



.95 ACRE PROFESSIONAL OFFICE DEVELOPMENT LAND - STATE ROAD 54

22127 State Road 54, Land O' Lakes, FL 34639

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.95 Acres
Zoning:	PO-1
Price / SF:	\$6.04

PROPERTY OVERVIEW

Prime Commercial development land, Located off of State Road 54 near Camp Indian Head Road in Land O Lakes. Excellent location with high traffic visibility for Professional offices, Business and Financial services. Close to shopping, numerous residential communities and major roadways. 75' Frontage right on State Road 54. .95 Acres. Zoned Professional Office (PO-1). .35 FAR. Property has a dock and a utility shed. Electric, city water and sewage available.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Prime Commercial development land
- Located off of State Road 54 near Camp Indian Head Road
- Zoned Professional Office (PO-1)
- .35 FAR
- Excellent location with high traffic visibility
- Close to shopping, numerous residential communities and major roadways
- 75' Frontage right on State Road 54.
- .95 Acres



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

75' Frontage right on State Road 54 near Camp Indian Head Road.



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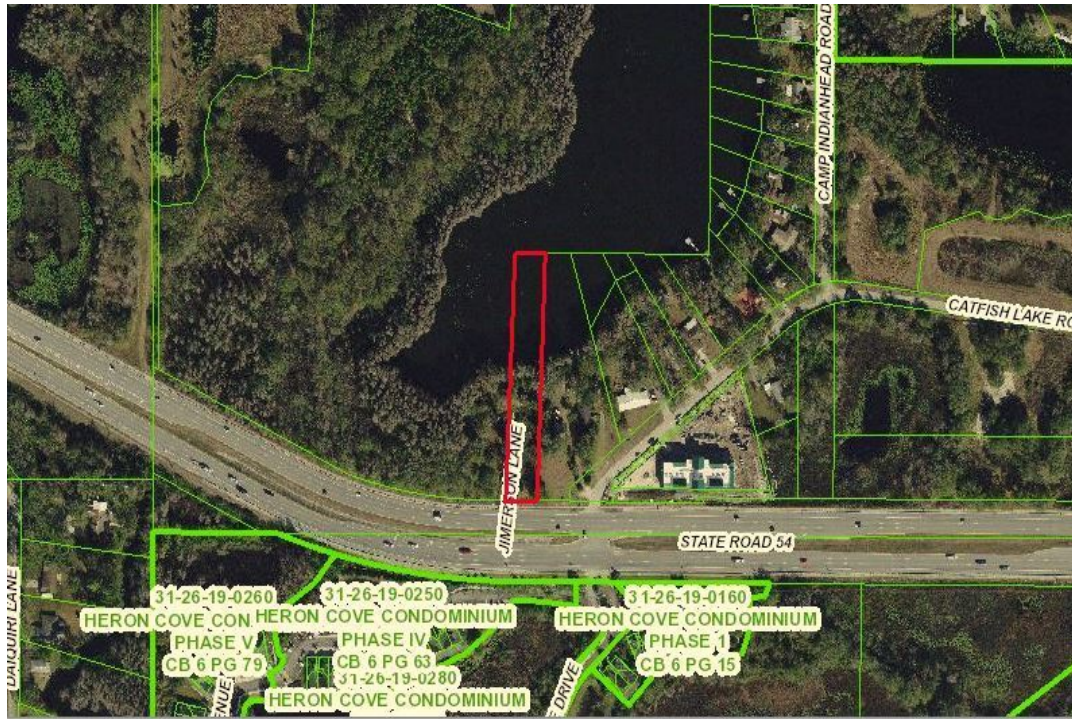
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ADDITIONAL PHOTOS



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PO-1 PERMITTED USES

523.1. Purpose

The provisions of this district are to minimize the effects generally associated with strip commercial development along roadways, reduce pedestrian and vehicular traffic, and minimize frequent ingress and egress to the highway or major road from abutting uses. The PO-1 Professional Office District is designed to be compatible with residentially developed districts and enhance land use development along the County's major highways and roads.

523.2. Permitted Uses

A. Principal Uses

1. Professional offices or services.
2. Business services, such as advertising agencies, travel agencies, secretarial and telephone answering services, publishing (business office only), data processing, and court reporter services.
3. Financial services, such as insurance, accountants, economic consultants, and stock brokerage and investments firms, but excluding banks and savings and loans.
4. Community Gardens in accordance with this Code, Section 530.23.
5. Veterinary clinic provided that such use shall be conducted wholly within a completely enclosed building.

