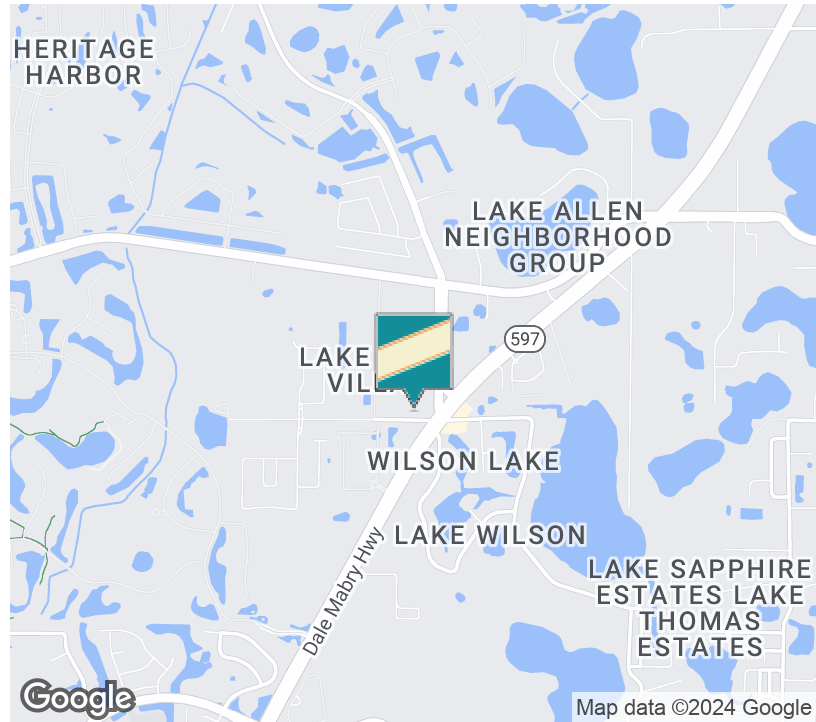
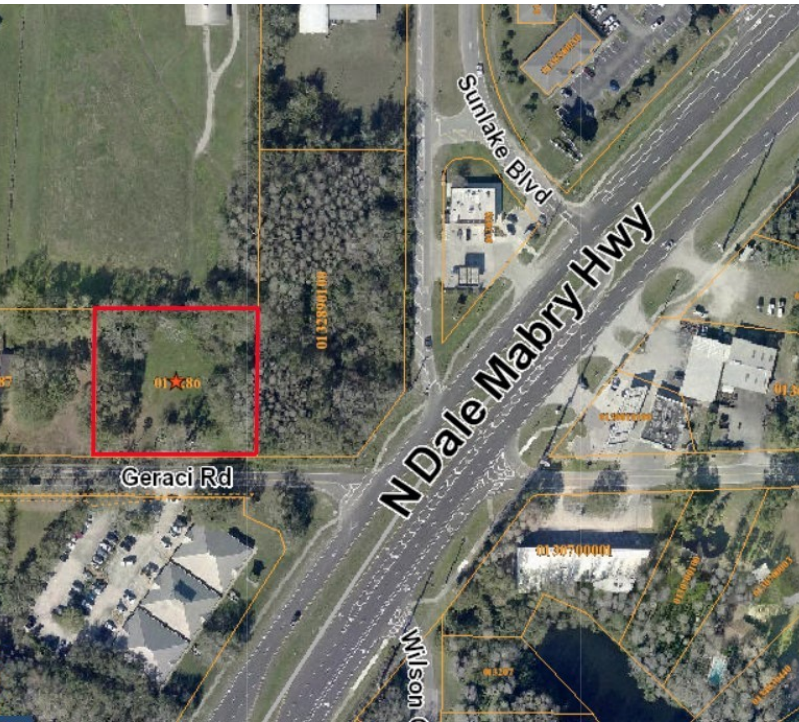




