

MEDICAL OFFICE CONDOS FOR SALE

OWNER MOTIVATED - MEDICAL OFFICE CONDOS FOR SALE, UNIT C & UNIT D. SOLD SEPARATELY.

Tarpon Professional Center , 1501 S Pinellas Ave, Tarpon Springs, FL 34689

LISTING AGENT SWAPNA SHAH .REALTOR.SWAPNA@GRIMALDICOMMERCIALREALTY.COM

Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

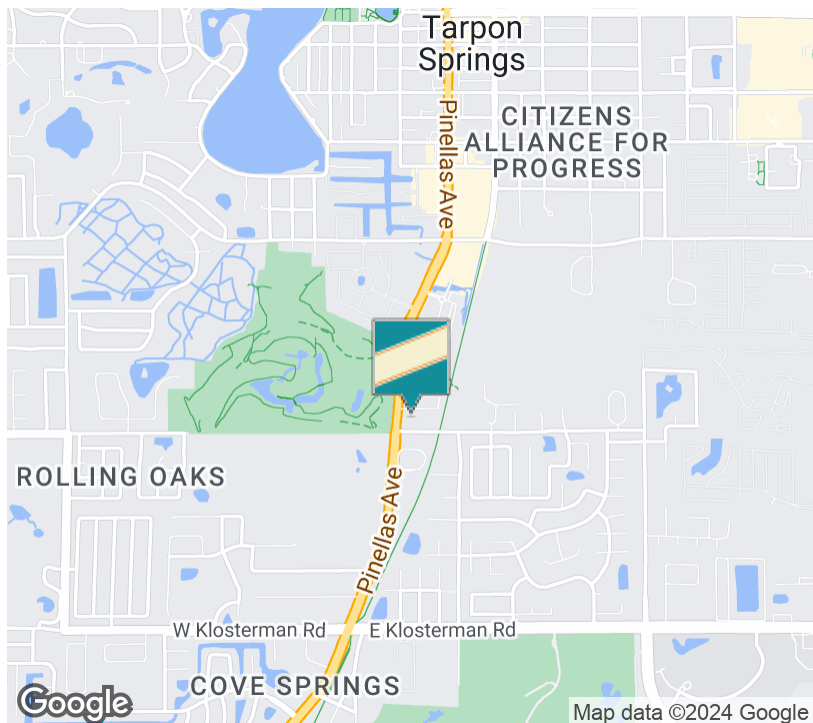
kari@grimaldicommercialrealty.com

Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • • 813.882.0884
grimaldicommercialrealty.com



1501 S Pinellas Ave, , Tarpon Springs, FL 34689

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$95,000 each unit

Available SF: 1,164 SF each unit

Year Built: 1983

Building Size: 1,164 SF each unit

Zoning: office

Price / SF: \$81.62

PROPERTY OVERVIEW

Unit D consists of 1164 SF ,Unit C consist of 1164 SF. Each Unit sold separately. For \$95,000 each. Professional office space, ideal for medical professional or Insurance Agent or CPA office or general office use. Tarpon Professional Center is located immediately south of Florida Hospital North Pinellas, with easy access to US Highway 19 via Klosterman Rd or Tarpon Ave.

Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

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.



OWNER MOTIVATED - MEDICAL OFFICE CONDOS FOR SALE, UNIT C & UNIT D. SOLD SEPARATELY.

Tarpon Professional Center , 1501 S Pinellas Ave, , Tarpon Springs, FL 34689

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Great location - Tarpon Professional Center
this office condo located next to Advent
Hospital.
- Easy access to US Highway 19 via Klosterman
Rd or Tarpon Ave.
- 24 Hour Access



Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

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.



OWNER MOTIVATED - MEDICAL OFFICE CONDOS FOR SALE, UNIT C & UNIT D. SOLD SEPARATELY.

