



CG ZONED PROPERTY ON US 41 HWY FOR SALE

100 FT FRONTAGE ZONE CG ON US 41 HWY IN SOUTH LUTZ FOR SALE

17432 N US 41 HWY, LUTZ, FL 33549

SALE BROCHURE • SEPTEMBER 20, 2022

Kari L. Grimaldi/ Broker

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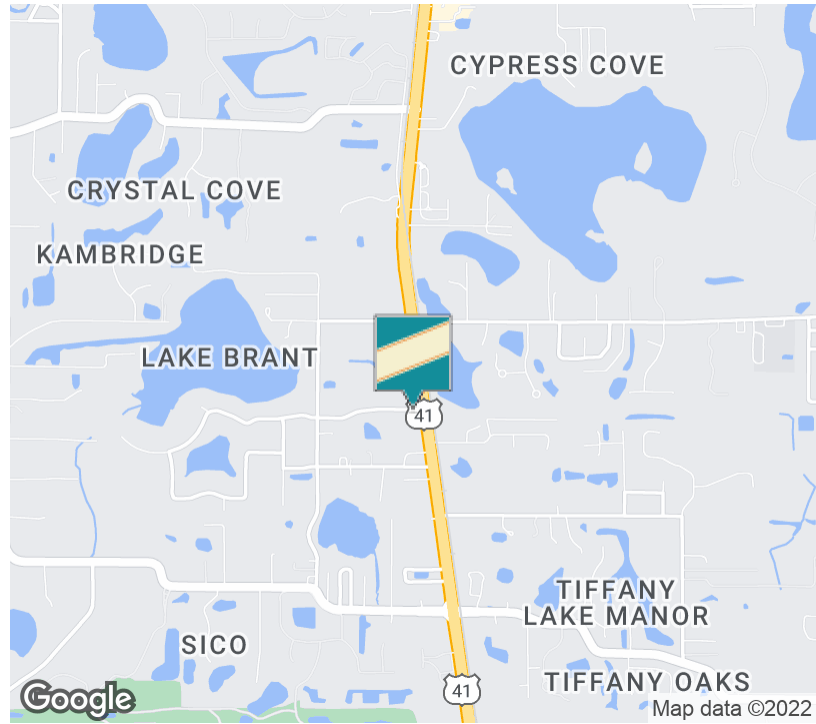
Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
grimaldicommercialrealty.com



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	0.58 Acres
Year Built:	1910
Building Size:	1,650 SF
Renovated:	2007
Zoning:	MIXED USE MH PARK & Commercial General
Market:	Tampa Bay Area
Traffic Count:	43,000
Price / SF:	\$545.45

PROPERTY OVERVIEW

This is an older single family home that has been turned into a Office for a roofing company. It has a large fenced in yard and a newer roof. The property also consists of 4 mobile home off of the back of the property and already has the hook ups for a 5th trailer. All rents are below current market value giving you the ability to raise rents and increase returns. The current owner had plans to potentially turn it into a strip mall at one point. This property has multiple options when it comes to what you can do with it.

This property is on a corner lot with 100 foot frontage on Hwy. 41 in South Lutz zoned CG ready for most commercial uses. Current Daily traffic count is 43,000. There are turn lanes at this corner lot in both directions. Don't miss out on your chance to purchase this property.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 5 mobile home hook ups.
- Large fenced in yard for office and storage
- Office or Single family home
- 100 feet of road frontage on Hwy 41
- Potential to turn property into Strip center.
- Corner lot
- High Traffic count
- Turning Lanes in Both directions
- Many potential commercial uses
- Area of great growth



