



SELLER FINANCING AVAILABLE! 6,120 SQ FT COMMERCIAL BLDG/WAREHOUSE ZONED PD ON .99 AC

8402 N HWY 301

Tampa, FL 33637

PRESENTED BY: FRANK GRIMALDI, SR. - (813) 245-1124

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

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



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Tampa, FL 33637

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,100,000 |
| Available SF: | 6,120 SF |
| Lot Size: | 0.99 Acres |
| Year Built: | 2002 |
| Building Size: | 6,120 SF |
| Zoning: | PD |
| Market: | Tampa |
| Price / SF: | \$179.74 |

PROPERTY OVERVIEW

SALE INCLUDES CUSTOM, NICELY FINISHED OWNER'S SUITE 2ND FLOOR APT, BUILDING, EQUIPMENT AND TRUCKS.

SELLER FINANCING AVAILABLE!! CALL LISTING BROKER FRANK GRIMALDI, SR., AT (813) 245-1124, FOR DETAILS!

6,120 SF COMMERCIAL BUILDING/WAREHOUSE ZONED PD ON .99 AC / .20 WETLANDS LOT IN TAMPA, FL. IDEALLY LOCATED IN A HIGH TRAFFIC AREA DIRECTLY OFF OF N US HWY 301 JUST NORTH OF THE I-4/I-75 JUNCTION. THIS IS AN EXCEPTIONAL, LOW-BARRIER OPPORTUNITY TO OWN AND OPERATE A THRIVING BUSINESS IN TAMPA. CURRENTLY USED AS ELECTRIC SIGN COMPANY BUSINESS.

PROPERTY BOASTS A NEWER CUSTOM - BUILT, NICELY FINISHED OWNER'S SUITE 2ND FLOOR APT WITH CLEAN MODERN FINISHES, VOLUME CEILINGS, TILED FLOORING, CEILING FAN AND ALL APPLIANCES INCL REFRIGERATOR, WASHER AND DRYER.

2ND FLOOR SPACE COULD EASILY FUNCTION AS AN UPSCALE OFFICE EXPANSION.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- SALE INCLUDES CUSTOM, NICELY FINISHED OWNER'S SUITE 2ND FLOOR APT, BUILDING, EQUIPMENT AND TRUCKS.
- PROPERTY BOASTS A NEWER CUSTOM - BUILT, NICELY FINISHED OWNER'S SUITE 2ND FLOOR APT WITH CLEAN MODERN FINISHES, VOLUME CEILINGS, TILED FLOORING, CEILING FAN AND ALL APPLIANCES INCL REFRIGERATOR, WASHER AND DRYER.
- 2ND FLOOR SPACE COULD EASILY FUNCTION AS AN UPSCALE OFFICE
- PERFECT LOCATION IN HIGH TRAFFIC AREA OF TAMPA DIRECTLY ON US HWY 301 NEAR INTERSTATE 4 / INTERSTATE 75 JUNCTION
- HIGH CEILINGS
- 4 HIGH OVERHEAD DOORS
- DRIVE-THRU SPRAY BOOTH
- PRESENTED BY FRANK GRIMALDI, SR.
(813) 245-1124



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



Photo courtesy of Electric Signs (Tampa)