Tarpon Professional Center , 1501 S Pinellas Ave, Tarpon Springs, FL 34689

ADDITIONAL PHOTOS



Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

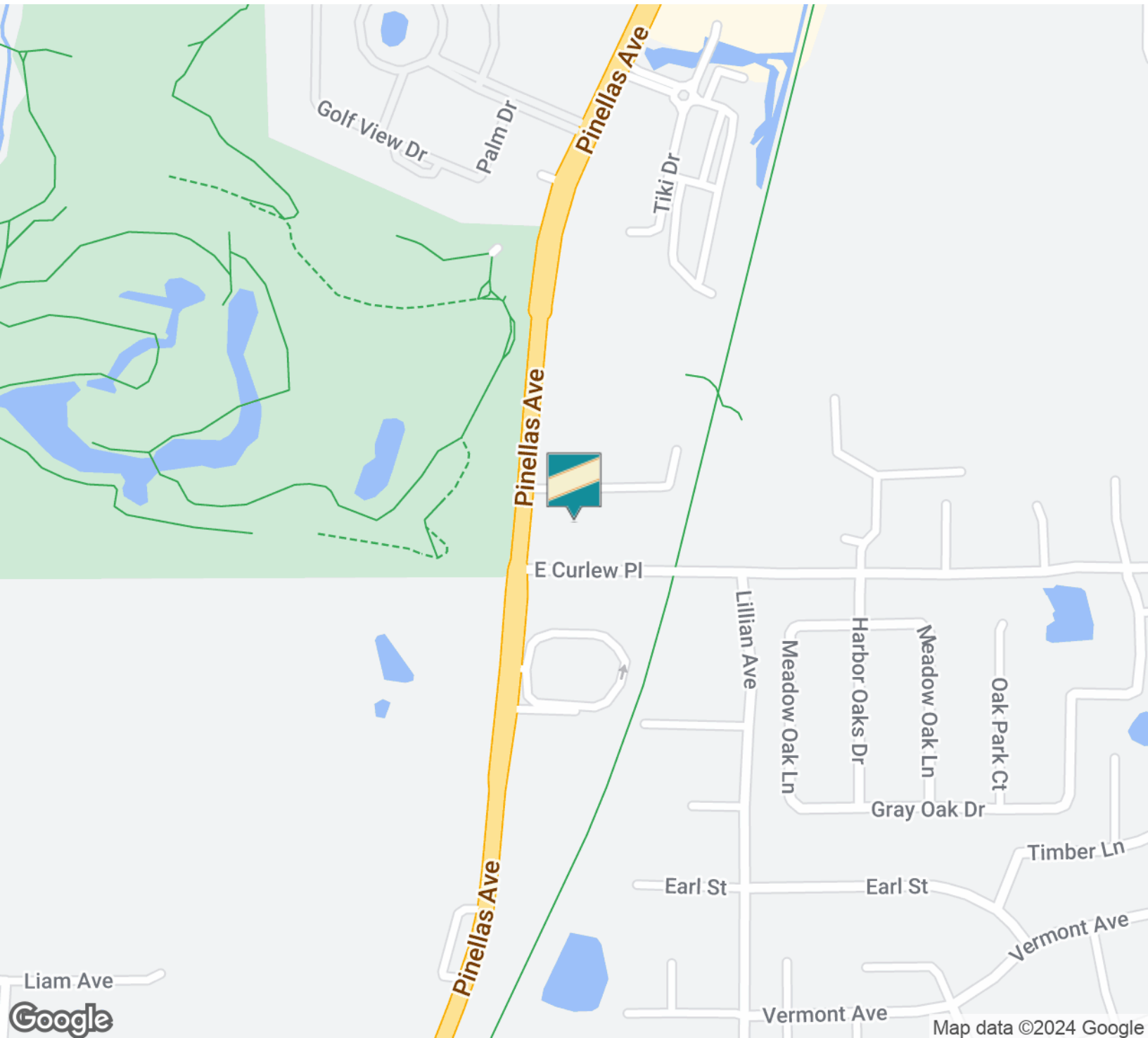
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding 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.