B. Accessory Uses

Accessory uses and structures customarily incidental to an allowed principal use.

523.3. Conditional Use

Market Gardens and Community Farms in accordance with this Code, Section 530.23.

523.4. Special Exception Use

Day-care Centers

523.5. Areas, Density, and Lot Width Requirements

- A. Minimum Lot Area: 10,000 Square Feet
- B. Minimum Lot Width: Eighty (80) Feet

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PO-1 PERMITTED USES

523.7. Yard Regulations

The following, minimum building line setbacks measured from the property lines are required in yard areas listed below, unless otherwise specified:

- A. Front: Thirty-Five (35) Feet
- B. Side: 7.5 Feet
- C. Rear: Fifteen (15) Feet

523.8. Height Regulations

Building height: thirty-five (35) foot maximum, except in an Urban Service Area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

523.9. On-Site Parking

On-site parking shall be supplied in accordance with this Code, Section 907.1.

523.10. Development Plan

Development plans shall be submitted in accordance with this Code, Chapter 400.

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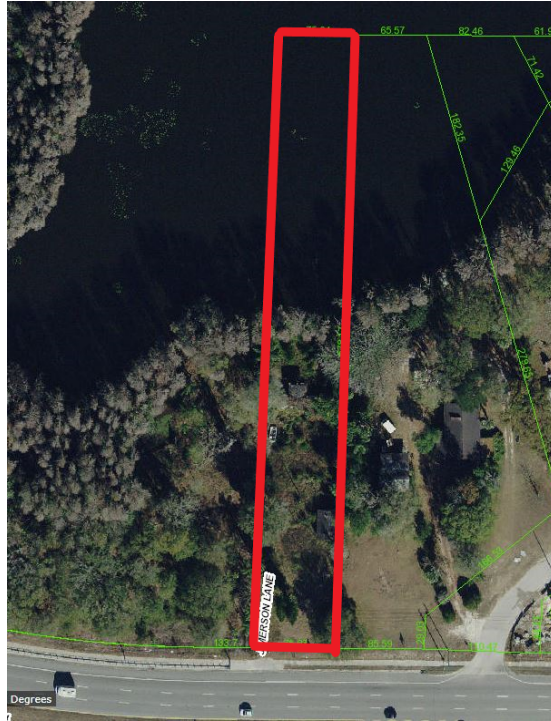
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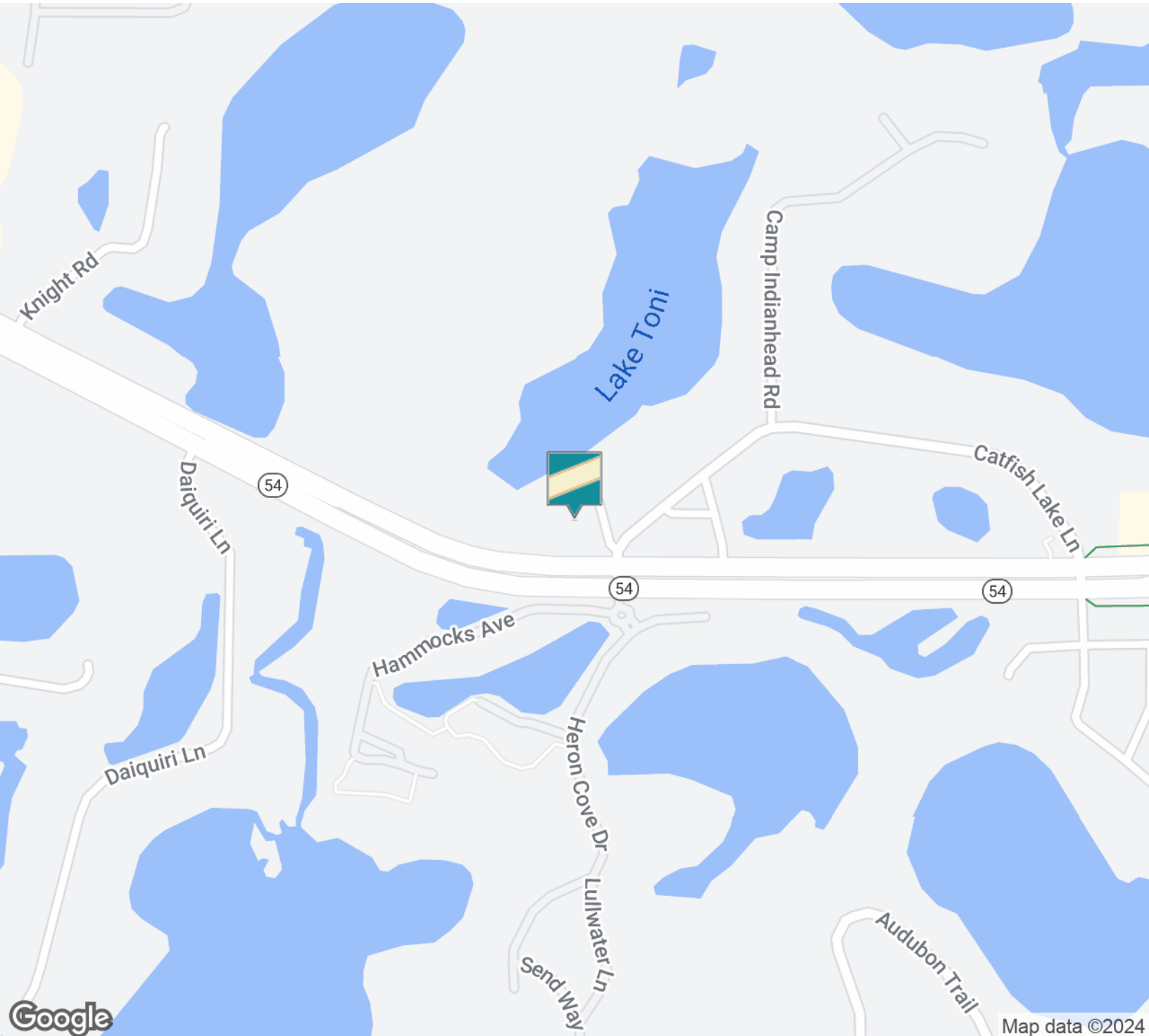
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LOCATION MAPS