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AERIAL MAP



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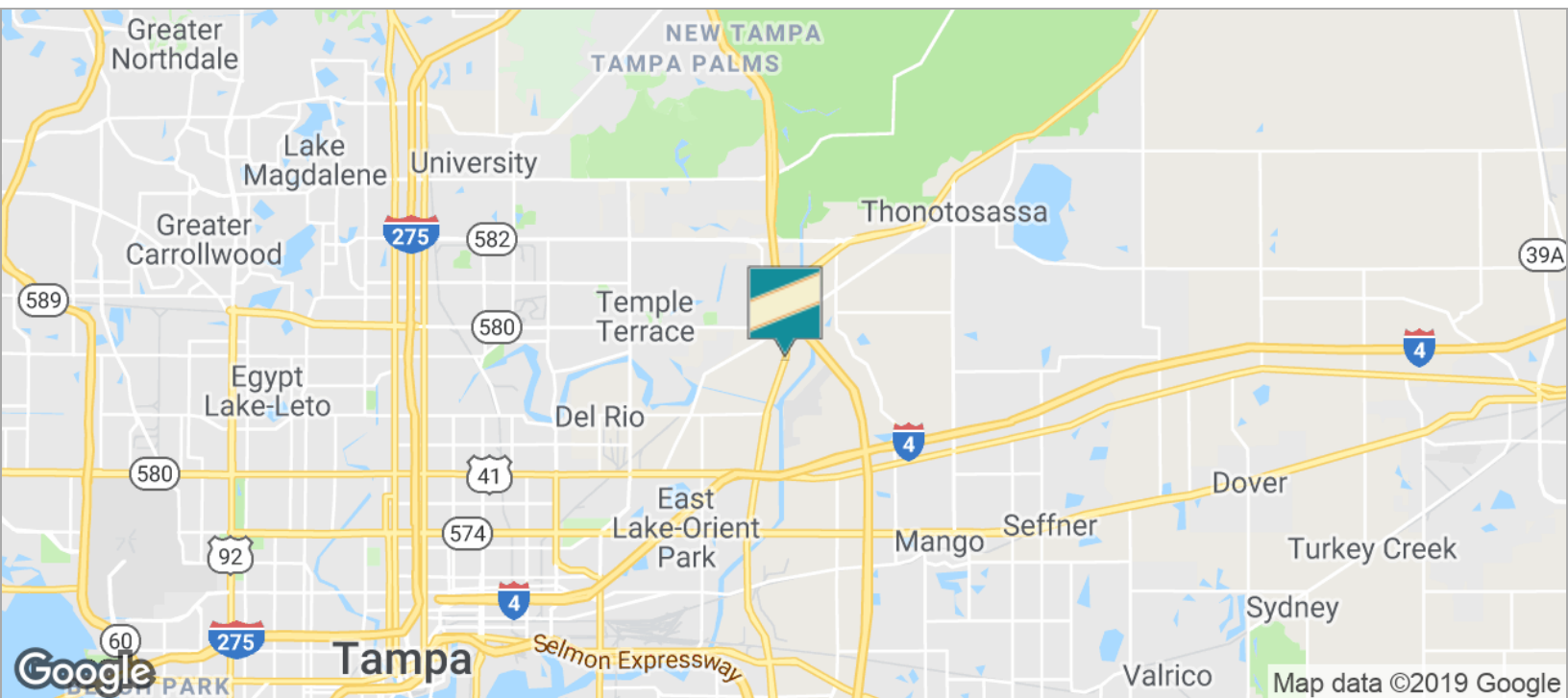
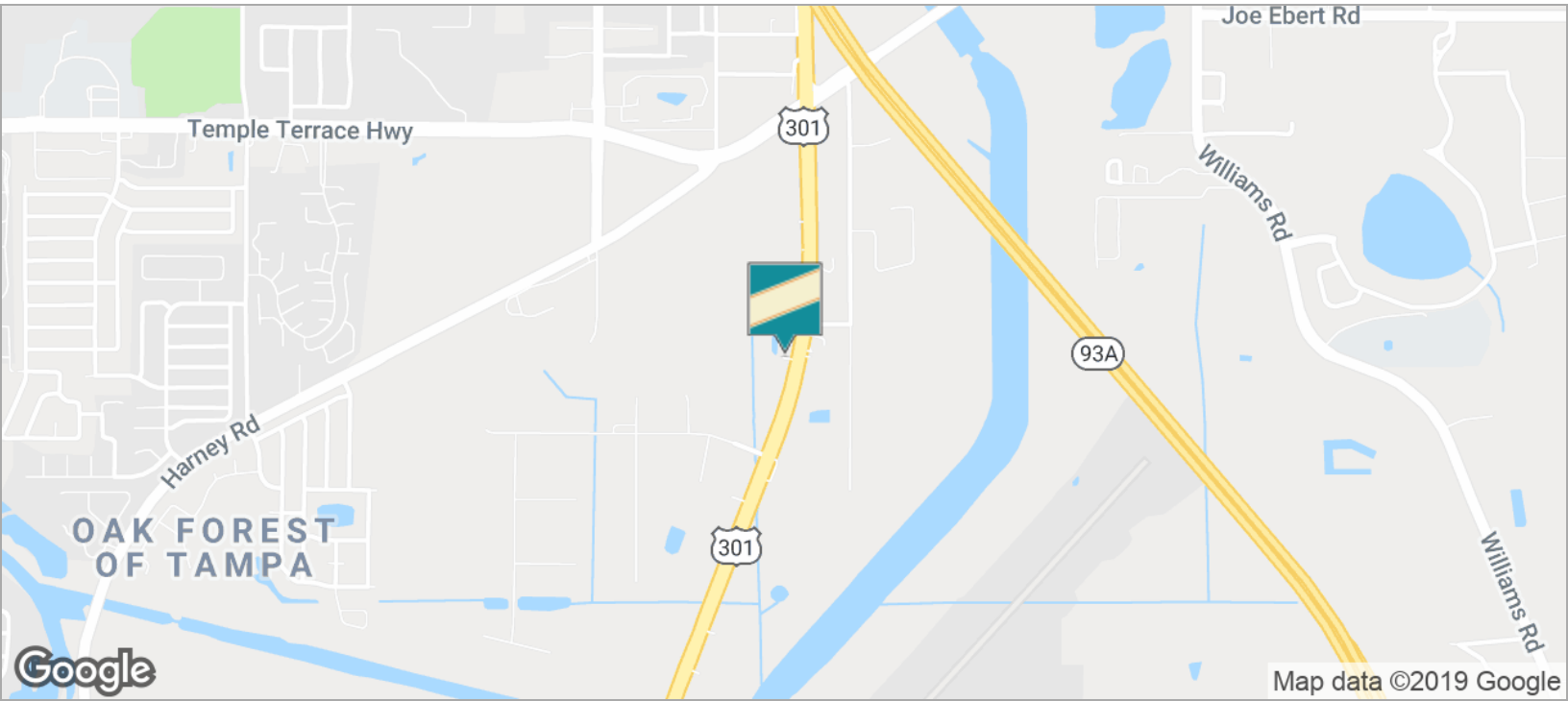
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LOCATION MAPS