19107 Geraci Road, Lutz, FL 33548

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$530,000
Lot Size:	0.96 Acres
Zoning:	BPO (Business & Professional Office-Medical)
Market:	North Tampa / Lutz
Metropolitan Market:	Tampa/ St. Pete/Clearwater
Price / SF:	\$12.67

### PROPERTY OVERVIEW

Strategically positioned off N Dale Mabry Hwy at Geraci Rd, this nearly 1-acre lot presents an exceptional investment opportunity in the sought-after North Tampa/Lutz area. Boasting a valuable BPO zoning, this property is perfectly primed for the construction of a Professional Office, catering to the needs of businesses and professionals. Lot is apx 210' x 210'. Buyer can build apx 7,500 SF office.

The location is in close proximity to affluent residential communities and country clubs, such as Avila and Cheval making it an attractive prospect for an office investor seeking a high-profile and accessible site for their development project. This property offers a promising foundation for a lucrative office investment venture.

### Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

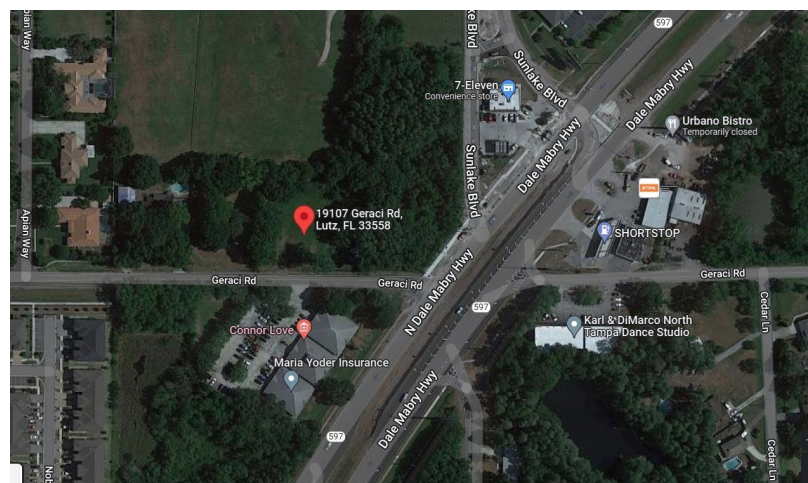
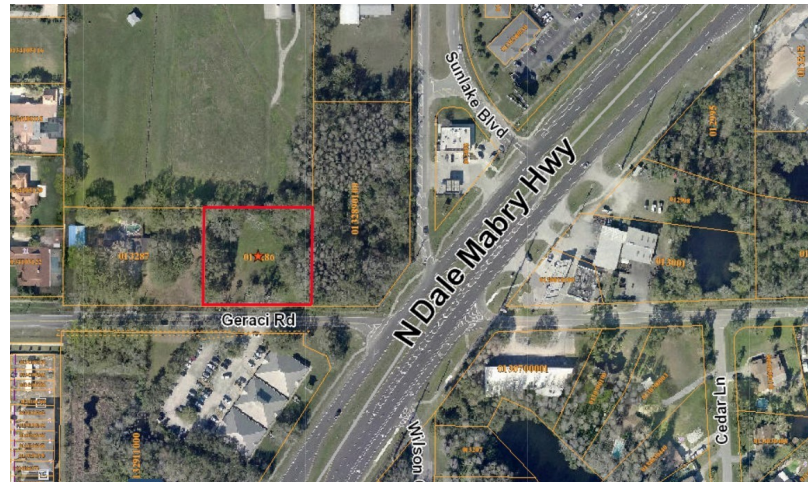


19107 Geraci Road, Lutz, FL 33548

## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- Nearly 1-acre lot with BPO zoning
- Ideal for Professional Office development
- Prime location off N Dale Mabry Hwy at Geraci Rd
- Highly trafficked area for visibility
- Strategic access for business and clientele
- Proximity to affluent Avila and Cheval communities and Medical/St Joseph's North Hospital
- Potential for high-value office investment
- Promising development opportunity in desirable North Tampa/Lutz area
- Apx lot size 210' x 210'
- Can build apx 7,500 SF office



