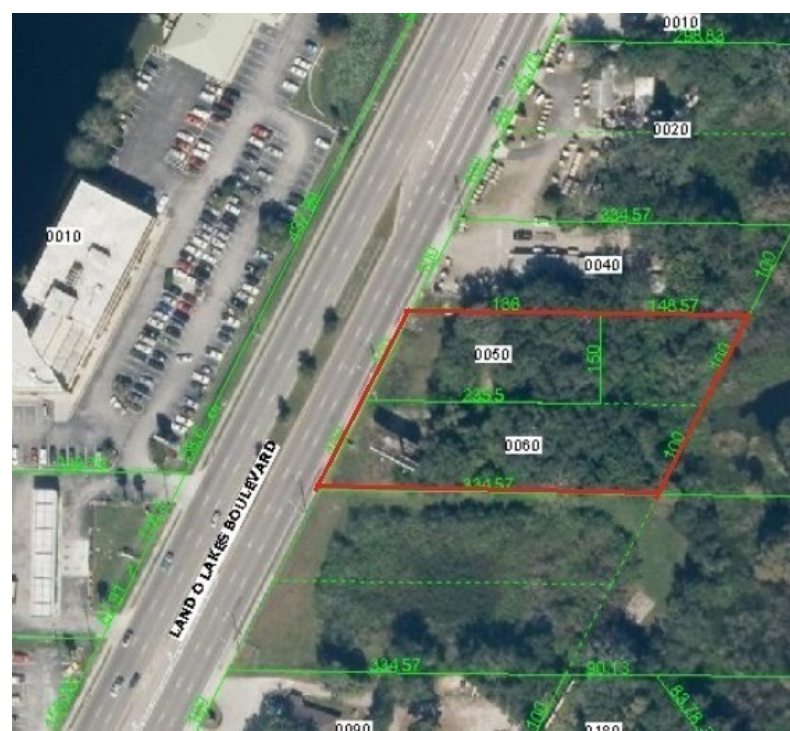




4110-4116 LAND O' LAKES BLVD- 1.38 ACRES C-2

4110-4116 Land O' Lakes Blvd, Land O' Lakes, FL 34639

1.38 ACRES COMMERCIAL DEVELOPMENT LAND



OFFERING SUMMARY

Sale Price:	\$525,000	2 contiguous upland Commercial C-2 parcels totaling 1.38 acres with 200 feet of direct frontage on Busy Hwy 41 (Land O' Lakes Blvd) on Lake, and across from the Pasco County Central Government Building Tax Collector Office just S. of Bell Lake Rd. (North of Hwy 54) Property backs up to Cove Lake/Swann Lake. Utilities to site.
Lot Size:	1.38 Acres	4110 Land O lakes Blvd Parcel- 13-26-18-0010-00000-0060 .94 ACRES ZONED C-2 4116 Land O'Lakes Blvd Parcel- 13-26-18-0010-00000-0050 .44 ACRES ZONED C-2. Total acreage is 1.38 AC.
Zoning:	C2	Located across the street from the Pasco County Government Building (Hap Clark Building) The property is located minutes from major development activity on Hwy 56, to include the Tampa Premium Outlets and the Wiregrass Mall, Hotels, Restaurants, single family homes and multi-family.
Price / SF:	\$8.73	C-2 Zoning allows a multitude of commercial and residential development opportunities: Commercial/Industrial/Retail/Restaurants/Office/Medical/Multifamily

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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PROPERTY DESCRIPTION

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C-2 Zoning allows a multitude of commercial and residential development opportunities:

Commercial/Industrial/Retail/Restaurants/Office/Medical/
Multifamily

C2 Zoning :

.50 FAR, so possibility to build 30,000 SF

Height restriction: 60 feet

Minimum Setbacks: 25' Front, 30" side and rear

Future Land Use: Retail-Office-Residential

Billboard is not available and is not included in Sale.