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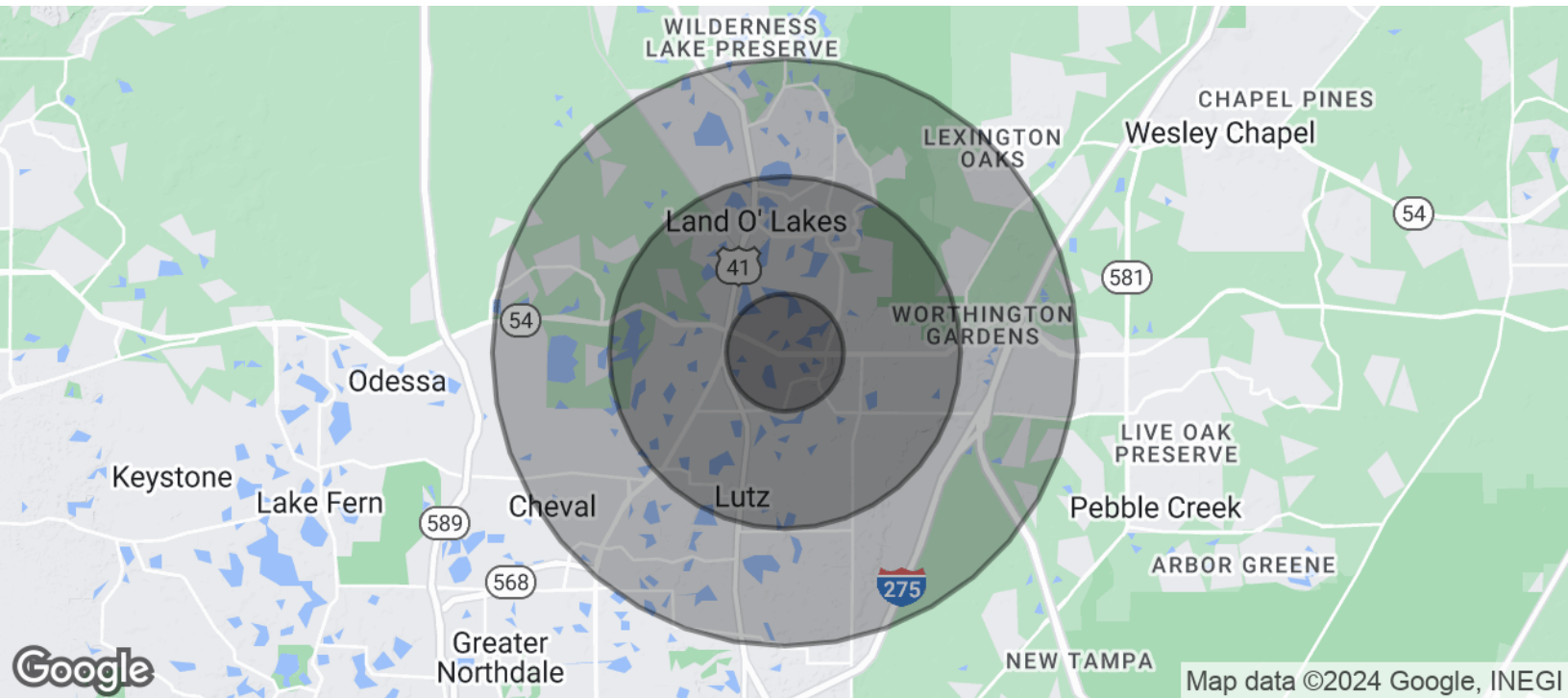
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,429	36,705	81,034
Average age	42.9	40.3	38.4
Average age (Male)	42.8	39.5	38.0
Average age (Female)	42.9	40.6	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,726	13,370	28,749
# of persons per HH	2.6	2.7	2.8
Average HH income	\$77,730	\$85,341	\$87,125
Average house value	\$293,025	\$308,345	\$306,083