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19107 Geraci Road, Lutz, FL 33548

## PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

Strategically positioned off N Dale Mabry Hwy at Geraci Rd, this nearly 1-acre lot presents an exceptional investment opportunity in the sought-after North Tampa/Lutz area. Boasting a valuable BPO zoning, this property is perfectly primed for the construction of a Professional Office or Medical Use, catering to the needs of businesses and professionals. Lot size is apx 210' x 210'. Buyer can build approximately 7500 square-foot office, to be verified with zoning dept.

The location is in close proximity to affluent residential communities and country clubs, such as Avila and Cheval making it an attractive prospect for an office investor seeking a high-profile and accessible site for their development project. This property offers a promising foundation for a lucrative office investment venture.

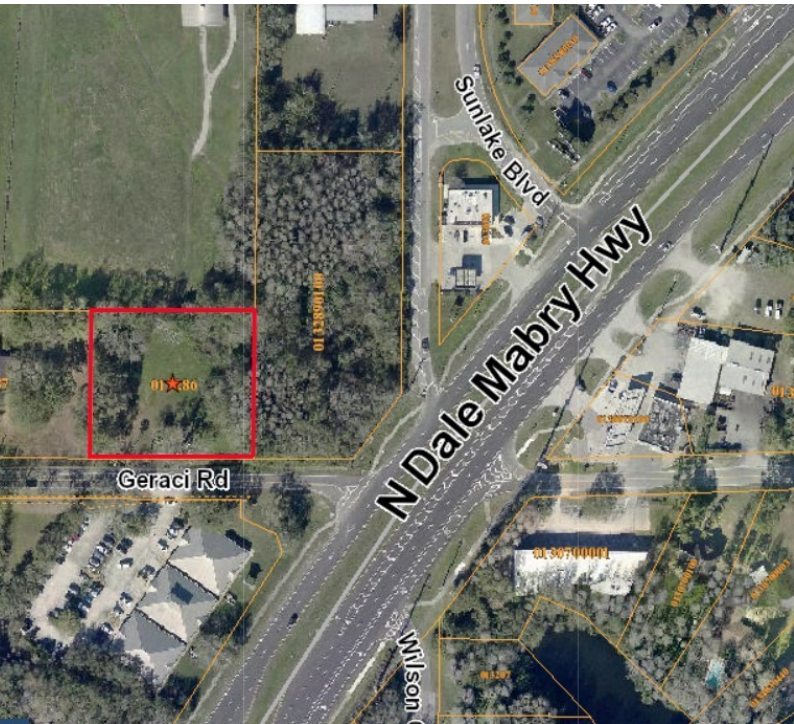
### LOCATION DESCRIPTION

Prime North Tampa / Lutz Location very close to Dale Mabry Highway. Prime Location Near St Joseph North. Only ONE LOT west Of Dale Mabry Highway On Geraci Rd!

### SITE DESCRIPTION

Prime land development opportunity in the North Tampa / Lutz area by Dale Mabry Highway. Lot is already zoned BPO which is ideal for a building a Professional Office.

Located Only ONE LOT west of Dale Mabry Highway by Sunlake Blvd on Geraci Rd



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19107 Geraci Road, Lutz, FL 33548

## PROPERTY DETAILS

Sale Price	\$530,000
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### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
Zoning	BPO
Lot Size	0.96 Acres
APN #	U-10-27-18-ZZZ-000000-51030.0
Waterfront	No

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

Water	Yes
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### LOCATION INFORMATION

