



**OWNER MOTIVATED - TURN KEY EQUIPPED EMPTY STORE READY TO OCCUPY OR REDEVELOP!**

**NEW PRICE MODIFICATION! C-STORE AT INTERSECTION ON BUSY SHADY HILLS RD - C2**

**16100 Shady Hil Rd, Spring Hill, FL 34610**

**LISTING AGENT: SWAPNA SHAH.REALTOR. [SWAPNA@GRIMALDICOMMERCIALREALTY.COM](mailto:SWAPNA@GRIMALDICOMMERCIALREALTY.COM)**

**Swapna Shah**

813.789.4142

[swapna@grimaldcommercialrealty.com](mailto:swapna@grimaldcommercialrealty.com)

**Kari L. Grimaldi/ Broker**

813.882.0884

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**Grimaldi Commercial Realty Corp.** • 115 W Bearss Ave • , • 813.882.0884  
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**SIGNALIZED INTERSECTION COMMERCIAL .51 ACRES**



**OFFERING SUMMARY**

Sale Price:	\$250,000
Lot Size:	.51 Acres
Year Built:	1973
Building Size:	2,400 SF
Zoning:	Commercial C2
Market:	Tampa/St. Pete/Clearwater
Listing Agent	Swapna Shah

**PROPERTY OVERVIEW**

New Price Modification! PRIME SIGNALIZED INTERSECTION RETAIL ZONED C2!! .51 ACRES! Prime for re-development. Convenience store is not occupied, and can be occupied by buyer, or property can be redeveloped. Zoned C2, and Perfect location for many retail, commercial, and industrial uses. Apx 1/2 mile from County Line Rd, and apx 3 miles from Hwy 52. Shady Hills RD is apx 1/2 mile from Veteran's Expressway/589 on Hwy 52.

Parcel #1 18-24-18-0010-00000-2330 .51 Acres. C2 Zoning- Convenience Store

Convenience store is 2400 SF heated. Turn-key convenience store, Ready for inventory and occupancy, or re-development. Cooler, refrigerator, deli set up, new roof! Also can purchase adjacent 1.10 AC Vacant land

Contact Agent Swapna Shap for Information.

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## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- Convenience store ready for occupancy or another retail/commercial use
- Zoned C2 for many commercial uses
- Signalized Intersection/Frontage on busy Shady Hills Rd, and convenient to highways!
- Turn key convenience store, or prime for re-development (Retail, restaurant, automotive, many uses!)
- Also can purchase adjacent 1.10 AC Vacant land