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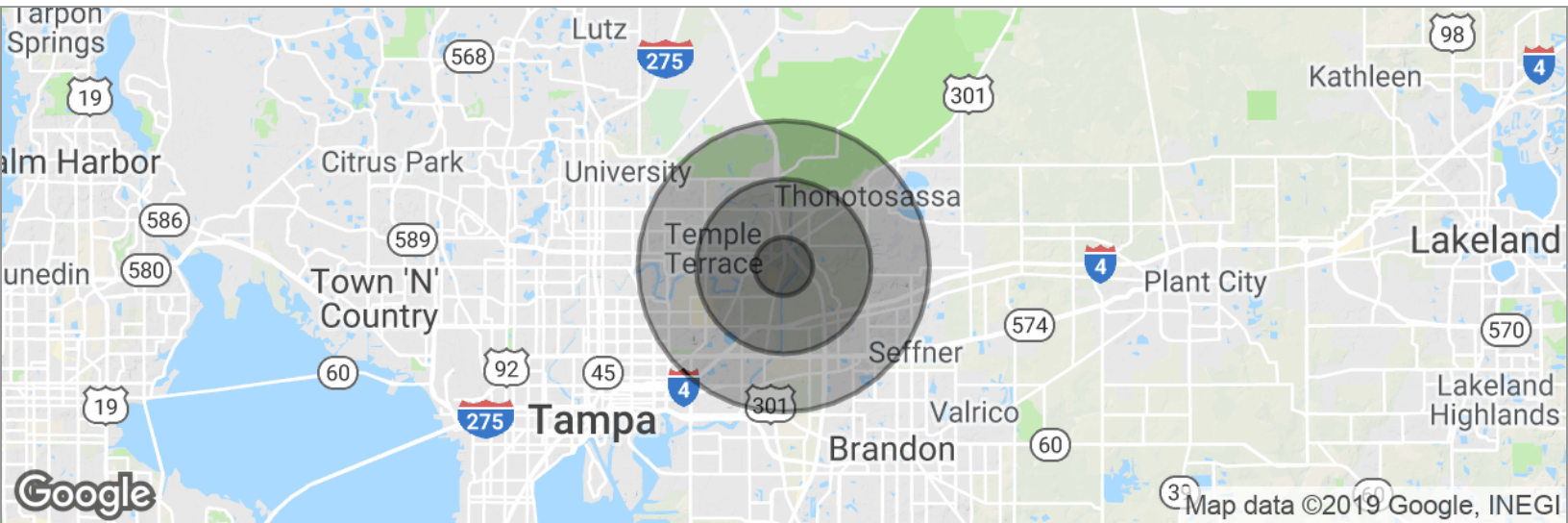
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DEMOGRAPHICS MAP



