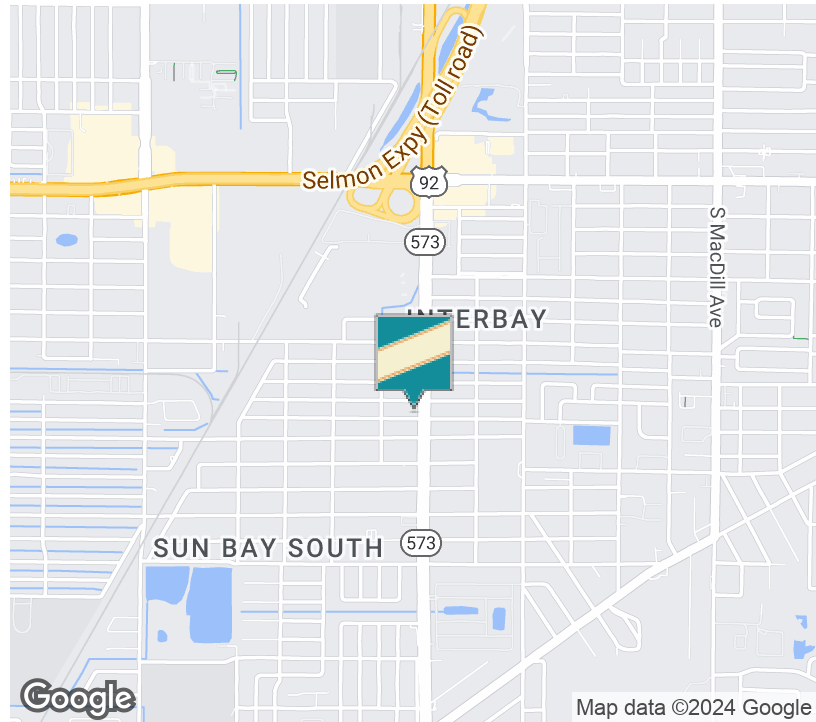




SOUTH TAMPA AUTOMOTIVE REPAIR

5515 S Dale Mabry Hwy, Tampa, FL 33611

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$625,000

Lot Size: 0.32 Acres

Building Size: 4,309 SF

Zoning: CG

Submarket: South Tampa

Price / SF: \$145.05

PROPERTY OVERVIEW

5515 S Dale Mabry Hwy, Tampa FL 33611 CG ZONING

Corner lot in South Tampa. Currently being used as automotive repair and service. Would be great for retail redevelopment or to continue operating as a mechanic / automotive repair facility. Property has signage, excellent egress and ingress, 6 - 10 ft overhead doors, and all equipment included in the sale.

The primary road this lot sits on is S DALE MABRY HWY. The property has a cut on S Dale mabry which is accessible both by south bound traffic and by north bound traffic by using the dedicated turning lane. Property has a 2nd cut on W Leila St.

Call George William for a showing.

George William

813.882.0884

george@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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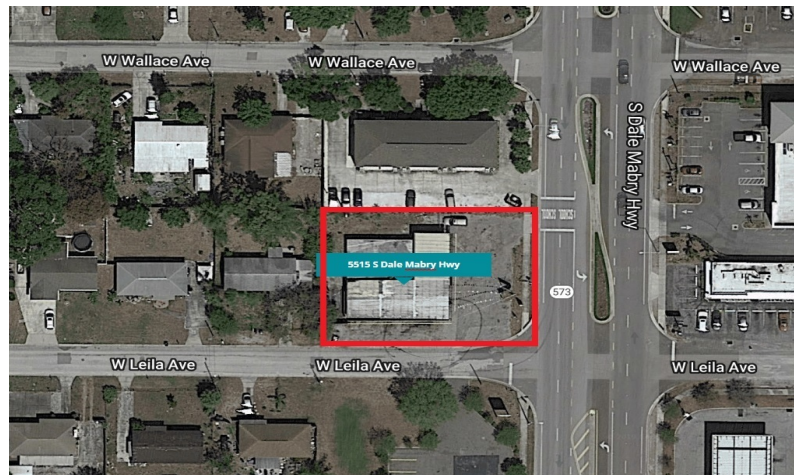
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Excellent Frontage on two roads

