



DREW PARK OPPORTUNITY ZONE BUILDING FOR SALE

4422 Lauber Way, Tampa, FL 33614

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	0.15 Acres
Year Built:	1964
Building Size:	1,500 SF
Zoning:	IG
Price / SF:	\$216.67

PROPERTY OVERVIEW

Free Standing Building For Sale Located in Drew Park Opportunity Zone! Mostly offices with a small portion warehouse and storage.

Located directly off of Lauber Way, between W. Alva Street and W. MLK Jr. Blvd. This 6720SF lot is zoned IG (Industrial General).

Near Tampa Int'l Airport, professional sports/entertainment events stadiums, Veterans Expwy, and HCC.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. 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 and tenants must take appropriate measures to verify all of the information set forth herein.



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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

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- Zoned IG (Industrial General)
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ADDITIONAL PHOTOS



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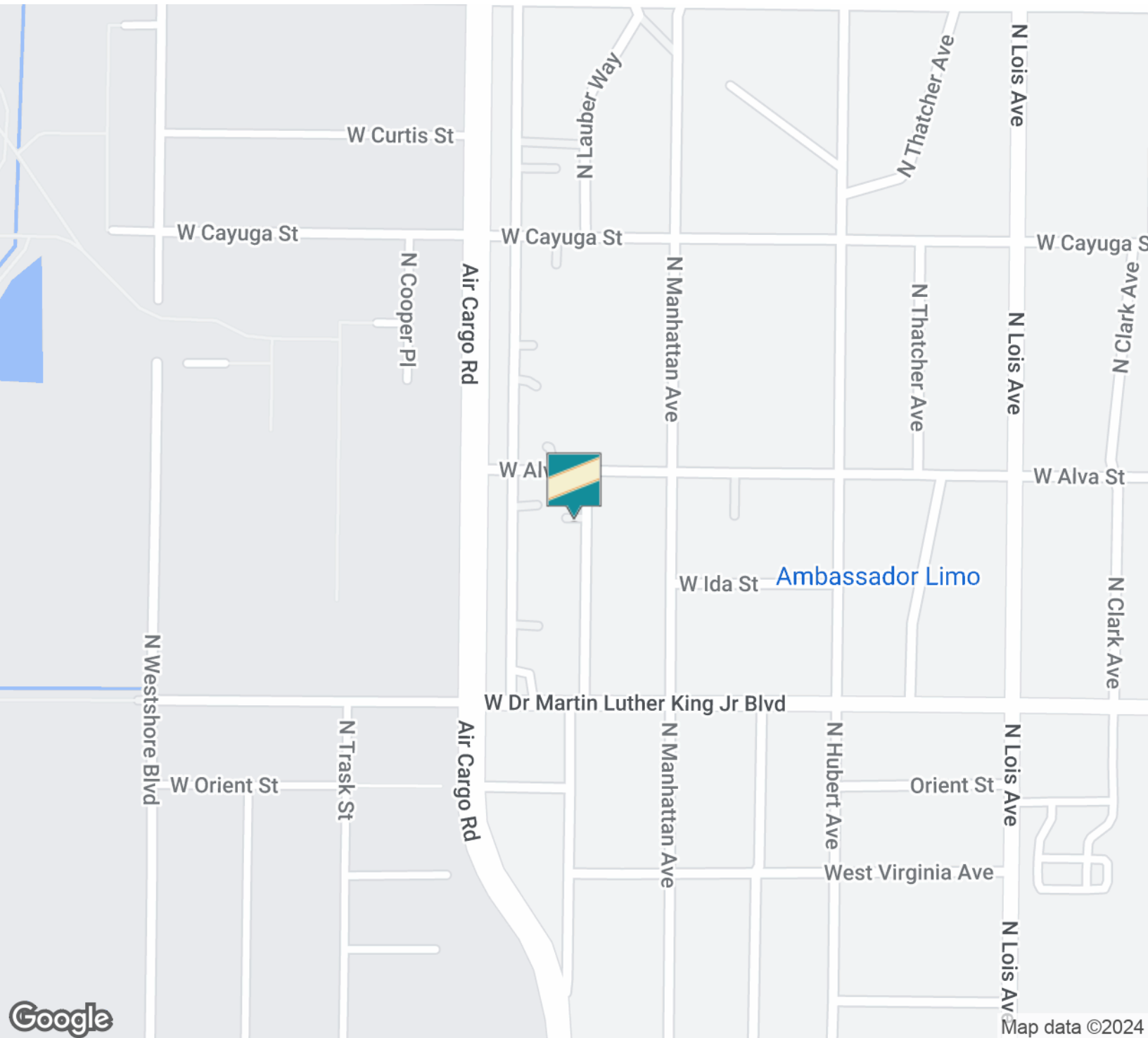
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LOCATION MAP



