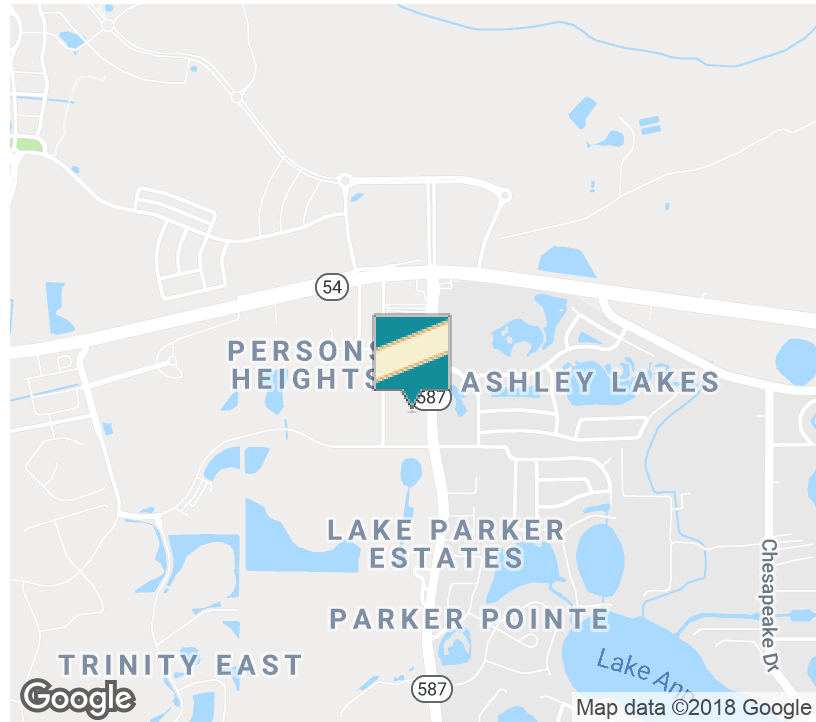




2045 GUNN HIGHWAY

Odessa, FL 33556

INVESTMENT PROPERTY, MULTIPLE TENANTS, 8.78% CAP



OFFERING SUMMARY

Sale Price:	\$620,000
Cap Rate:	8.78%
NOI:	\$54,466
Available SF:	0 SF
Lot Size:	0.0 Acres
Year Built:	1985
Building Size:	4,500 SF
Market:	
Price / SF:	\$137.78

PROPERTY OVERVIEW

2045 Gunn Hiwy, Odessa, FL 33556 ZONED C-2

INCOME PRODUCING PROPERTY with VERY long term tenants.

Uhaul Franchise - Almost 30 Years at this location.

Hi-Tech Transmission & Auto Repair- 15 Years

Tom Wilson Epoxy, INC- 17 YEARS

Danko Water Softner- 17 Years

RV/BOAT STORAGE- 29 years- Income goes to Landlord

Please Call Agent George William

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Long Term Tenants CASH COW
INCOME PRODUCING
- 8.78 % Cap Rate
- Over 1 Acre Lot
- Excellent Frontage on Gunn HWY
Near SR 54
- C-2 ZONING perfect for future
Development



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INCOME & EXPENSES

INCOME SUMMARY

Rent	\$62,400
Other Income	\$0
Gross Income	\$62,400

EXPENSE SUMMARY

Utilities (Water/Sewer)	\$2,760
Laundry Room Electric	\$0
Repairs and Maintenance	\$0
Management	\$0
Insurance Property Tax	\$3,890
FIOS	\$1,284
Gross Expenses	\$7,934

Net Operating Income	\$54,466
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ADDITIONAL PHOTOS