S DALE MABRY AND W LEILA
- Rare corner lot for sale in SOUTH TAMPA
- 6- TEN FOOT OVERHEAD DOORS
- PRICE INCLUDES ALL EQUIPMENT
- SIGNAGE
- EXCELLENT INGRESS AND EGRESS
- REDEVELOPMENT OPPORTUNITY



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ADDITIONAL PHOTOS



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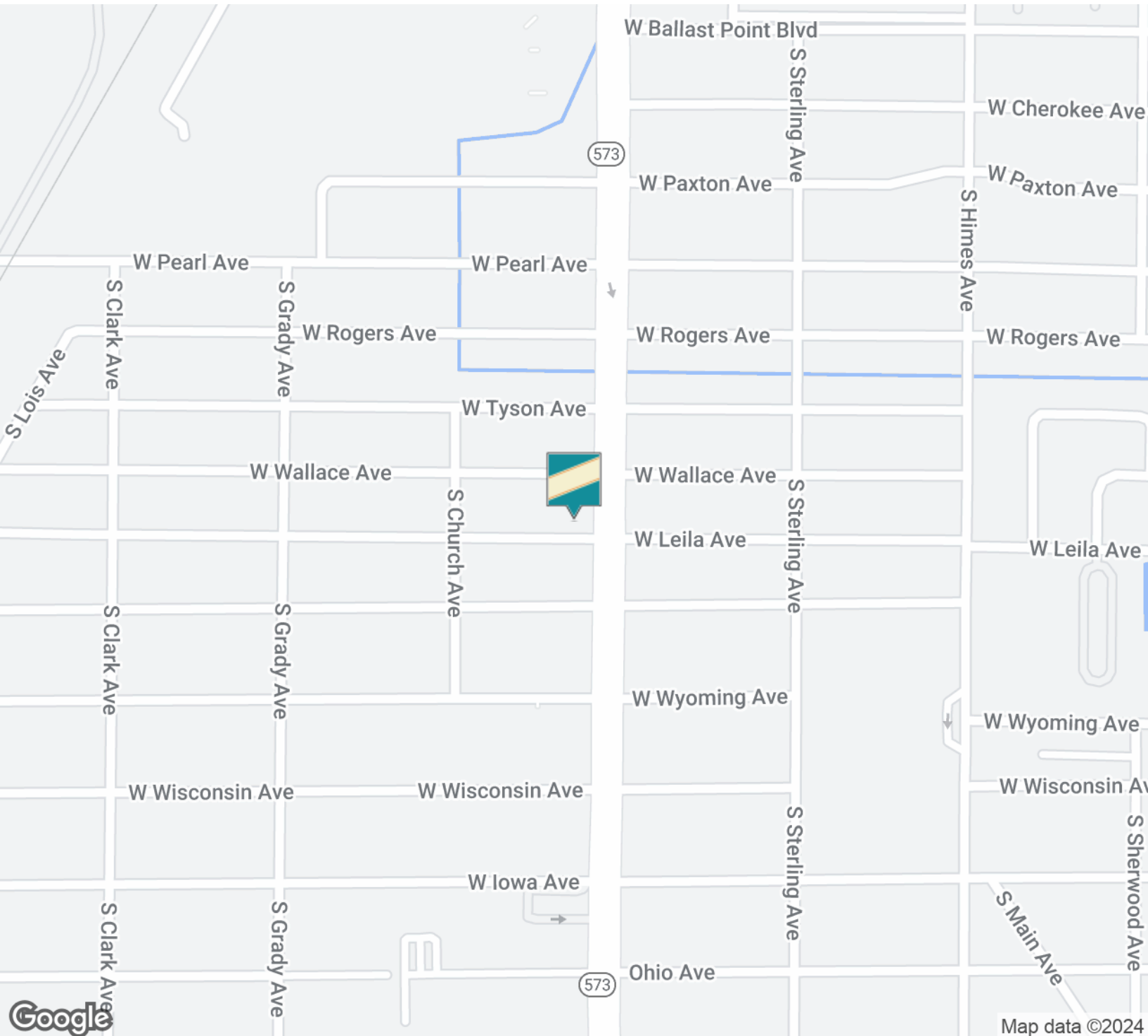
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LOCATION MAPS