LOCATION DESCRIPTION



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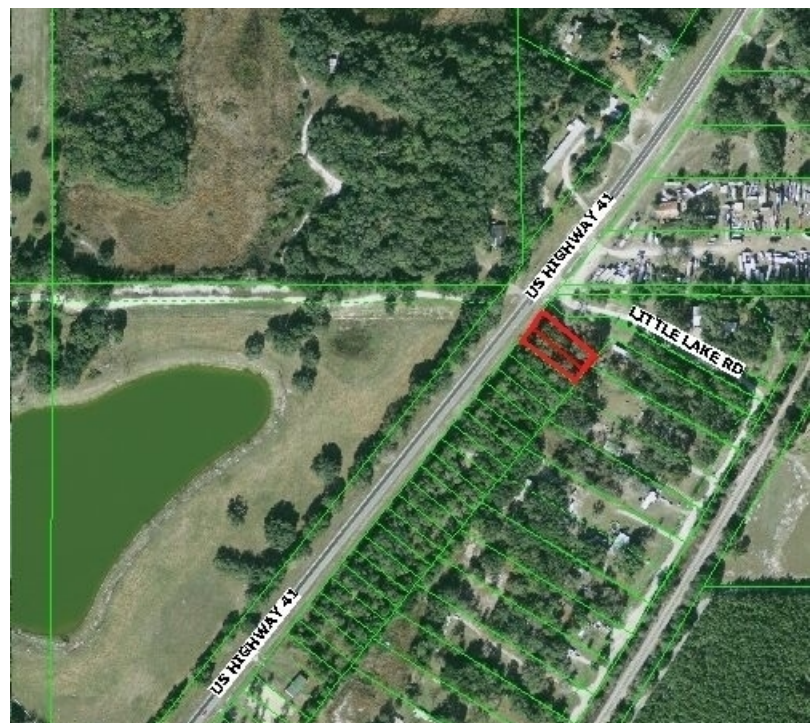
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ADDITIONAL PHOTOS



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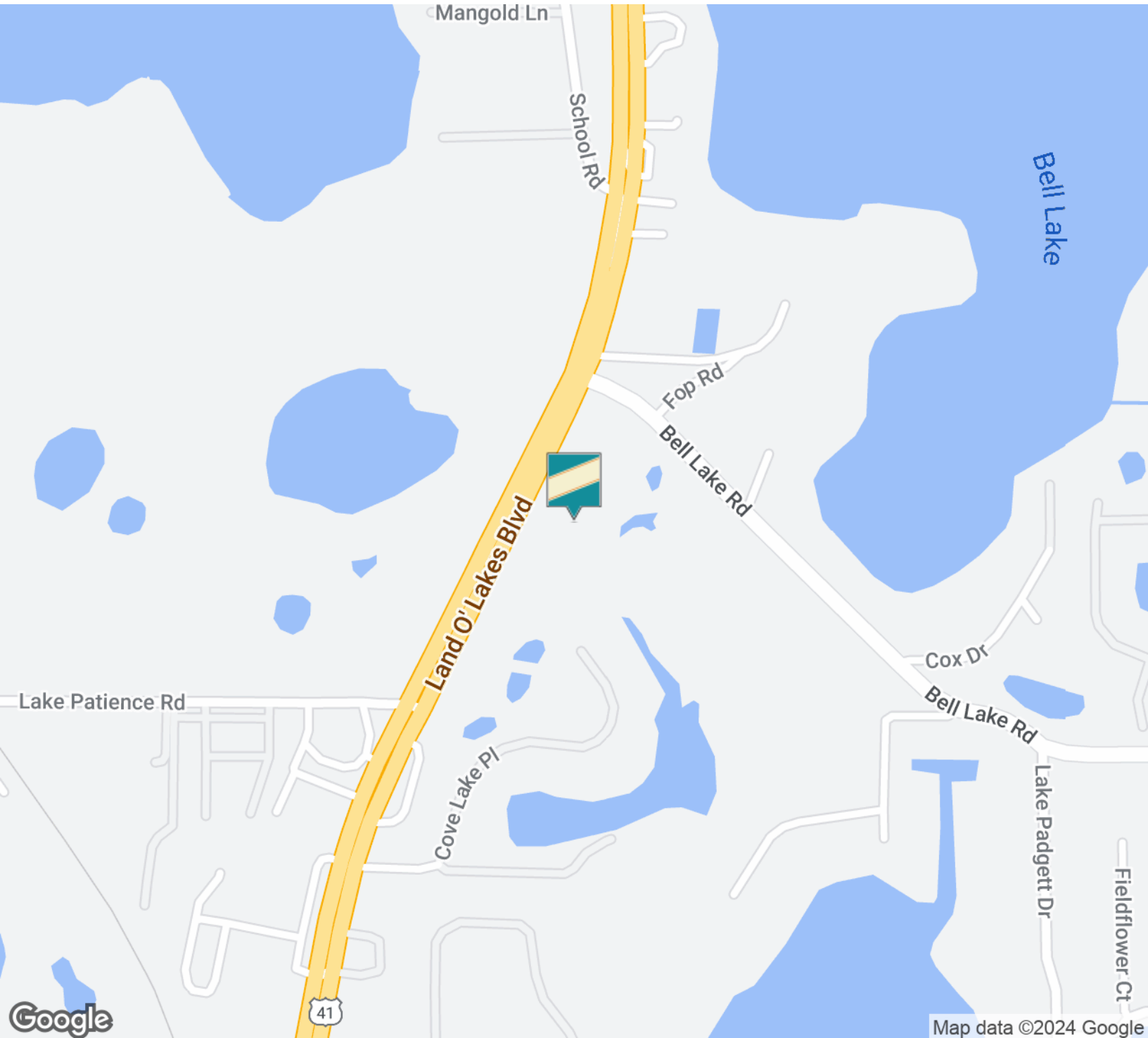
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LOCATION MAP



