



RETAIL PROPERTY FOR SALE

2,458 SF FREE STANDING OFFICE WITH HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

CONFIDENTIAL OFFERING MEMORANDUM • SEPTEMBER 20, 2022

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Grimaldi Commercial Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

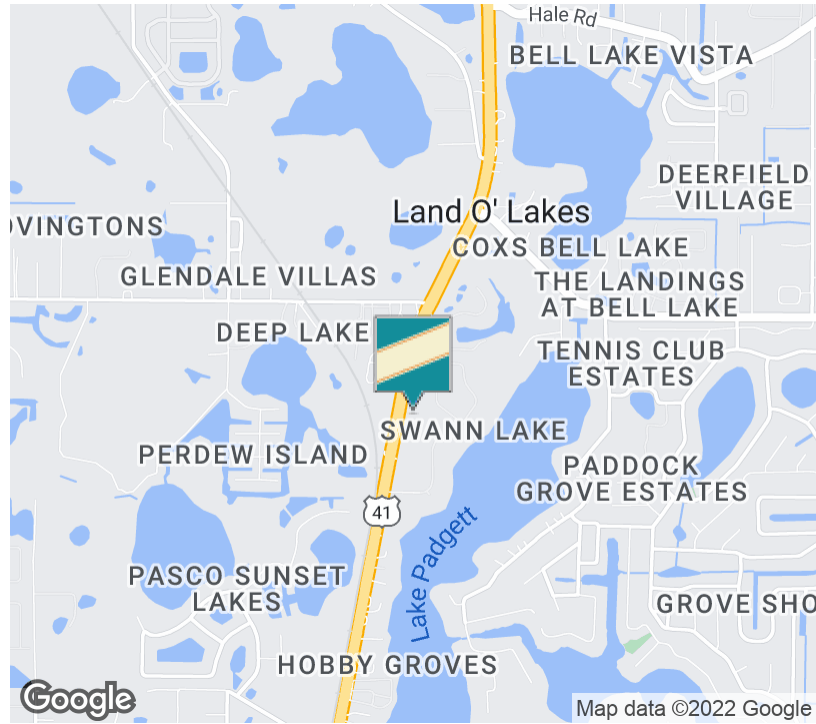
Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.88 Acres
Building Size:	2,458 SF
Renovated:	2014
Zoning:	C2
Market:	Commercial
Submarket:	Store Combination
Traffic Count:	46,000
Listing Agent:	Ami Maikoski (813) 454-4354

PROPERTY OVERVIEW

2,458 SF Free Standing Office with High Visibility and Accessibility to US41 in Tampa Metro. The property is on a fenced lot with an open parking area that leads to the free standing building with a side entrance. This building consists of a small lobby area at the entrance that leads directly to retail space. There is a hallway that connects the private office, one of three bathrooms and storage areas. Behind the reception area is a large shelved storage room that leads back to the residential area of the building with 2 Bedrooms, Full Kitchen, Full Bath and additional Kitchenette. There is a double door in the large shelved storage room that leads to the rear of the building and yard access. Primary HVAC unit new 2021 and the secondary unit is 7 years old. The roof is 1 year new. The buildings electric was upgraded in 2014 with energy efficiency lighting to include signage at entrance. The well pump was updated in the last 7 years as well. The building is sitting on .88 Acres and C2 zoning allows a wide array of usage (see attached zoning guide). The grounds offer additional parking and room for growth. The 0.88 acres allows land redevelopment opportunity up to approx 19,166/SF based on .50 FAR on a prime lot on US-41. This would make a great owner user building for professional office use, medical office or even repurposed for either retail or residential.

CONTACT LISTING AGENT AMI MAIKOSKI (813) 454-4354.