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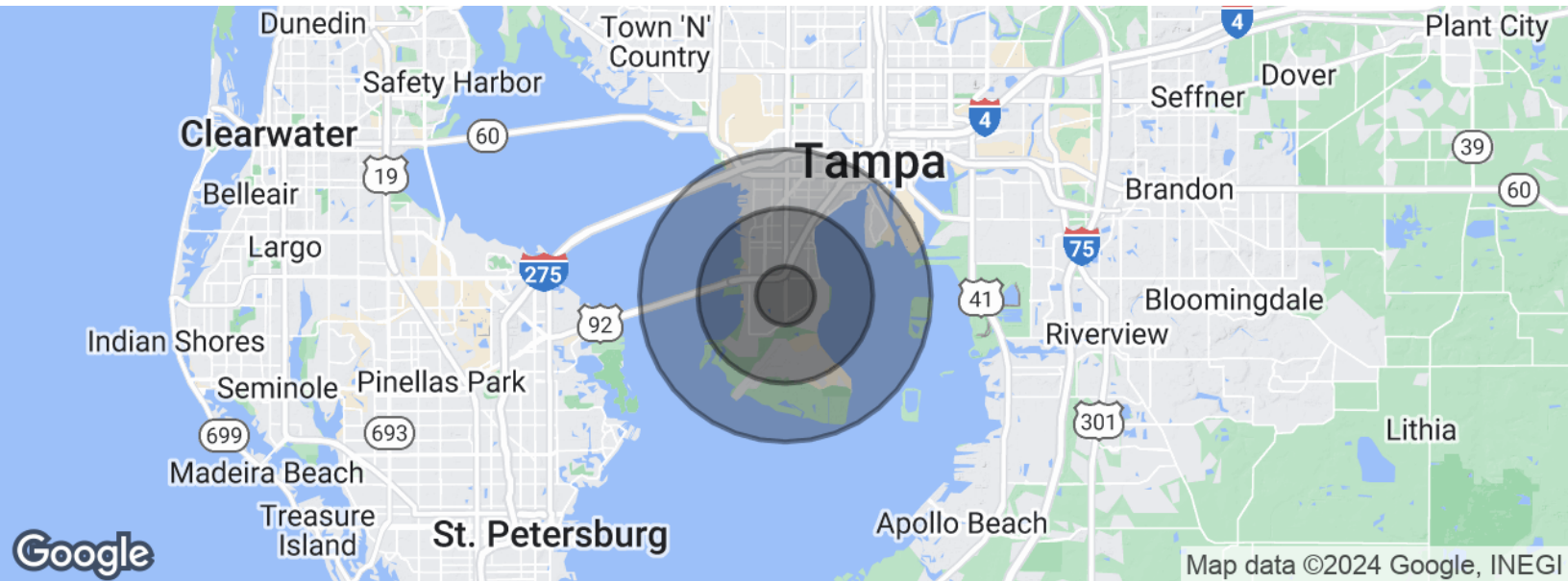
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,433	61,773	105,320
Median age	39.9	39.3	39.4
Median age (Male)	38.3	38.3	38.2
Median age (Female)	42.5	40.5	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,462	28,052	48,048
# of persons per HH	2.2	2.2	2.2
Average HH income	\$63,987	\$84,646	\$94,159
Average house value	\$249,260	\$350,440	\$416,512