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**ADDITIONAL PHOTOS**



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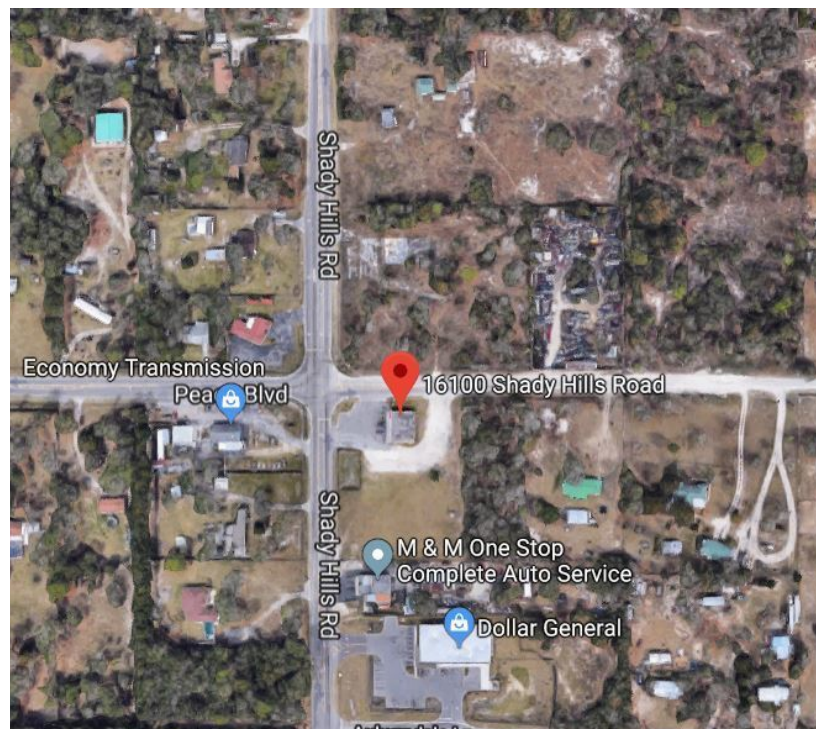
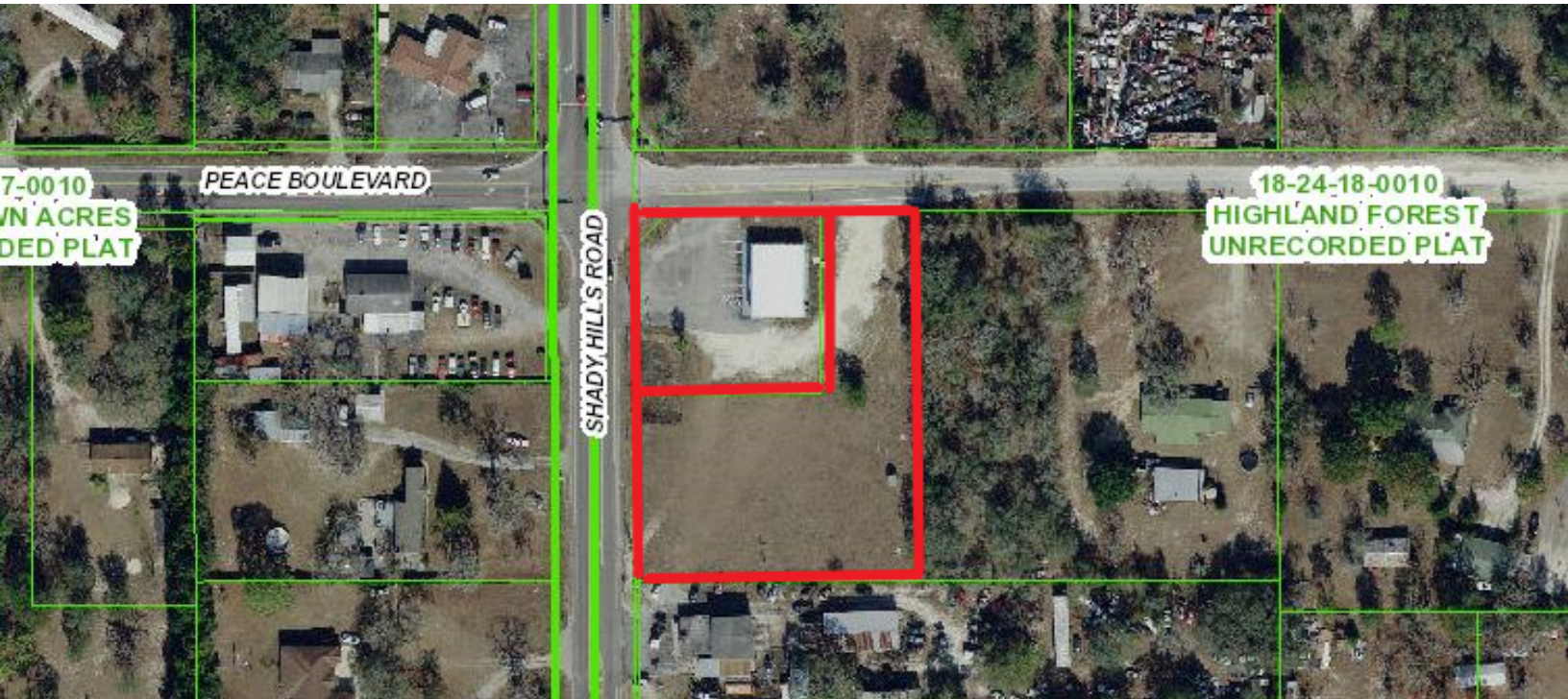