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2,458 SF FREE STANDING OFFICE WITH HIGH VISIBILITY ON US41 IN TAMPA METRO

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Free Standing Building - 2,458/ SF on 0.88 Fenced Acres
- Almost 173 FEET of FRONTAGE on PRIME HIGHWAY US-41 in Land O Lakes with Signage
- Traffic Count 46,000 - AADT
- C2 Retail/Service/Office/Residential Use with Expansion Possibility
- Multiple Detached Carports and Shed
- New 2021 HVAC unit on main building. Secondary unit replaced 2014.
- Roof 1 year new
- Well (Pump updated 2014) with Oversized septic field
- High and Dry - No Flood Insurance required
- Easily accessible to surrounding Quad-County areas of Hillsborough / Pasco / Pinellas / Hernando via US-41, SR 54, I-275, I-75, I-4



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3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

2,458 SF Free Standing Office with High Visibility and Accessibility to US41 (Land O'Lakes Blvd). The fenced property has an open parking area that leads to the free standing building with a side entrance. This building consists of a small lobby area at the entrance that leads directly to retail space. There is a hallway that connects the private office, one of three bathrooms and storage areas. Behind the reception area is a large shelved storage room that leads back to the residential area of the building with 2 Bedrooms, Full Kitchen, Full Bath and additional Kitchenette. There is a double door in the large shelved storage room that lead to the rear of the building and yard access. Primary HVAC unit new 2021 and the secondary unit is 7 years old. The roof is 1 year new. The buildings electric was upgraded in 2014 with energy efficiency lighting to include signage at entrance. The well pump was updated in the last 7 years as well. The building is sitting on .88 Acres and C2 zoning allows a wide array of usage (see attached zoning guide). The grounds offer additional parking and room for growth. The 0.88 acres allows Land redevelopment opportunity up to approx 19,166/SF based on .50 FAR on a prime lot on US-41. This would make a great owner user building for professional office use, medical office or even repurposed for either retail or residential.

LOCATION DESCRIPTION

North of SR-54 on (US-41) Land O Lakes Blvd on the East side of the highway. Easily accessible to surrounding Quad-County areas of Hillsborough / Pasco / Pinellas / Hernando via Hwy 41, SR 54, I-275, I-75, I-4.

SITE DESCRIPTION

BEG AT NE COR OF SE1/4 OF NW1/4 OF SEC TH S00DG 05'E 141.57 FT FOR POB TH CONT S00DG 05'E 99.40 FT TH N88DG 32' 28"W 250.60 FT TH N10DG 58'E 100.13 FT TH S89DG 02' 15"E 231.10 FT TO POB AKA LOT B & BE[...]

EXTERIOR DESCRIPTION

2,458 SF Concrete one-story building with gabled shingle roof accompanied by two detached carport work areas and shed on 0.88 fenced high and dry acres with LED Signage on 172.81' of frontage on US-41. No flood insurance required.

INTERIOR DESCRIPTION

Original 1973 updated residence with reception, retail, office, shelved storage, 3 Bathrooms, fireplace and 1BR living area/kitchen/laundry on well water with central air-conditioning. Rear double-door access to yard.