* Demographic data derived from 2020 ACS - US Census

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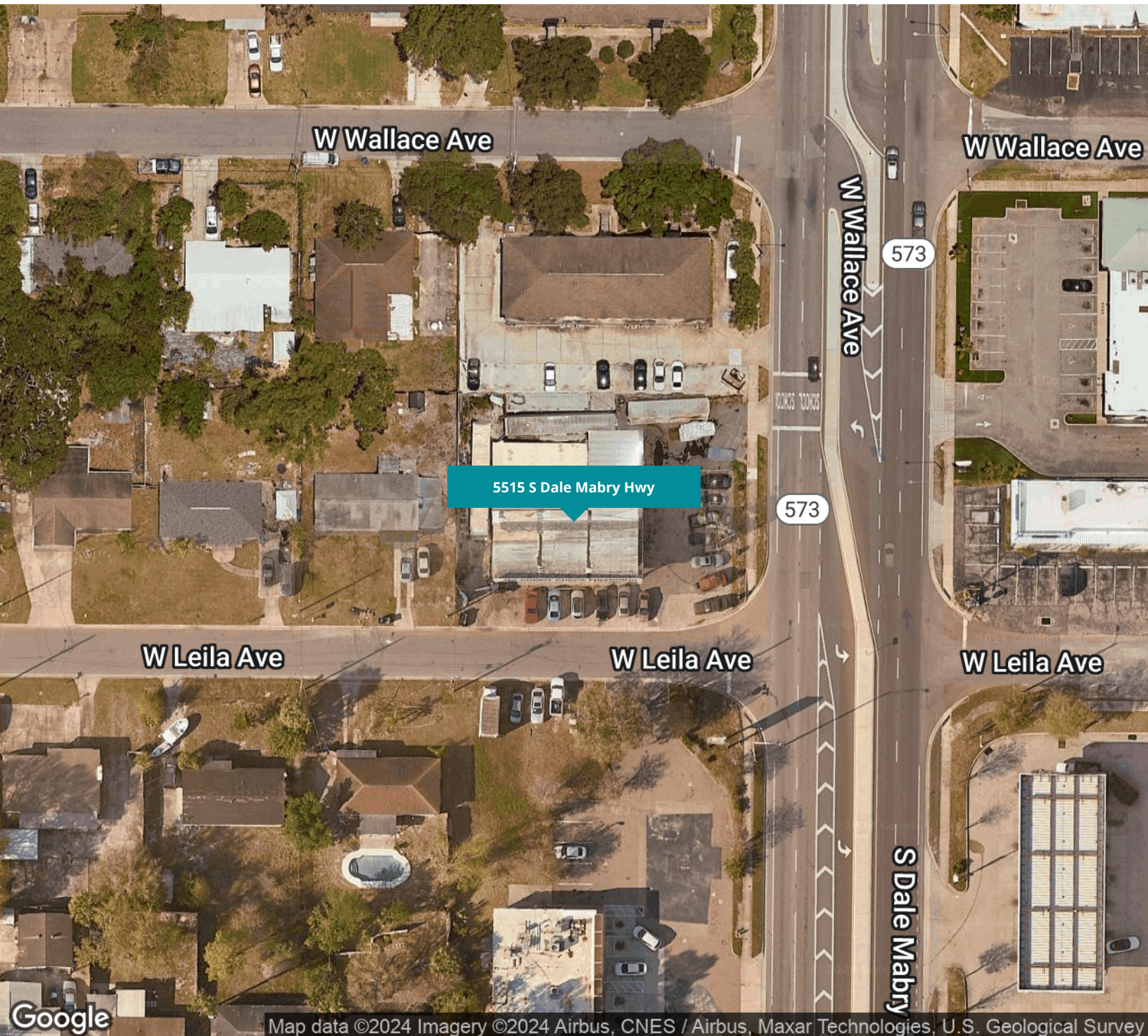
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AERIAL MAPS