* Demographic data derived from 2020 ACS - US Census

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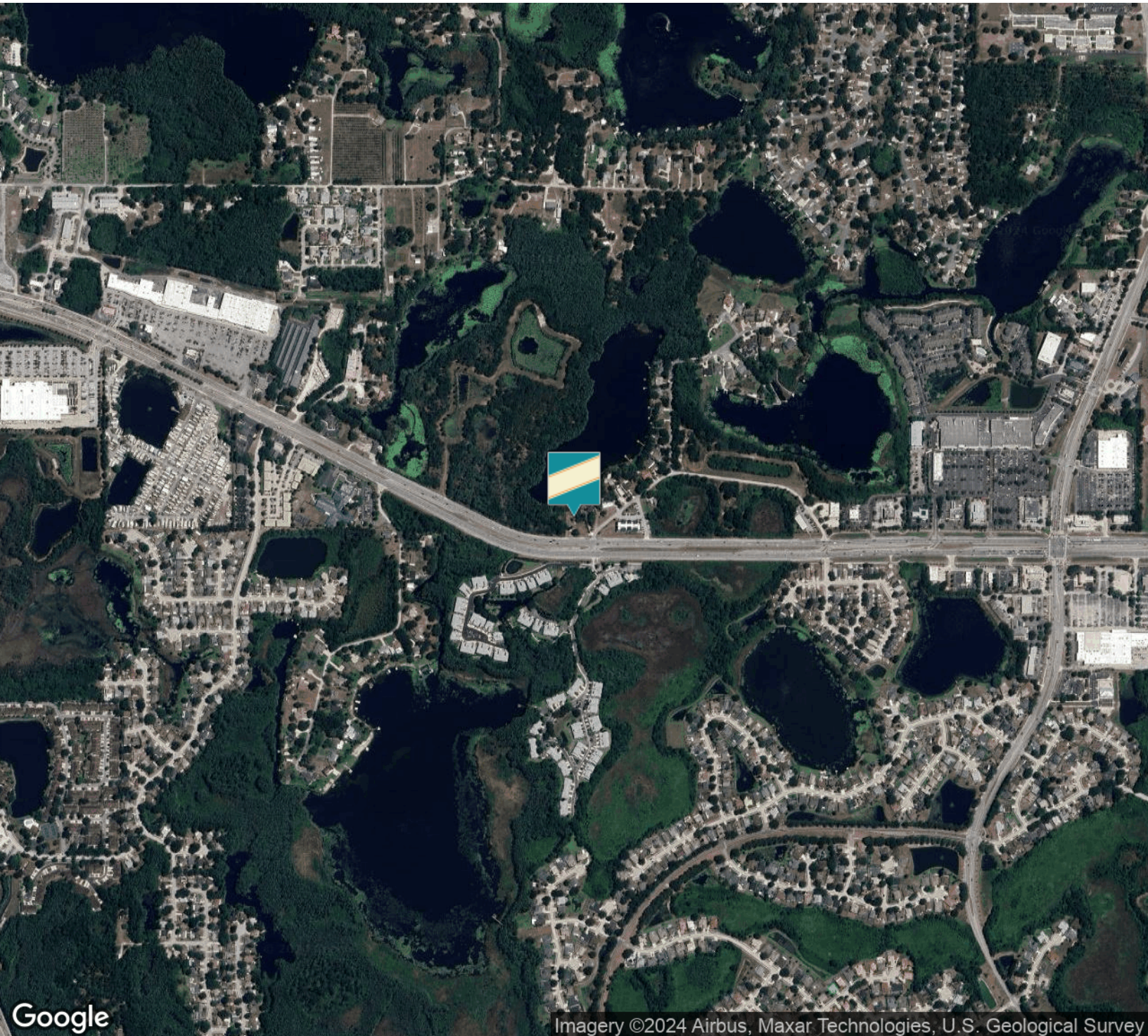
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AERIAL MAPS