OWNER MOTIVATED - MEDICAL OFFICE CONDOS FOR SALE, UNIT C & UNIT D. SOLD SEPARATELY.

Tarpon Professional Center , 1501 S Pinellas Ave, Unit D, Tarpon Springs, FL 34689

LOCATION MAPS



Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

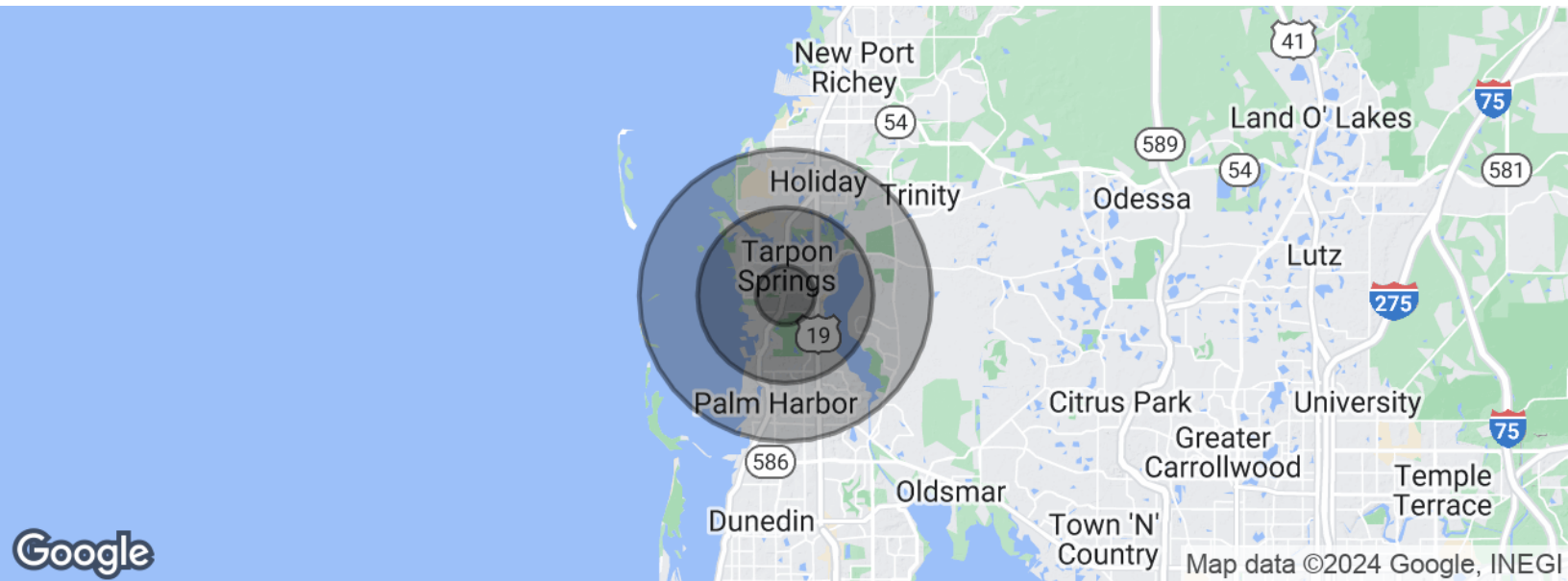
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding 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.



OWNER MOTIVATED - MEDICAL OFFICE CONDOS FOR SALE, UNIT C & UNIT D. SOLD SEPARATELY.