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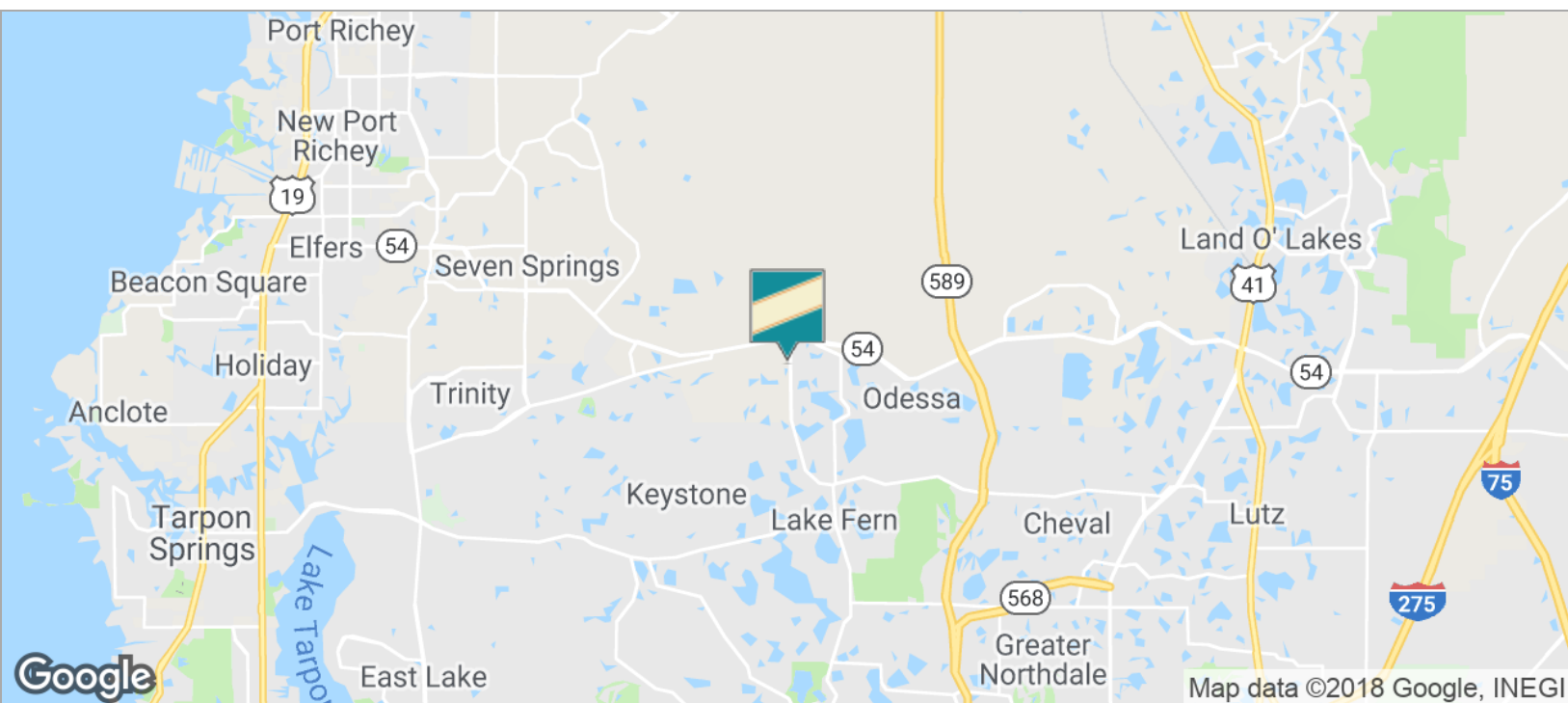
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LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,278	40,271	330,697
Median age	48.6	44.1	41.7
Median age (Male)	47.4	43.2	40.6
Median age (Female)	49.6	45.2	42.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	896	15,325	130,784
# of persons per HH	2.5	2.6	2.5
Average HH income	\$88,716	\$90,368	\$74,790
Average house value	\$333,464	\$323,478	\$258,225