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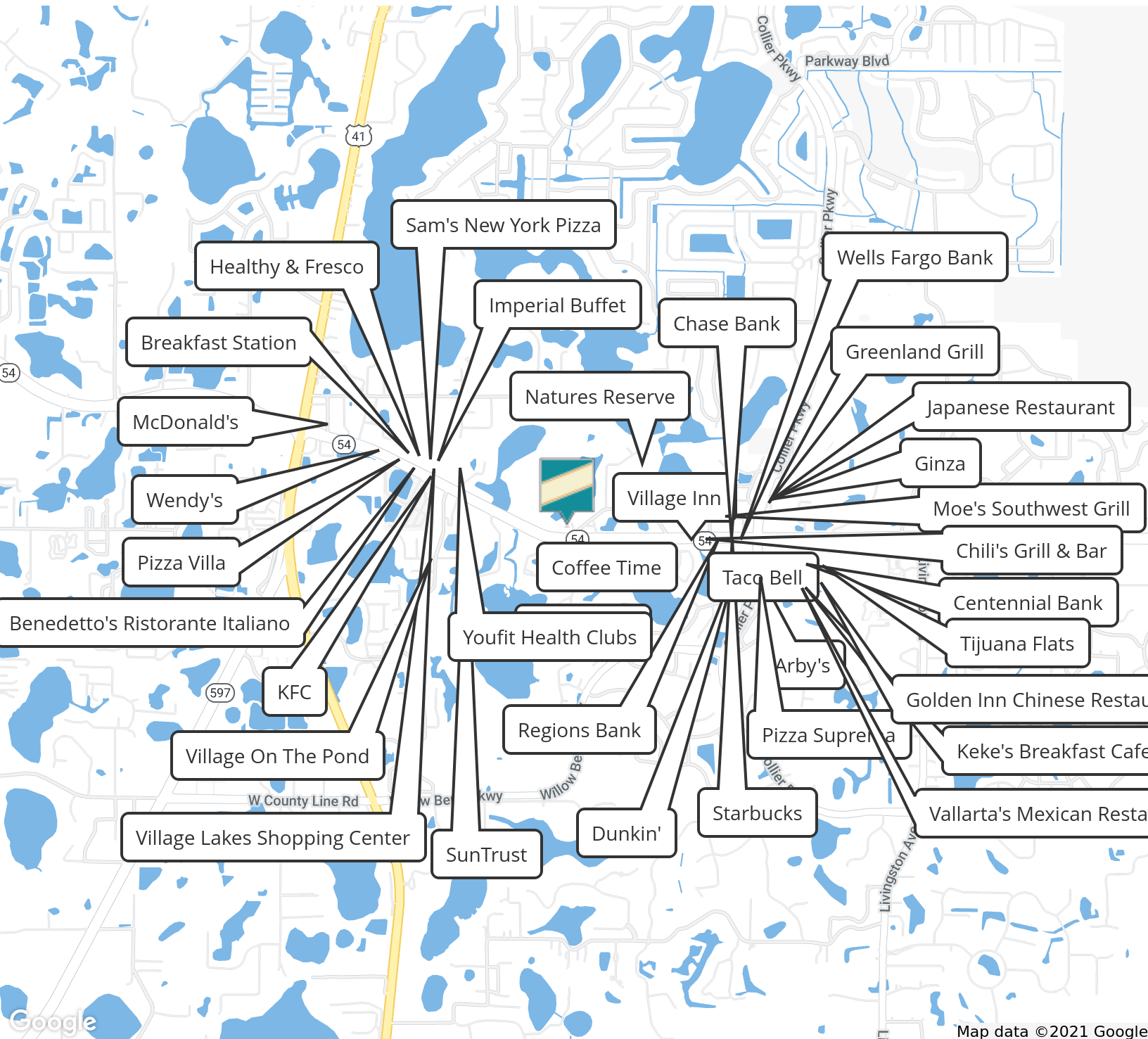
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RETAILER MAP



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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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