Tarpon Professional Center , 1501 S Pinellas Ave, Unit D, Tarpon Springs, FL 34689

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,331	33,672	101,314
Median age	51.4	47.2	47.7
Median age (Male)	50.6	46.2	46.6
Median age (Female)	53.2	48.1	48.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,915	14,926	43,889
# of persons per HH	2.2	2.3	2.3
Average HH income	\$51,126	\$66,634	\$67,618
Average house value	\$268,713	\$261,318	\$220,415

** Demographic data derived from 2020 ACS - US Census*

Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

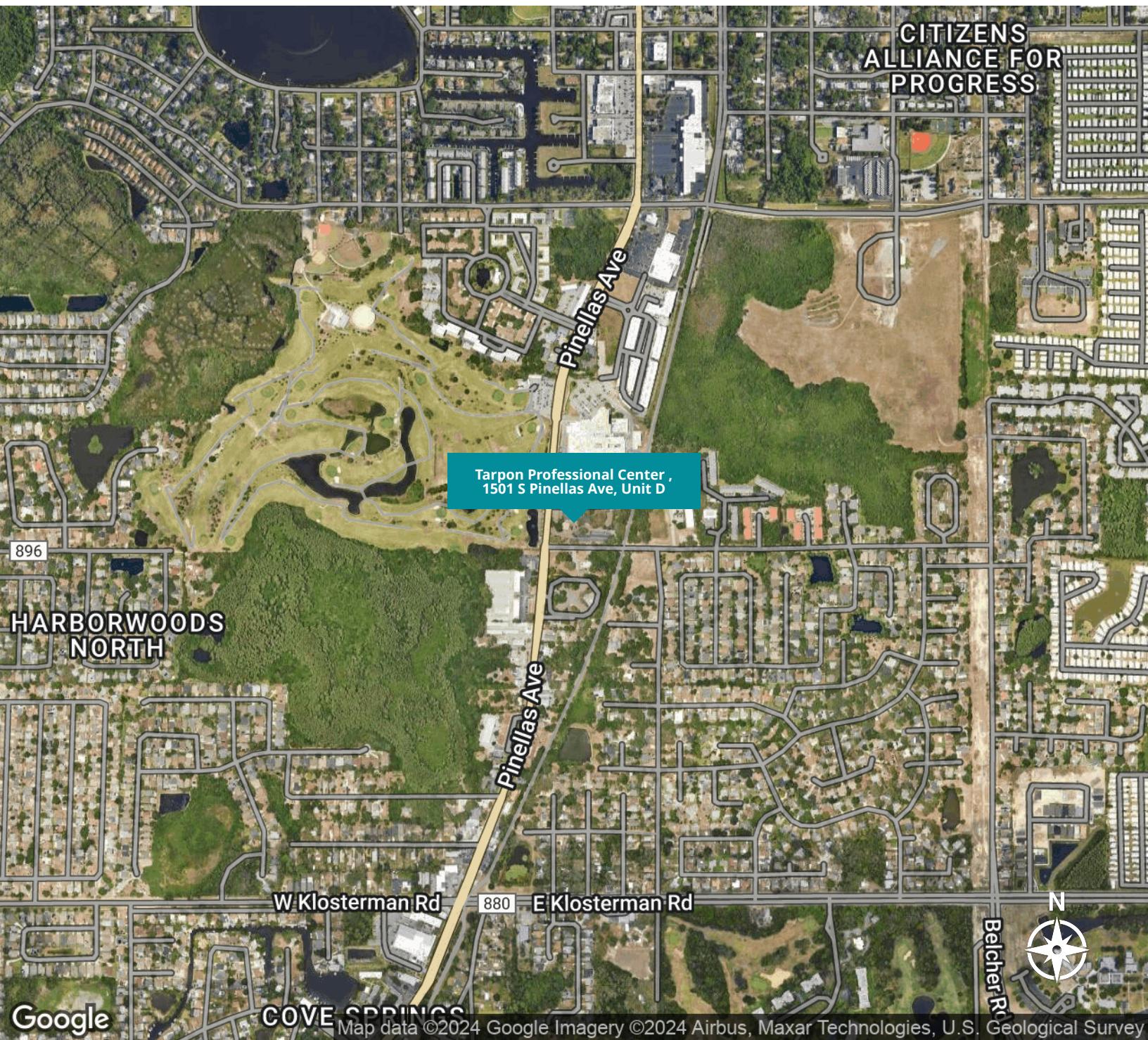
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding 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.