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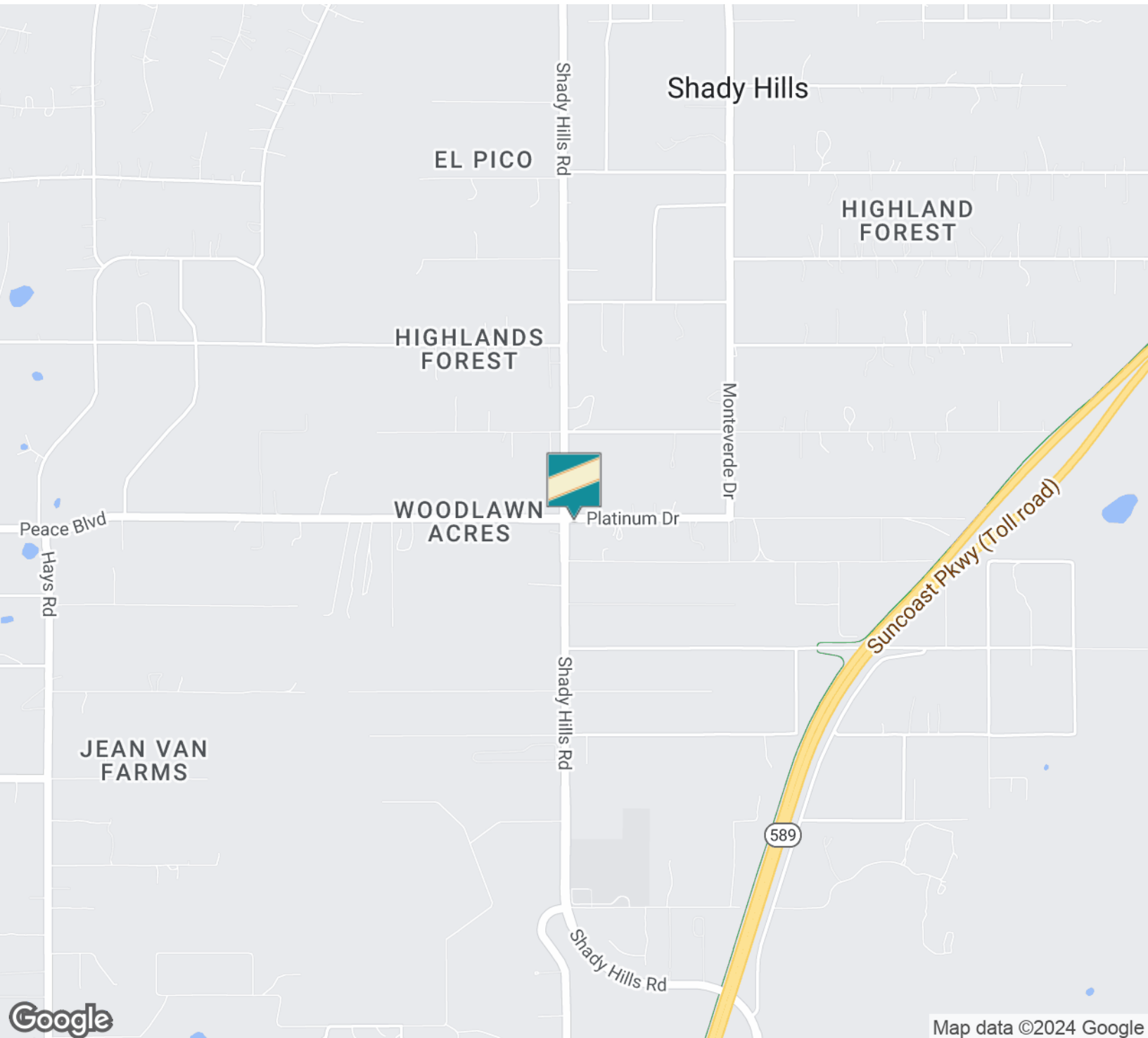