* Demographic data derived from 2010 US Census

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AERIAL MAP



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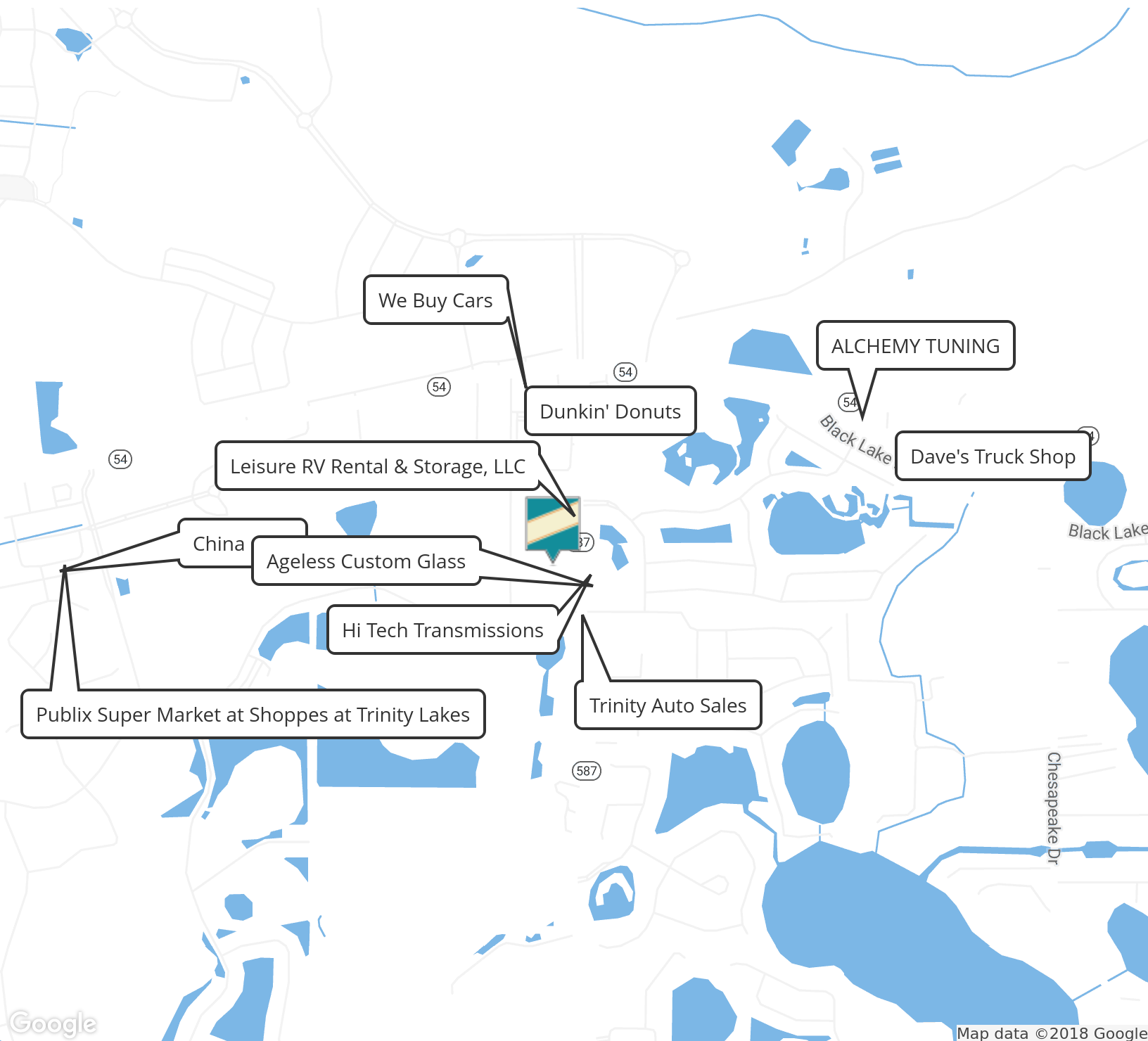
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RETAILER MAP



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GRIMALDI COMMERCIAL REALTY CORP.

Established 1975, Experience is the Difference

ADVISOR BIO

GEORGE WILLIAM Broker Associate



PROFESSIONAL BACKGROUND

George William, Commercial sales and leasing associate, has a passion and focus on Retail, Investment, and Industrial properties. Prior to joining Grimaldi Commercial Realty Corp., George gained invaluable knowledge as an experienced owner and operator of Retail Service Station Franchises in the Tampa bay area.

His own experience buying, selling and leasing has given him a keen understanding of clients needs. George has also worked for two of the largest Financial Institutions in the Nation where he gained an in-depth understanding of the lending process and lending instruments, from which our clients benefit.

George builds a strong rapport with his clients and prides himself on fostering relationships based on communication and trust.

AREAS OF FOCUS

Specializing in the following:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing

George was born and raised in Southern California and has lived in the Tampa Bay area for close to 15 years, attended college locally and resides in Pinellas County with his wife and daughter.

Contact George William:

George@GrimaldiCommercialRealty.com

Business Main (813) 882-0884

Cell: (727) 482-2818 | Fax: (813) 960-9830

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