OWNER MOTIVATED - MEDICAL OFFICE CONDOS FOR SALE, UNIT C & UNIT D. SOLD SEPARATELY.

Tarpon Professional Center , 1501 S Pinellas Ave, Unit D, Tarpon Springs, FL 34689

AERIAL MAPS



Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

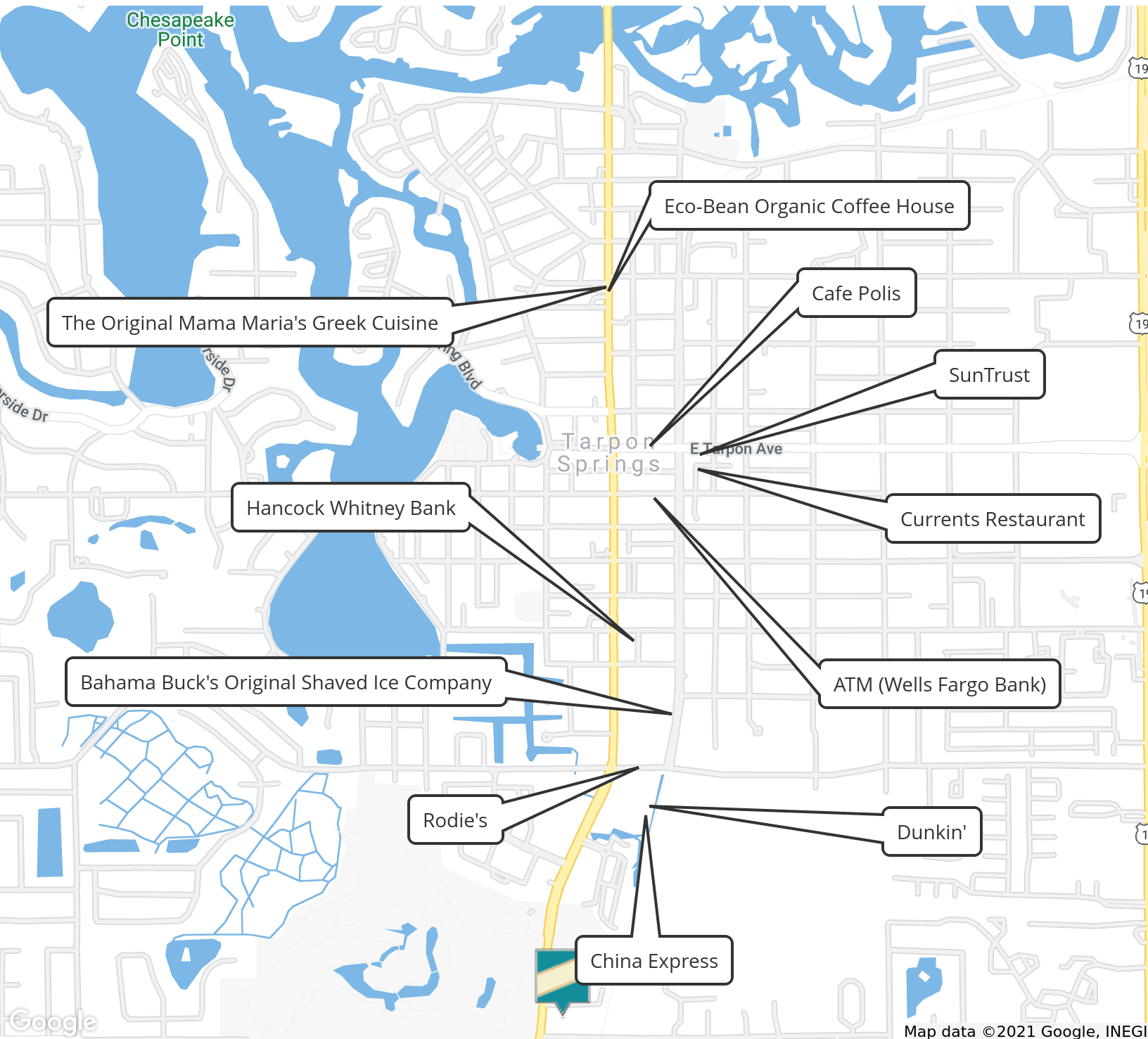
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding 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.