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## LOCATION MAPS



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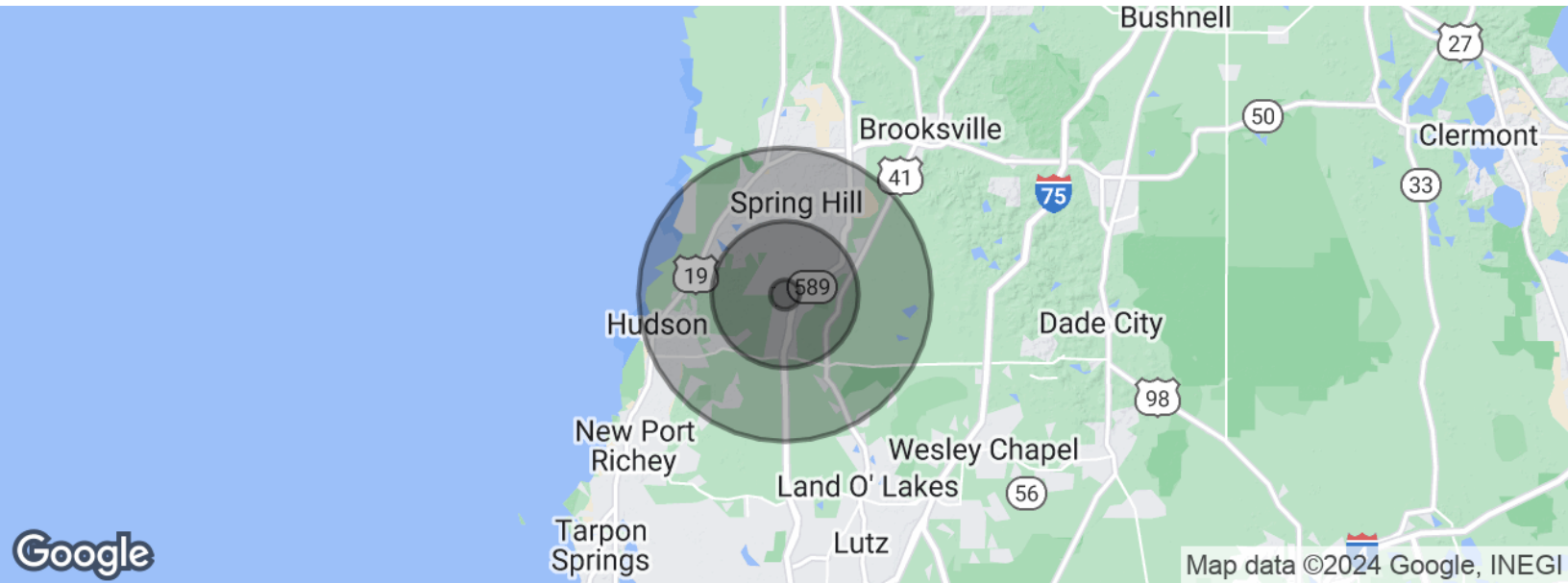
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,245	43,647	199,953
Median age	43.2	48.1	46.7
Median age (Male)	43.0	48.0	46.2
Median age (Female)	44.0	48.4	47.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	462	17,754	81,248
# of persons per HH	2.7	2.5	2.5
Average HH income	\$56,522	\$53,979	\$54,375
Average house value	\$170,255	\$186,312	\$181,621