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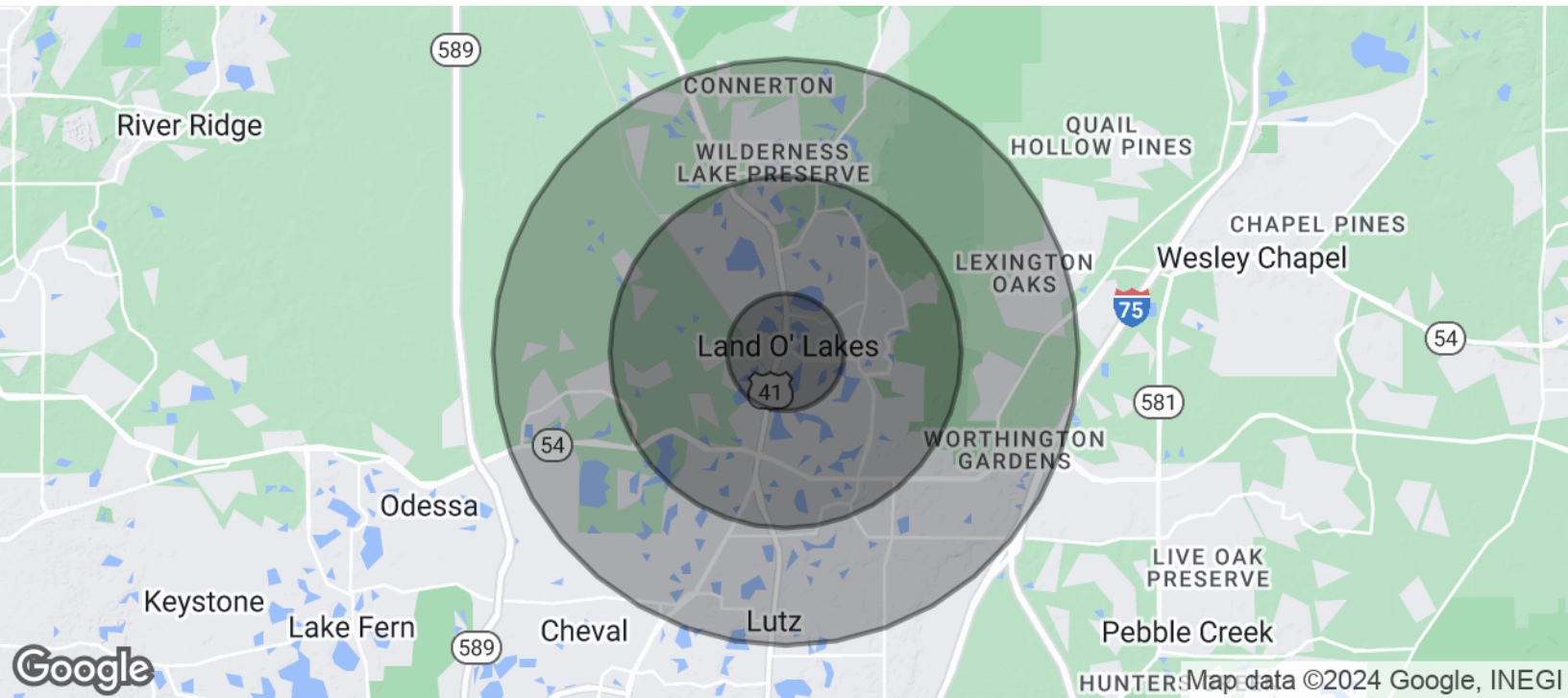
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,133	28,701	68,109
Median age	42.7	39.7	38.4
Median age (Male)	42.4	39.0	38.0
Median age (Female)	42.5	39.9	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,218	10,424	24,199
# of persons per HH	2.6	2.8	2.8
Average HH income	\$76,972	\$78,547	\$82,996
Average house value	\$296,569	\$305,132	\$288,339