OWNER MOTIVATED - MEDICAL OFFICE CONDOS FOR SALE, UNIT C & UNIT D. SOLD SEPARATELY.

Tarpon Professional Center , 1501 S Pinellas Ave, Unit D, Tarpon Springs, FL 34689

RETAILER MAP



Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

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.



ADVISOR BIO

SWAPNA SHAH Commercial Realtor



PROFESSIONAL BACKGROUND

Swapna Shah has a strong rapport and extensive professional experience working with the Tampa Bay community, and a passion for commercial real estate. She has demonstrated leadership qualities and is known in different venues as persuasive and getting the job done. Swapna has vast professional network and has been a Tampa Bay resident for over 25 years with personal experience investing in commercial real estate as an owner. When Swapna needed real estate experts 10 years ago to advise her regarding her commercial real estate needs, she turned to Grimaldi Commercial Realty, Tampa's most branded company. Because of Grimaldi Commercial Realty's integrity and straight forwardness in their dealings, she was left with such a positive impression. When Swapna ventured into real estate brokerage she knew that she wanted the finest Commercial Real Estate Company to mentor her to become a top notch real estate professional.

Swapna's own experience buying, selling and leasing has given her a keen understanding of client's needs. She is a poised and competent leader in our community and is capable and passionate about turning client's dreams into realities. Swapna has a degree in Business Administration

EXPERTISE

Hotels/Motels
Office/Medical
Investment Properties
Convenience stores/Gas Stations
1031 Exchanges

CONTACT

Swapna Shah
Swapna@GrimaldiCommercialRealty.com
Cell: (813) 789-4142 | Fax: (813) 960-9830
www.GrimaldiCommercialRealty.com

Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

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.



Tarpon Professional Center , 1501 S Pinellas Ave, Unit D, Tarpon Springs, FL 34689

ADVISOR BIO & CONTACT 2

SWAPNA SHAH

Associate



115 W Bearss Ave
,
T 813.789.4142
C 813.789.4142
swapna@grimaldicommercialrealty.com

PROFESSIONAL BACKGROUND

Swapna Shah has a strong rapport and extensive professional experience working with the Tampa Bay community, and a passion for commercial real estate. She has demonstrated leadership qualities and is known in different venues as persuasive and getting the job done.

Swapna has a vast professional network and has been a Tampa Bay resident for over 25 years with personal experience investing in commercial real estate as an owner. When Swapna needed real estate experts 10 years ago to advise her regarding her commercial real estate needs, she turned to Grimaldi Commercial Realty, Tampa's most branded company. Because of Grimaldi Commercial Realty's integrity and straight forwardness in their dealings, she was left with such a positive impression. When Swapna ventured into real estate brokerage she knew that she wanted the finest commercial real estate company to mentor her to become a top notch real estate professional.

Swapna's own experience buying, selling and leasing has given her a keen understanding of client's needs. She is a poised and competent leader in our community and is capable and passionate about turning client's dreams into realities.

Areas of Expertise:

Hotels/Motels
Office/Medical
Investment Properties
Convenience stores/Gas Stations
1031 Exchanges
Land

EDUCATION

Swapna has a degree in Business Administration.

Swapna Shah

813.789.4142
swapna@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com