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ADDITIONAL PHOTOS



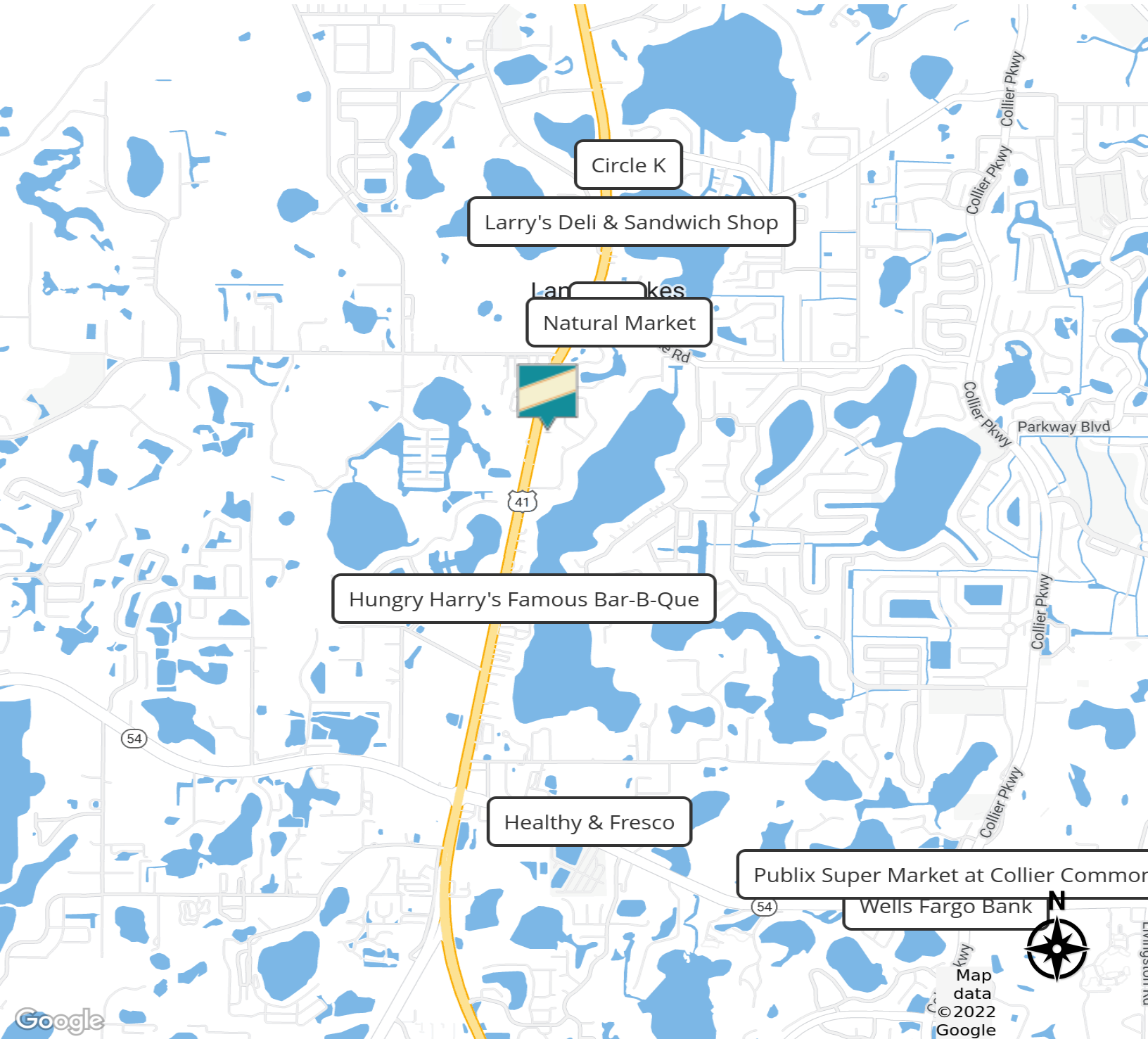
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LOCATION MAP



