



1420 W BUSCH BLVD.

Tampa, FL 33612

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,237 SF

Lease Rate: \$13.94 SF/yr (MG)

Lot Size: 0 Acres

Building Size: 2,237 SF

Market:

PROPERTY OVERVIEW

1420 W Busch Blvd Tampa, FL 33612 Office
Office space available on W Busch Blvd. 2237 SF office with 3 bathrooms and lots of parking. Great frontage on W Busch.
The office will be remodeled for the next tenant. Please call before it is gone!

Call Agent George William for a showing/more information

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
1420 w busch blvd Tampa, fl 33612	\$13.94 SF/yr		2,237 SF

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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ADDITIONAL PHOTOS



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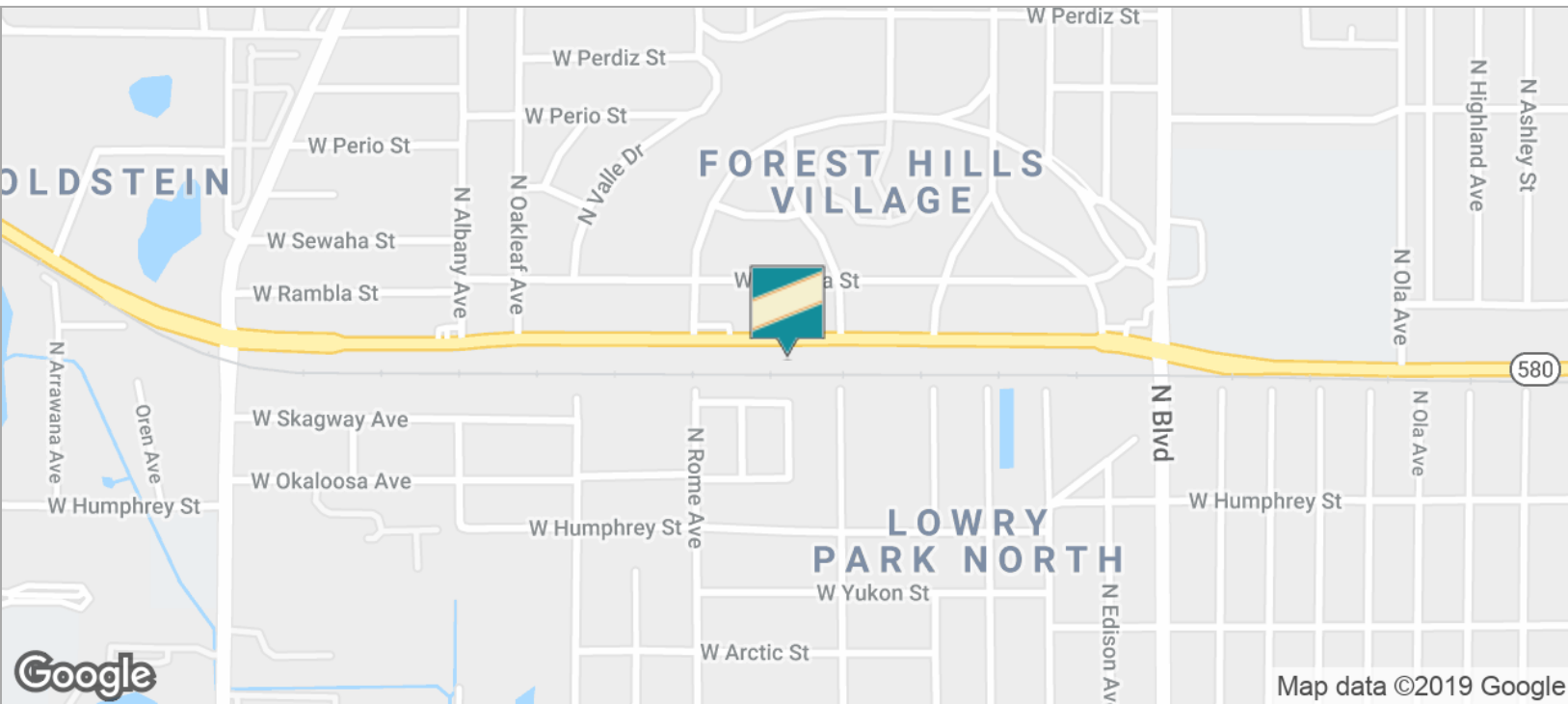
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LOCATION MAPS