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ADDITIONAL PHOTOS



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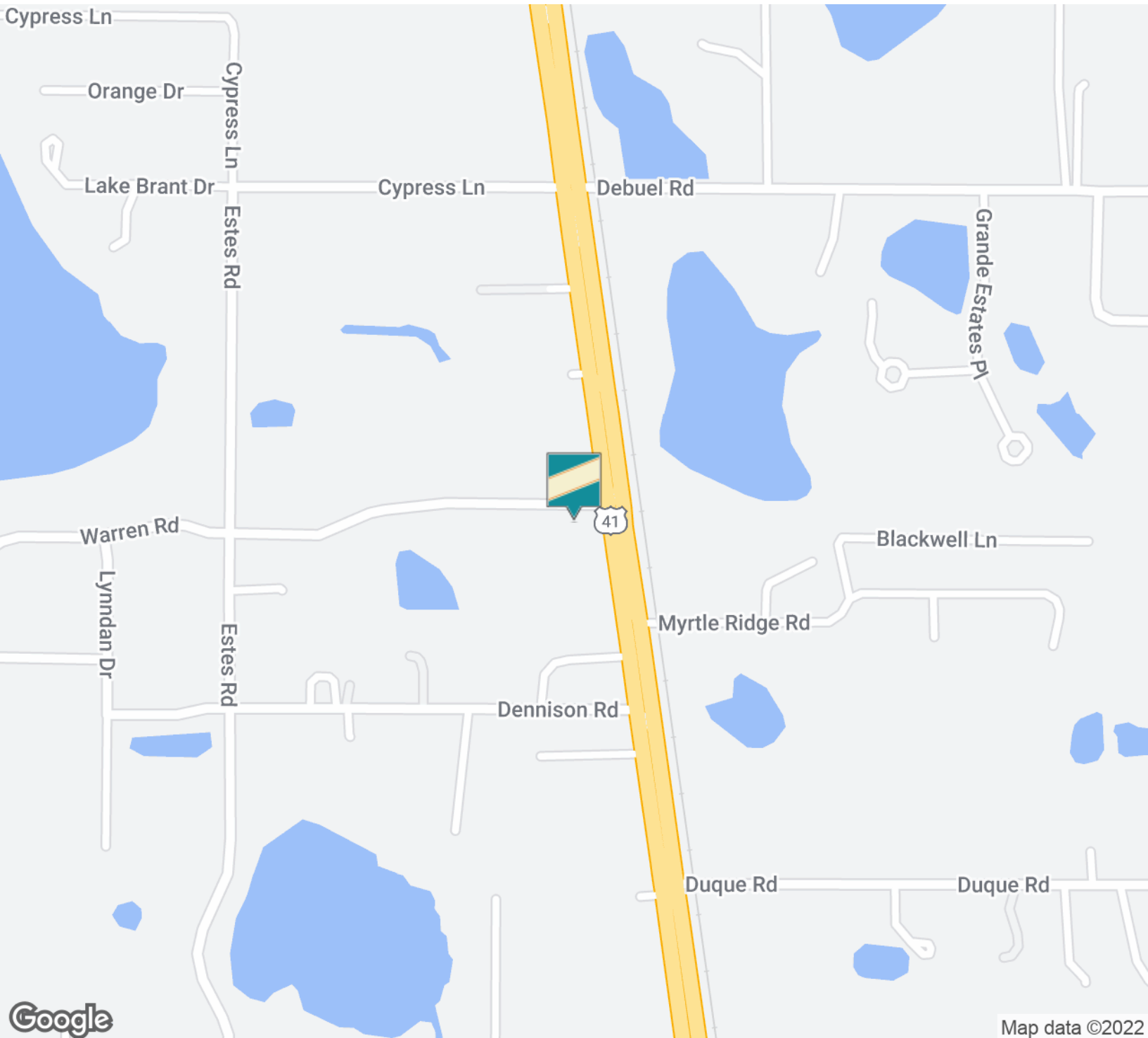
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LOCATION MAPS



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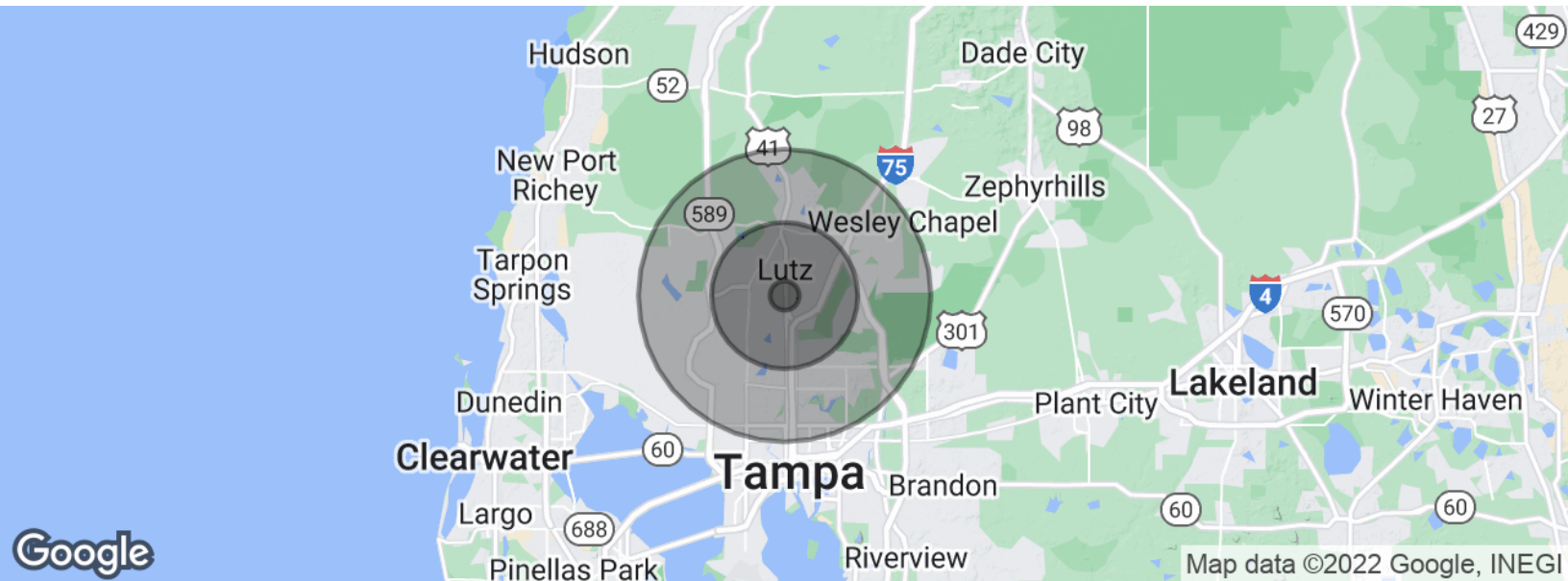
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,203	144,144	605,831
Median age	42.5	37.0	35.4
Median age (Male)	41.7	36.1	34.3
Median age (Female)	42.9	38.0	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,130	58,546	232,132
# of persons per HH	2.8	2.5	2.6
Average HH income	\$99,906	\$69,397	\$64,487
Average house value	\$302,398	\$283,076	\$245,945

* Demographic data derived from 2020 ACS - US Census

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AERIAL MAPS



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ADVISOR BIO

KARI L. GRIMALDI/ BROKER

President/Managing Broker



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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

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