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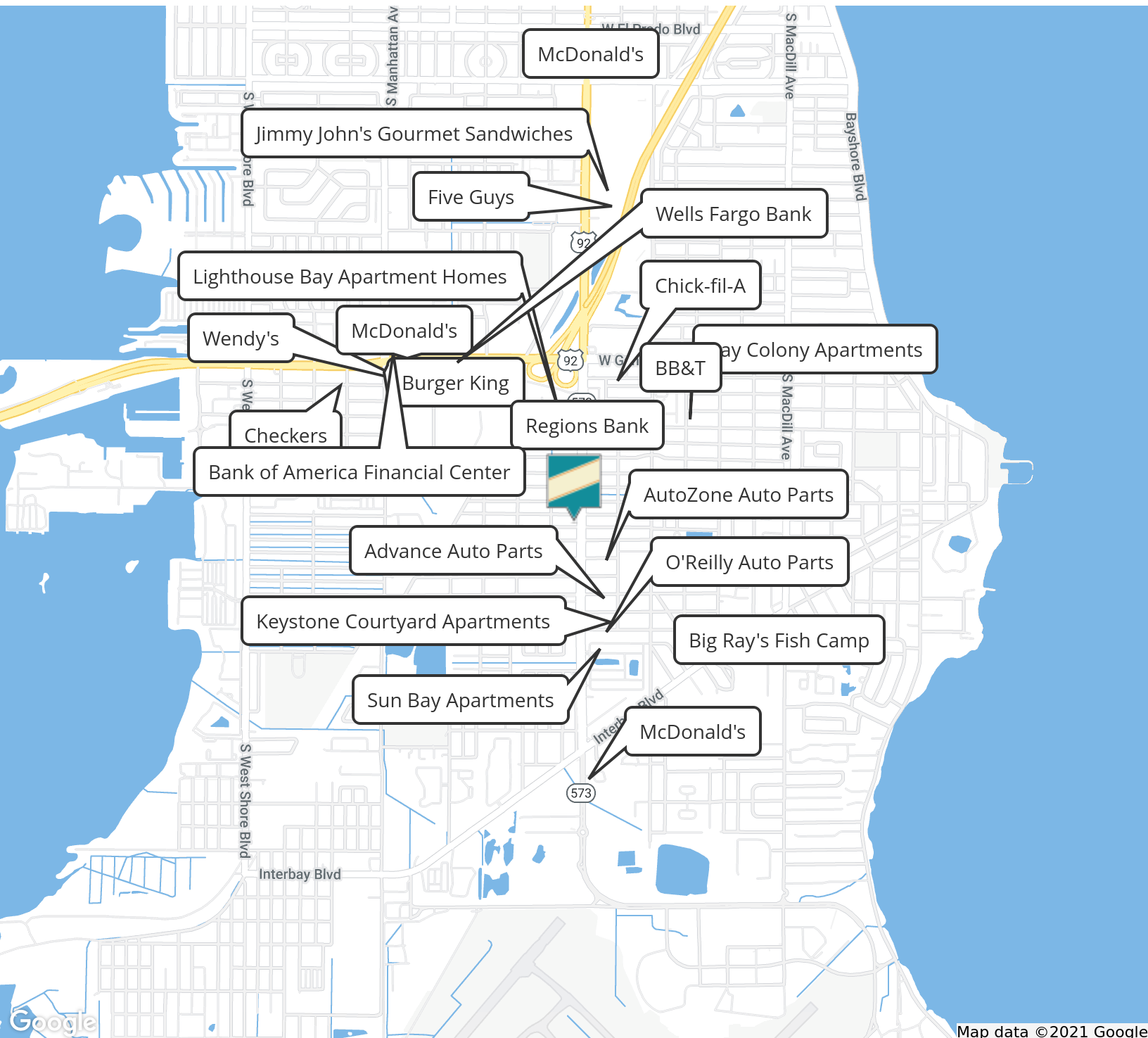
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RETAILER MAP



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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Broker Associate



115 W Bearss Ave

T 813.882.0884

C 727.482.2818

george@grimaldicommercialrealty.com

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

EDUCATION

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 daughters.

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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave

T 813.882.0884

C 813.376.3386

kari@grimaldicommercialrealty.com

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:

Crexo Platinum Broker Award Winner

Areas of Expertise:

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

REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

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