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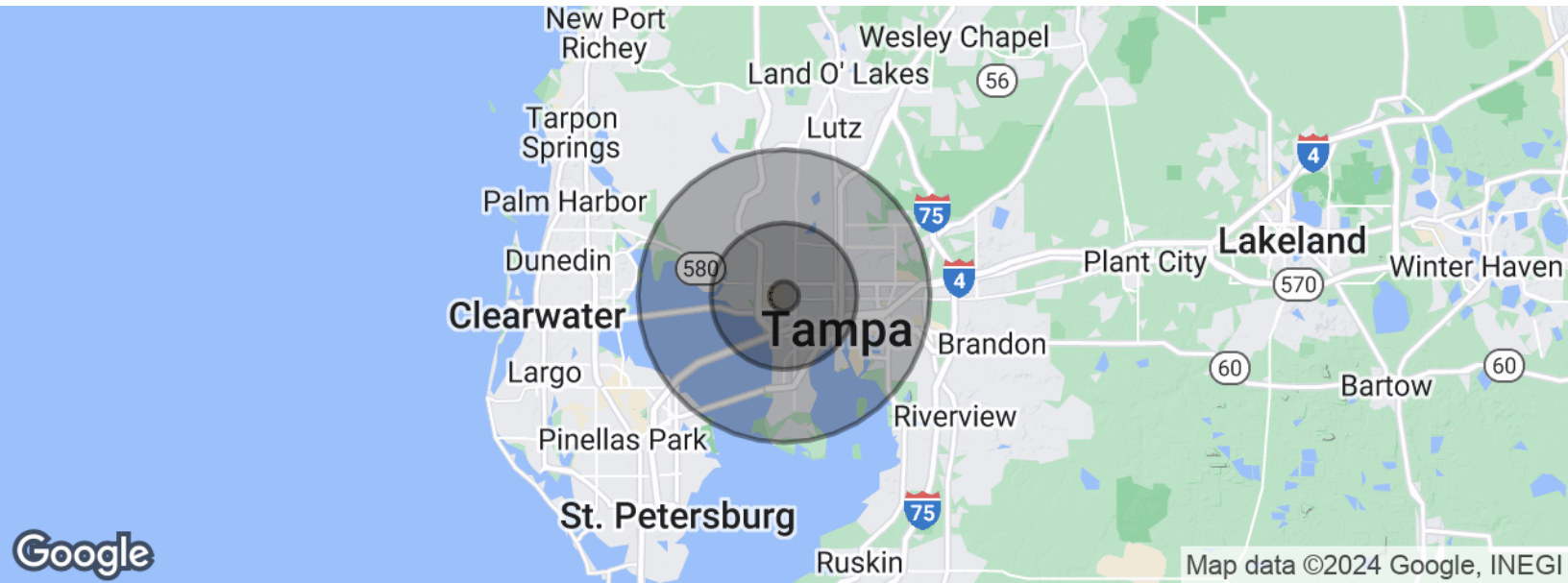
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,577	251,179	681,668
Median age	35.2	36.1	35.7
Median age (Male)	34.9	34.7	34.4
Median age (Female)	33.5	37.5	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	530	102,806	273,137
# of persons per HH	3.0	2.4	2.5
Average HH income	\$37,272	\$63,436	\$63,341
Average house value	\$154,525	\$274,701	\$274,891