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 3,949 | 41,985 | 130,317 |
| Median age | 33.7 | 34.3 | 32.6 |
| Median age (Male) | 33.5 | 33.8 | 31.2 |
| Median age (Female) | 34.3 | 35.5 | 34.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,534 | 16,726 | 49,893 |
| # of persons per HH | 2.6 | 2.5 | 2.6 |
| Average HH income | \$50,839 | \$54,931 | \$51,404 |
| Average house value | \$177,860 | \$177,483 | \$183,198 |

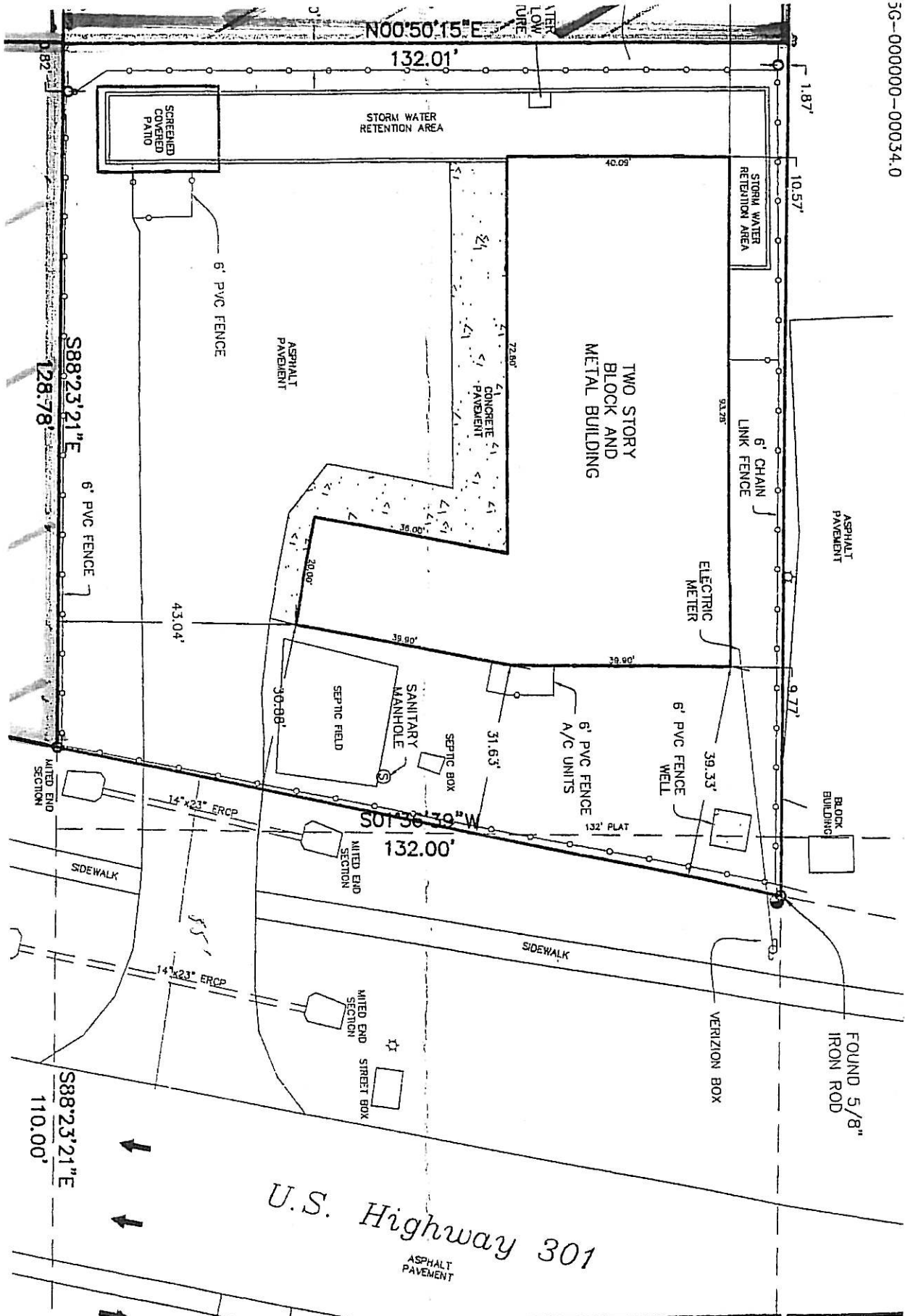
* Demographic data derived from 2010 US Census