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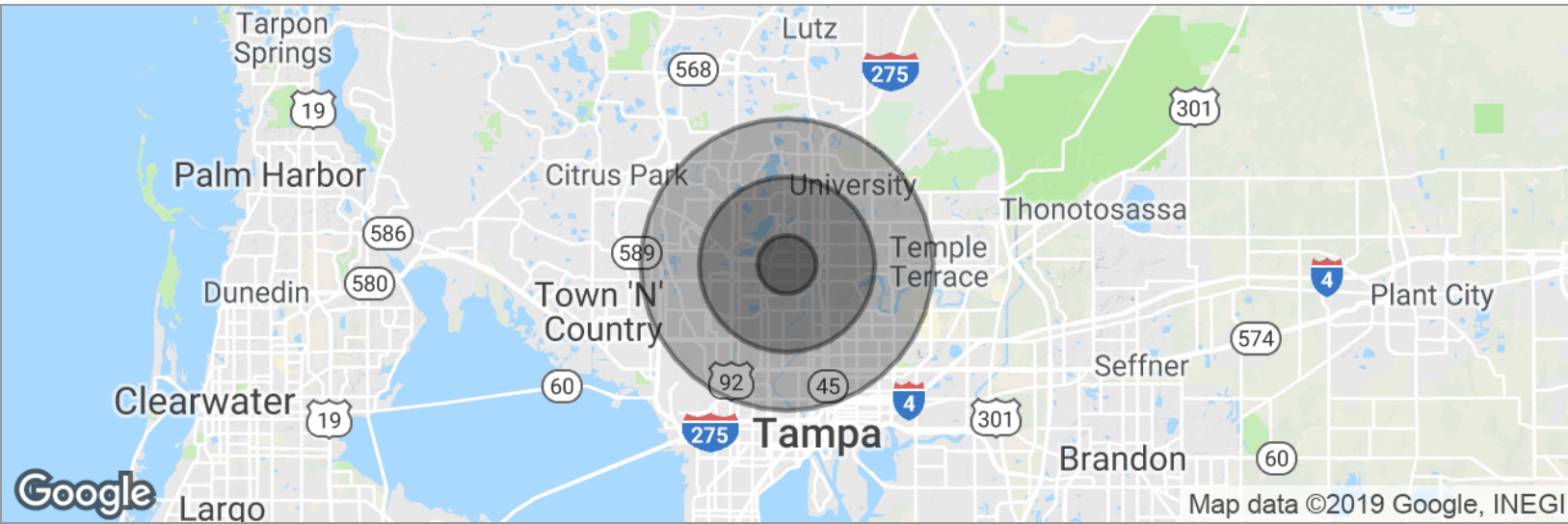
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	14,762	127,520	317,744
Median age	35.7	35.5	35.4
Median age (Male)	36.9	34.7	34.1
Median age (Female)	35.4	36.7	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,726	50,061	125,233
# of persons per HH	2.6	2.5	2.5
Average HH income	\$51,205	\$51,263	\$49,678
Average house value	\$167,466	\$212,780	\$200,418