* Demographic data derived from 2020 ACS - US Census

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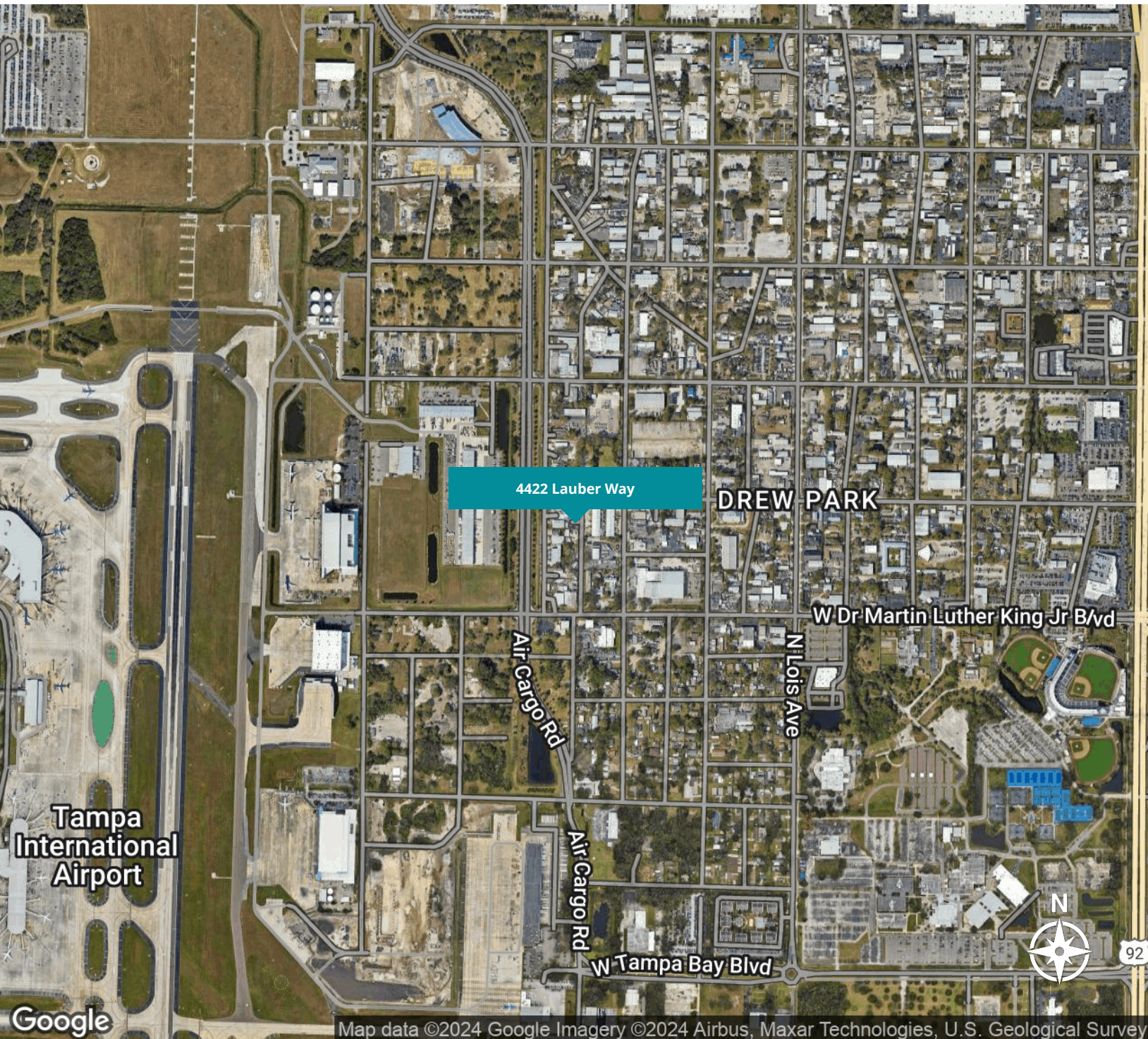
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AERIAL MAPS