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PREPARED FOR: **BOB SMITH**
 8402 US HWY 301
 TAMPA, FLORIDA

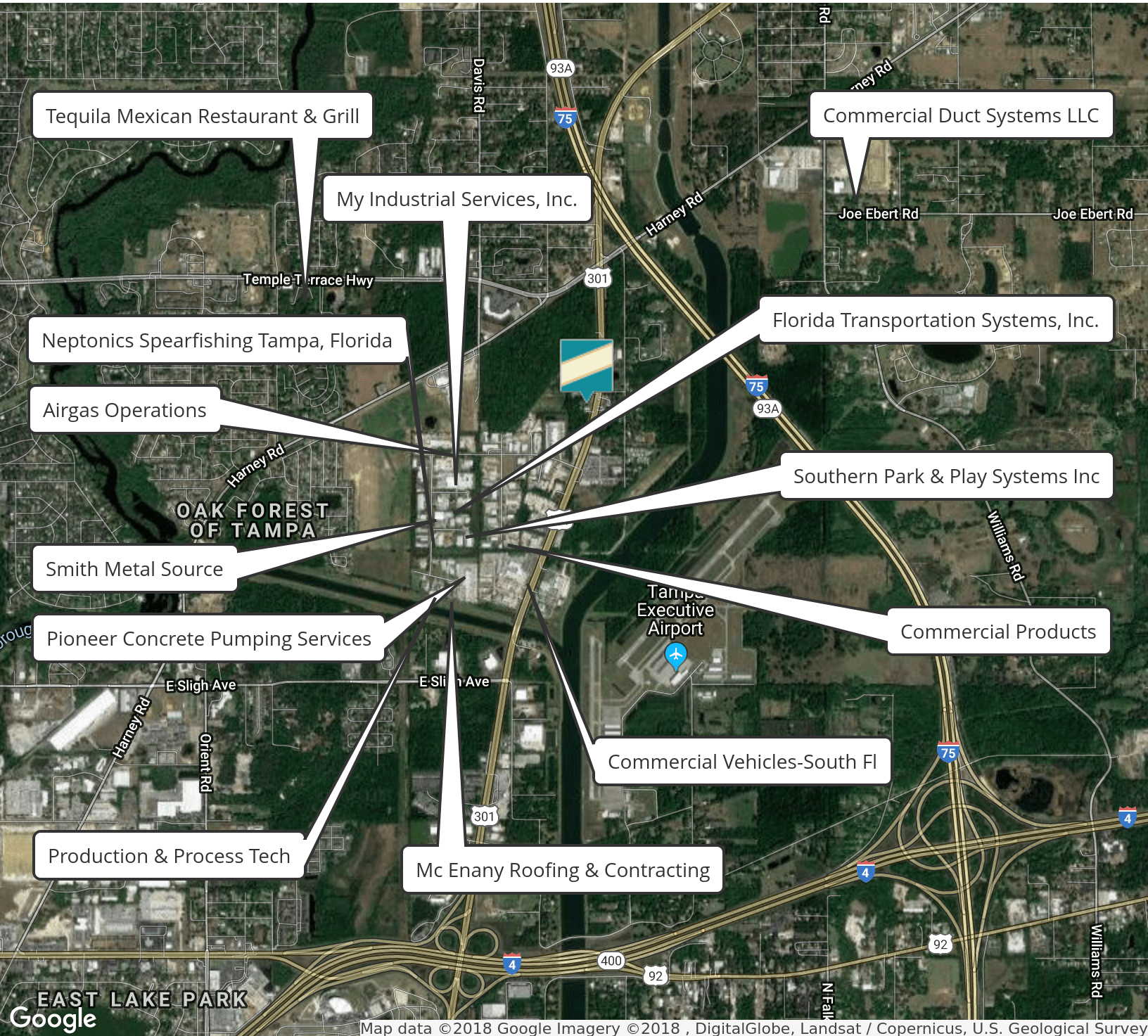
| DATE | BY |
|---------------------|---------------|
| DATE: 1/28/2018 | SCALE: 1"=20' |
| FIELD DR. SPEC'D BY | DRAWN BY: JMG |
| CHECKED BY: JMG | |