\* Demographic data derived from 2020 ACS - US Census

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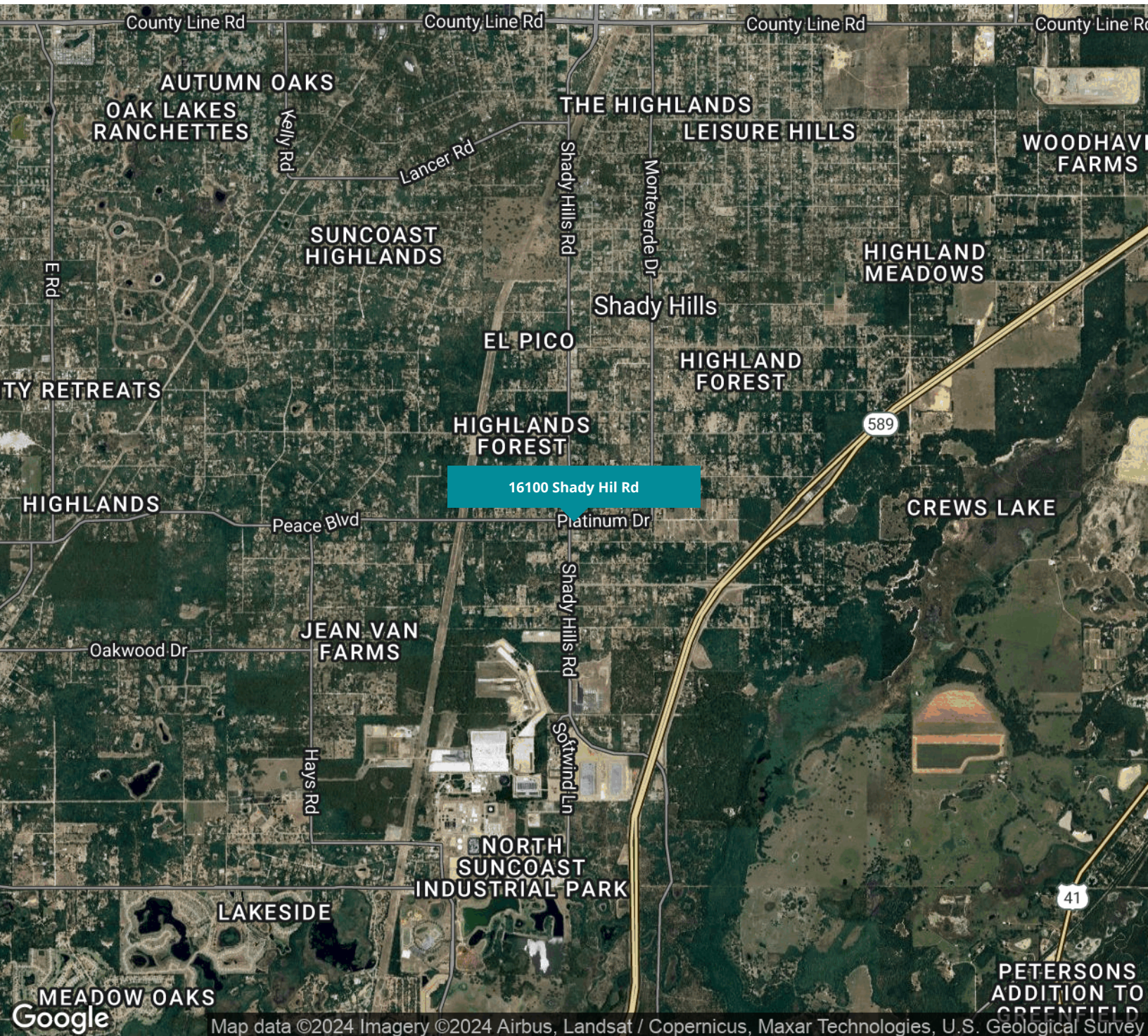