* Demographic data derived from 2020 ACS - US Census

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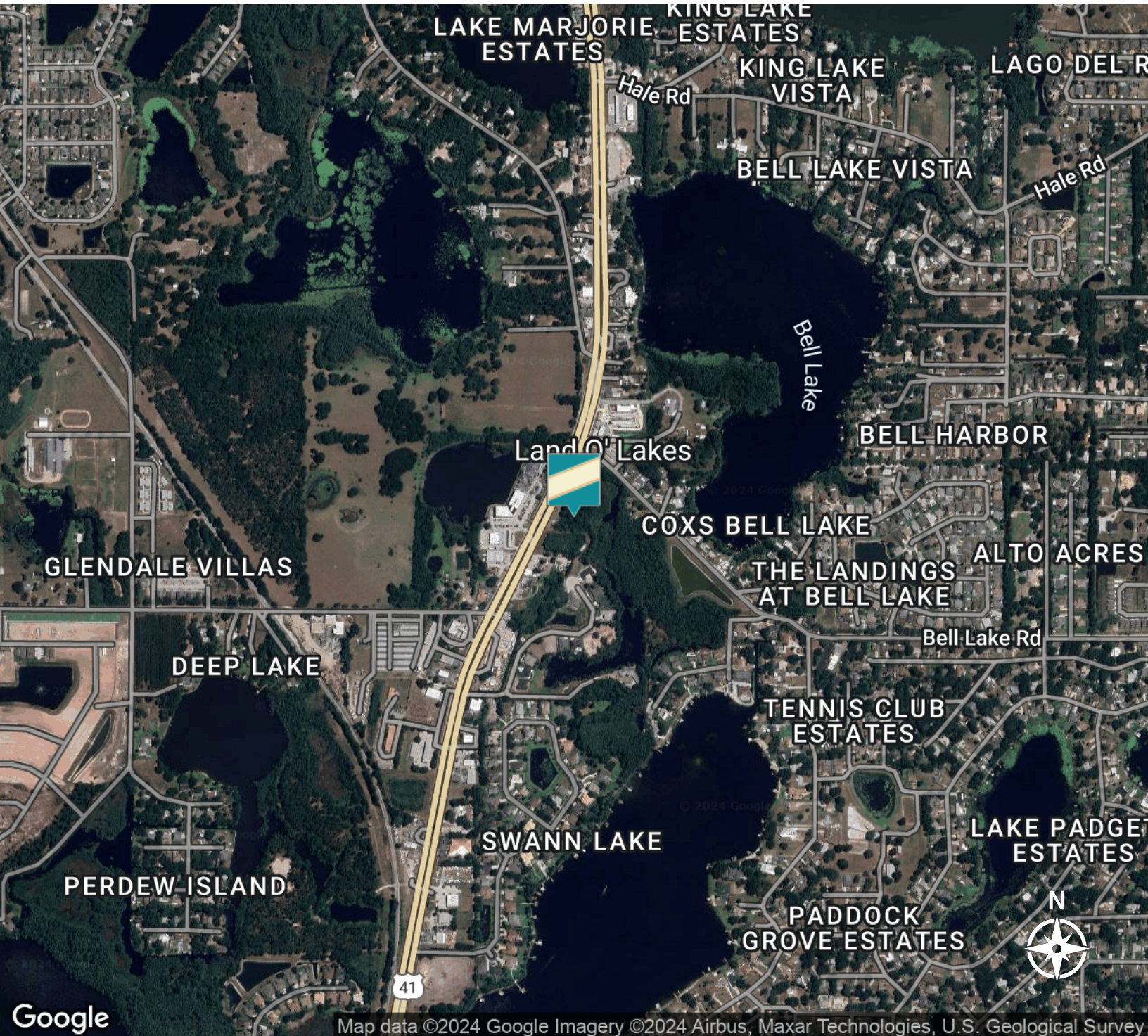
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AERIAL MAPS