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RETAILER MAP



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FOUNDER/CEO, LISTING BROKER CONTACT

FRANK GRIMALDI, SR.

Founder/CEO



PROFESSIONAL BIOGRAPHY

Frank Grimaldi, Sr. is the Founder and CEO of Grimaldi Commercial Realty Corp. and a pillar of the Tampa Bay Community. He started Grimaldi Commercial Realty Corp. in 1975. With over 40 years as a commercial Broker, he has experience in every aspect of commercial real estate including specializing in:

- Creative Seller Financing
- Sales & Leasing
- Asset Management
- Multi Million Dollar Transactions
- Land & Community Development
- Value Analysis
- Economic/Urban Development
- Retail
- Office
- Industrial
- Multi-family

Being in the Tampa Bay market market for over 40 years, Frank has a vast network of contacts allowing him access to clients purchasing a variety range of commercial property types and price points. His experience has allowed him to successfully weather numerous turbulent economies and community changes. Frank takes a hands-on approach to all projects. His philosophy has kept the company successfully growing and has empowered him to be one of the most trusted names in the Tampa Bay Commercial Real Estate market.



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COMPANY BIO

GRIMALDI COMMERCIAL REALTY CORP.

COMPANY BACKGROUND AND SERVICES

EST. 1975, EXPERIENCE IS THE DIFFERENCE

Grimaldi Commercial Realty Corp. has been serving the Tampa Bay and surrounding areas in Florida since 1975. Our vast experience and unparalleled knowledge and presence in the local market makes us the professional of choice in commercial real estate and investment properties. We have the Commercial and Investment markets totally unmatched with a team of experienced agents that specialize in all sectors of the commercial market:

- **Seller & Buyer Representation**
- **Landlord & Tenant Representation**
- **Investment & Financial Analysis**
- **Property Valuation**
- **Short sales & Foreclosures**
- **Property Management**
- **Multifamily and Income Producing Investments**
- **Land Sales & Development**
- **Retail and Office Sales & Leasing**
- **Industrial Sales & Leasing**

We utilize the latest in technology being affiliated with over 40+ local, national, and international commercial marketing sites to aggressively market and move our listings to closing quickly.

Grimaldi Commercial Realty Corp. performs a careful assessment of each client's needs before creating the perfect and specialized marketing plan for each property. Our philosophy of continuing hands-on involvement throughout the entire process has led to continued success and growth since 1975. One of Tampa Bay's premier and acknowledged commercial real estate experts, **Grimaldi Commercial Realty Corp.** provides a personalized and professional service approach with a history of long-term client relationships.



Contact your Sales & Leasing Staff at Grimaldi Commercial Realty Corp.

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