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**AERIAL MAPS**



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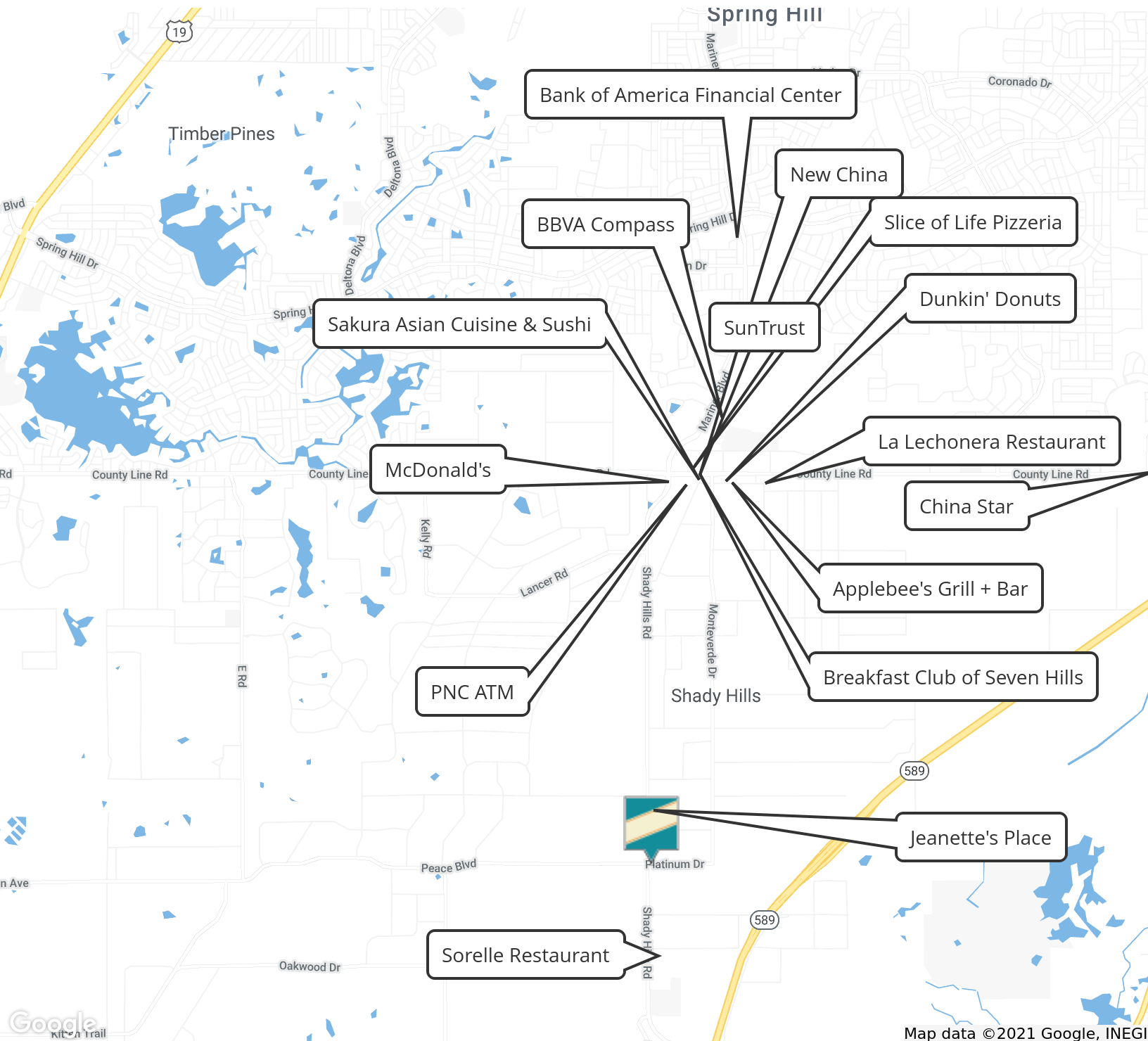
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## RETAILER MAP



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## ADVISOR BIO

### 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

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