* Demographic data derived from 2010 US Census

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AERIAL MAP



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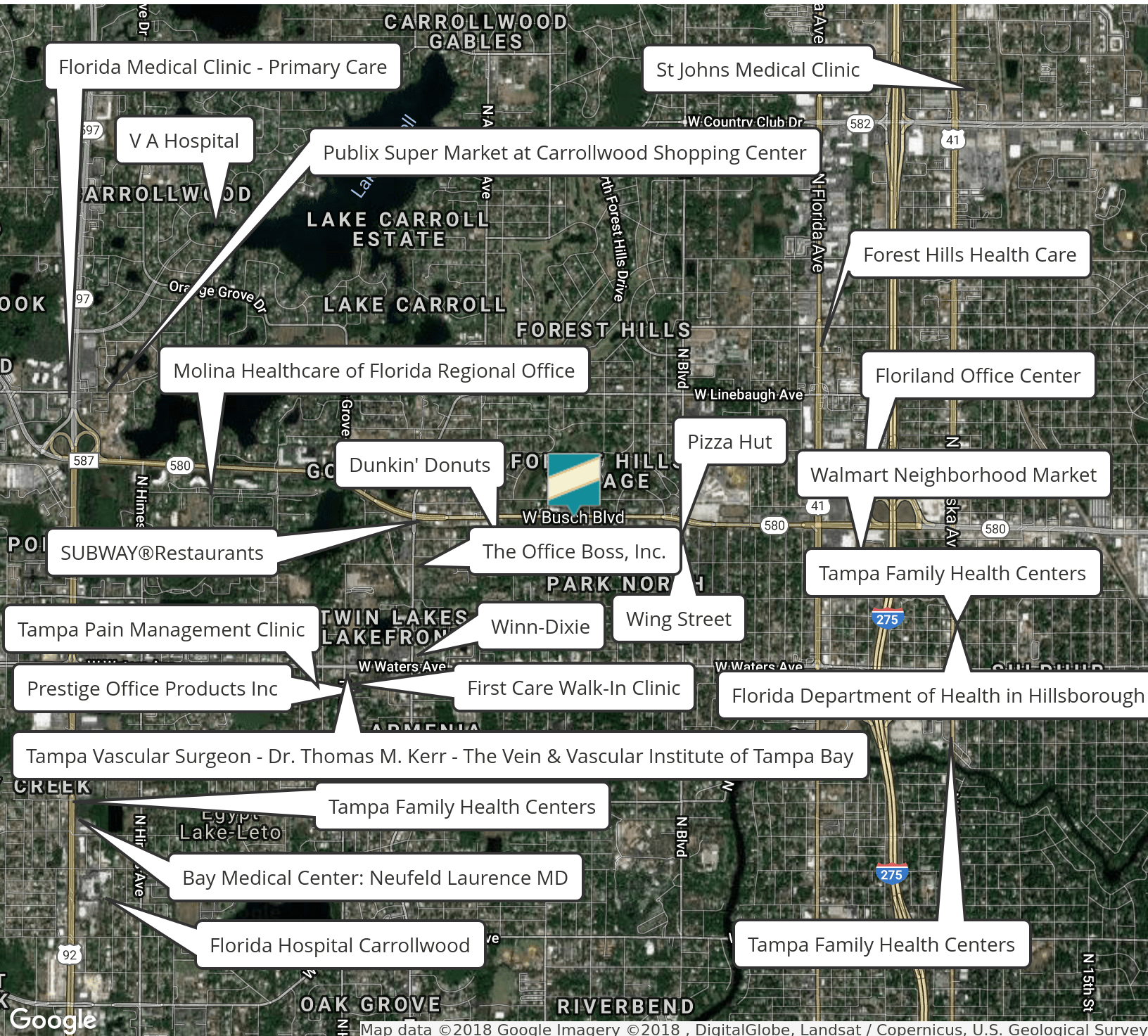
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RETAILER MAP



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GRIMALDI COMMERCIAL REALTY CORP.

Established 1975, Experience is the Difference

ADVISOR BIO AND CONTACT INFORMATION

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

George@GrimaldiCommercialRealty.com

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ADVISOR BIO & ADDITIONAL CONTACT

KARI L. GRIMALDI/ BROKER

President/ Broker



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.376.3386
kari@grimaldcommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is a Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari has quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning & joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Areas of Expertise:

Office and Build to Suit Sales & Leasing
Medical Office Sales & Leasing
Resale & Leasing of Office Parks
Retail Sales & Leasing
Industrial Sales & Leasing
Multi family Investments
Single NNN National Investments
Land & Commercial Development
Foreign Investors & Investment Specialist
Seller Finance and Creative Financing
1031 & Reverse Exchanges
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, she knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

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

Member of NAR, FAR, and FGCR- Association of Realtors
REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

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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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