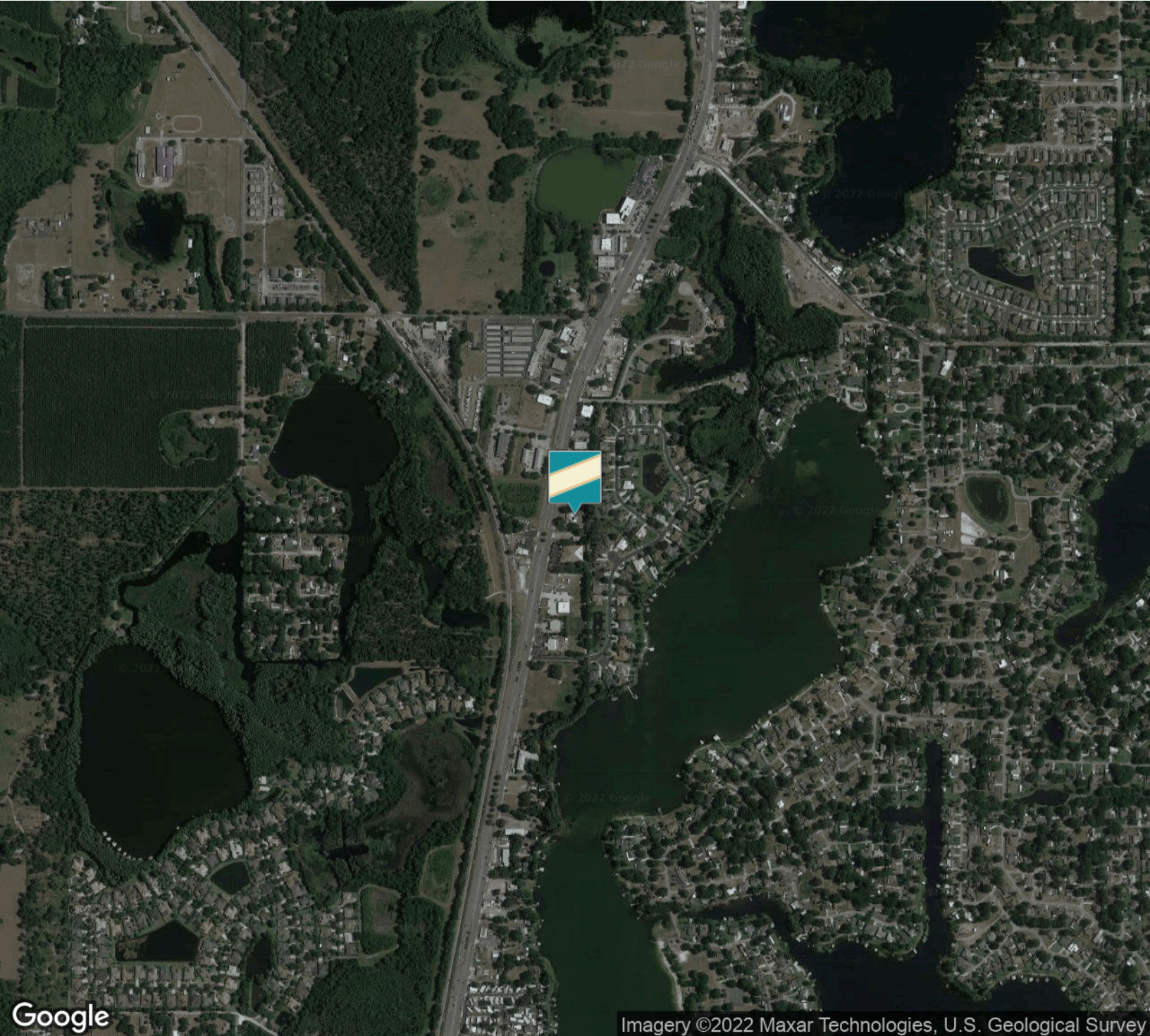
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AERIAL MAP