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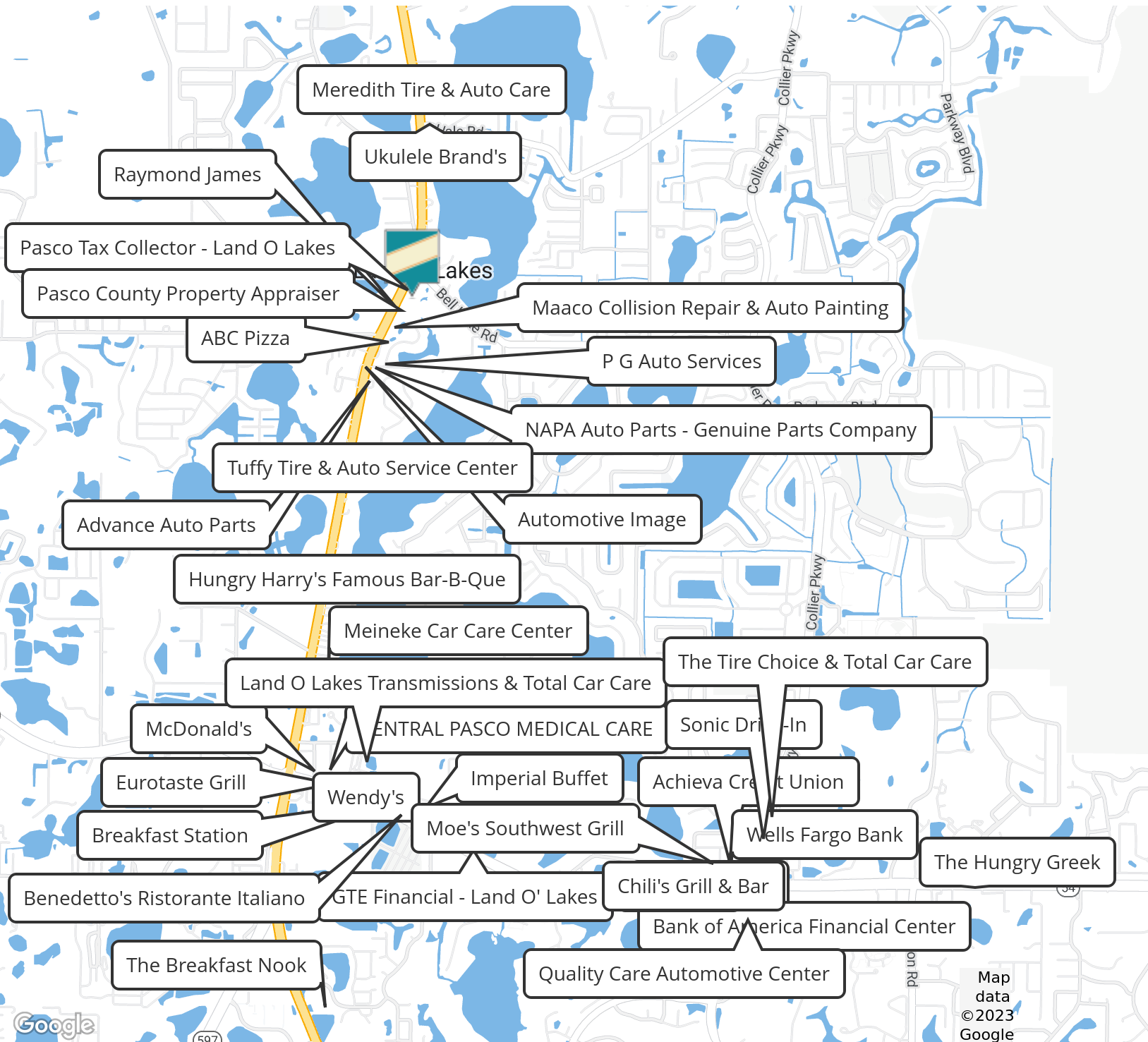
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RETAILER MAP



Kari L. Grimaldi/ Broker

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ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave

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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:

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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