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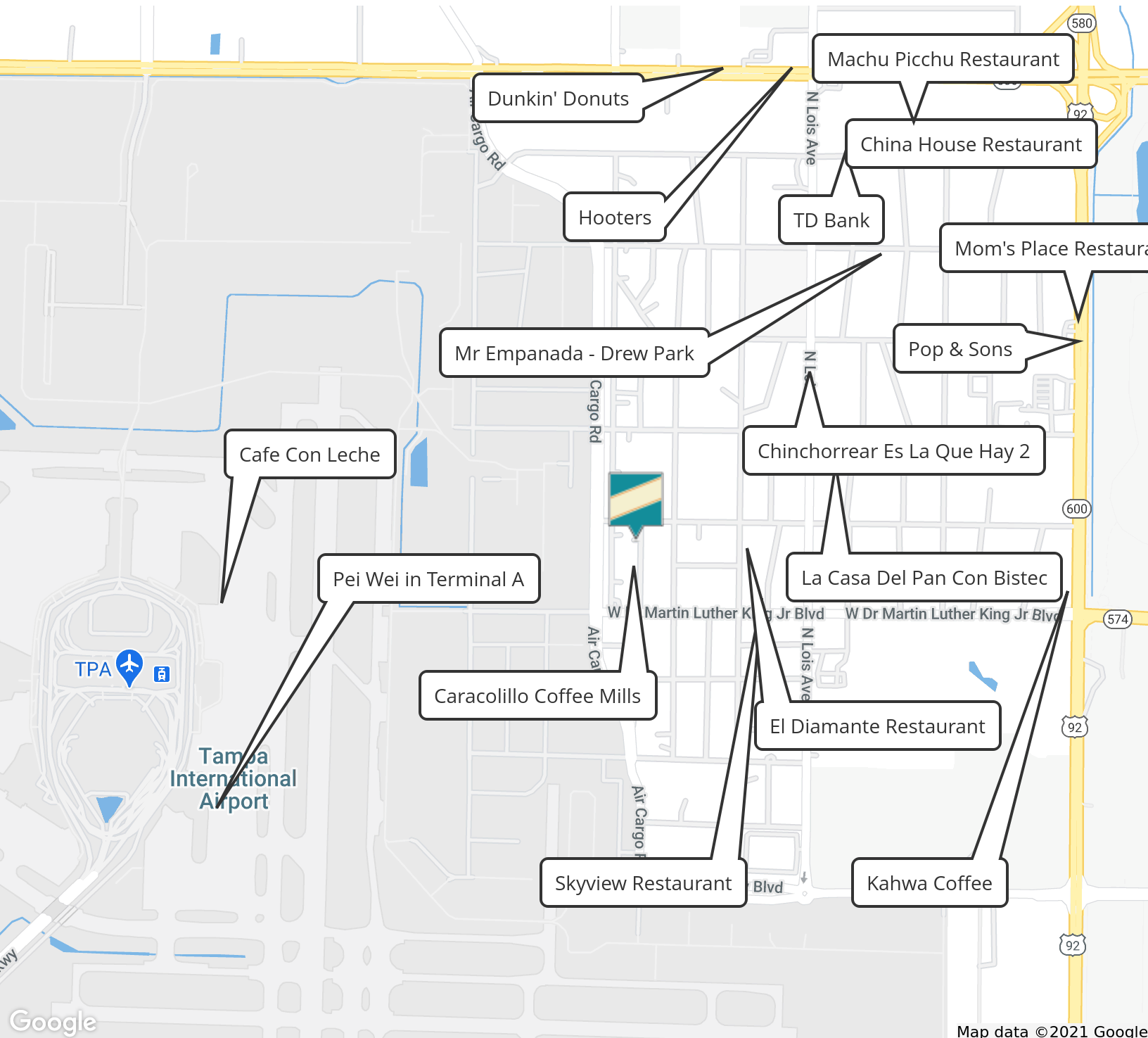
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RETAILER MAP



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FOUNDER/CEO BIO

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 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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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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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:

Crexi 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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