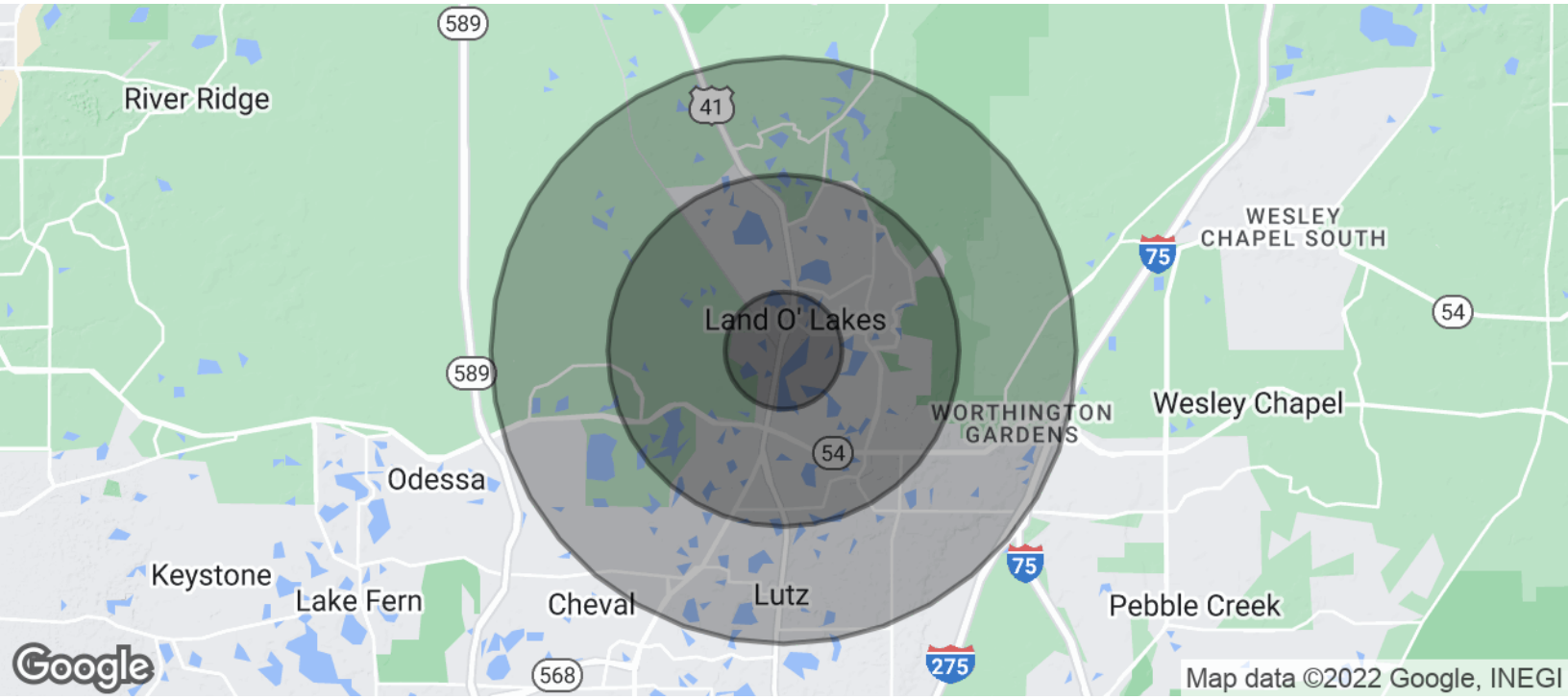


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,493	29,438	69,864
Average Age	42.5	40.1	38.5
Average Age (Male)	42.5	39.5	38.2
Average Age (Female)	41.9	40.2	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,355	10,752	24,801
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$77,334	\$78,826	\$84,257
Average House Value	\$298,877	\$307,591	\$295,010

* Demographic data derived from 2020 ACS - US Census



GRIMALDI COMMERCIAL REALTY CORP.

ADVISOR BIO

AMI MAIKOSKI

Associate



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FL #SL 3509890

PROFESSIONAL BACKGROUND

Ami L Maikoski was brought to Tampa, FL in 1994 by the USAF to MacDill AFB and has submerged herself in the Tampa Bay area ever since. After her service, Ami ran a company for several years that worked directly with small businesses through licensing, development, operations and finance. She transitioned into the banking industry for 6 years working with premier and business banking clients of many levels passionately assuring clients financial confidence in their banking, lending and investment portfolios. She then moved on as the Operations Director for a custom luxury home developer in the South Tampa area continuing her attention to detail and execution on its finest level for clients, vendors and city/county officials for 3 years.

Her love for the thriving success of Tampa businesses and residents heavily persuaded her to move her career to commercial real estate and to work with the finest firm in Tampa – Grimaldi Commercial Realty Corp. She is driven and motivated to assure her personal values: Leadership, Trust, Integrity, Ethics, Passion, Persistence and Tenacity. When she is not working, Ami enjoys family, sports, outdoors and people. Life is all about the adventure!

Areas of Expertise:

Sales and Leasing
Leasing Buyer/Tenant Rep Retail Sales
Leasing Office Sales
Leasing Medical Office

813-882-0884



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ADVISOR BIO

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FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and 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:

- 2022 Crexi Platinum Broker Award Winner
- Office and Build-to-Suit Sales & Leasing
- Medical Office Sales
- Retail Sales
- Industrial Sales
- Multifamily 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, Kari 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 FGCAR- Association of Realtors
- REIC Member- Real Estate Investment Council
- CCIM Candidate- Certified Commercial Investment Member
- ICSC Member- International Council of Shopping Centers