Building Name	Vacant Land zoned BPO for Professional/Medical Office at N Dale Mabry & Geraci Rd-Lutz FL
Street Address	19107 Geraci Road
City, State, Zip	Lutz, FL 33548
County	Hillsborough
Market	North Tampa / Lutz
Cross-Streets	Near N Dale Mabry Highway and Sunlake Blvd on Geraci Road
Nearest Highway	Dale Mabry Highway
Nearest Airport	Tampa International Airport

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19107 Geraci Road, Lutz, FL 33548

**ADDITIONAL PHOTOS**



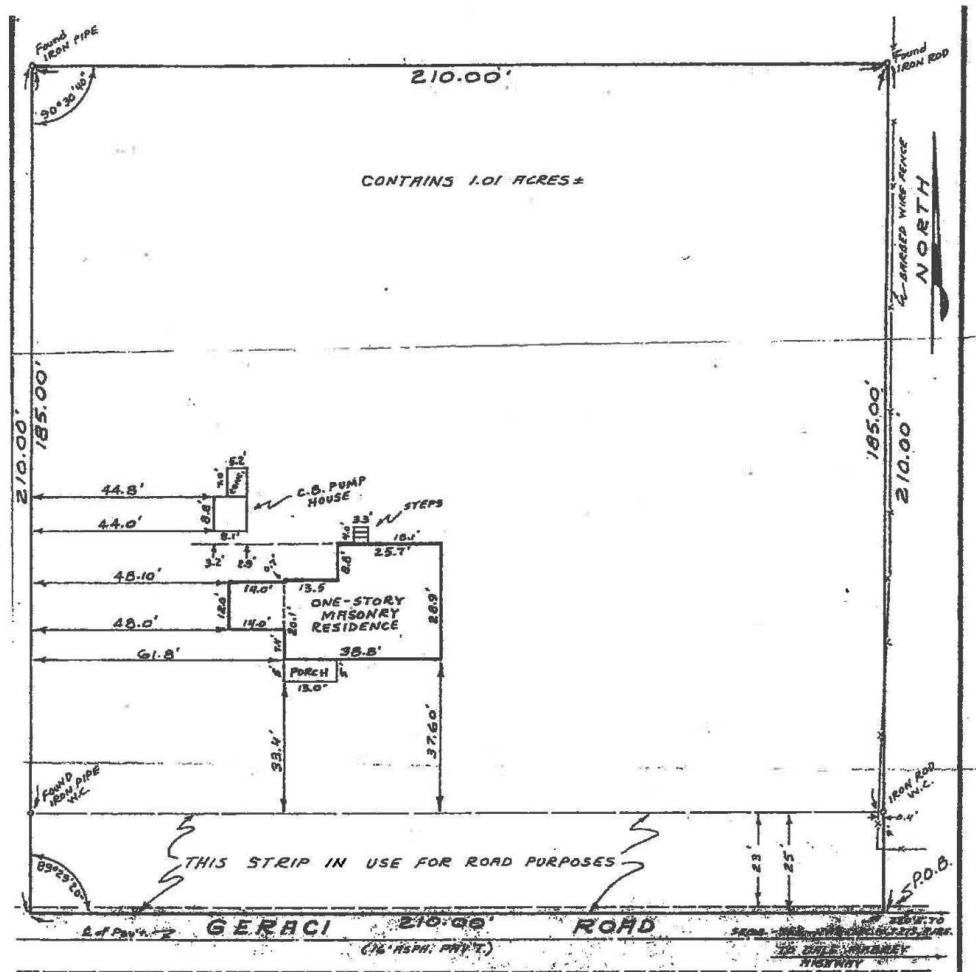
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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial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

## SURVEY



Beginning at the Southeast corner of the Southeast one-quarter of the Northwest one-quarter of Section 10, Township 27 South, Range 18 East, thence run West for 220 feet to a Point of Beginning thence run West for 210 feet thence North 210 feet, thence East 210 feet, thence South 210 feet, to the Point of Beginning lying and being in Hillsborough County, Florida.

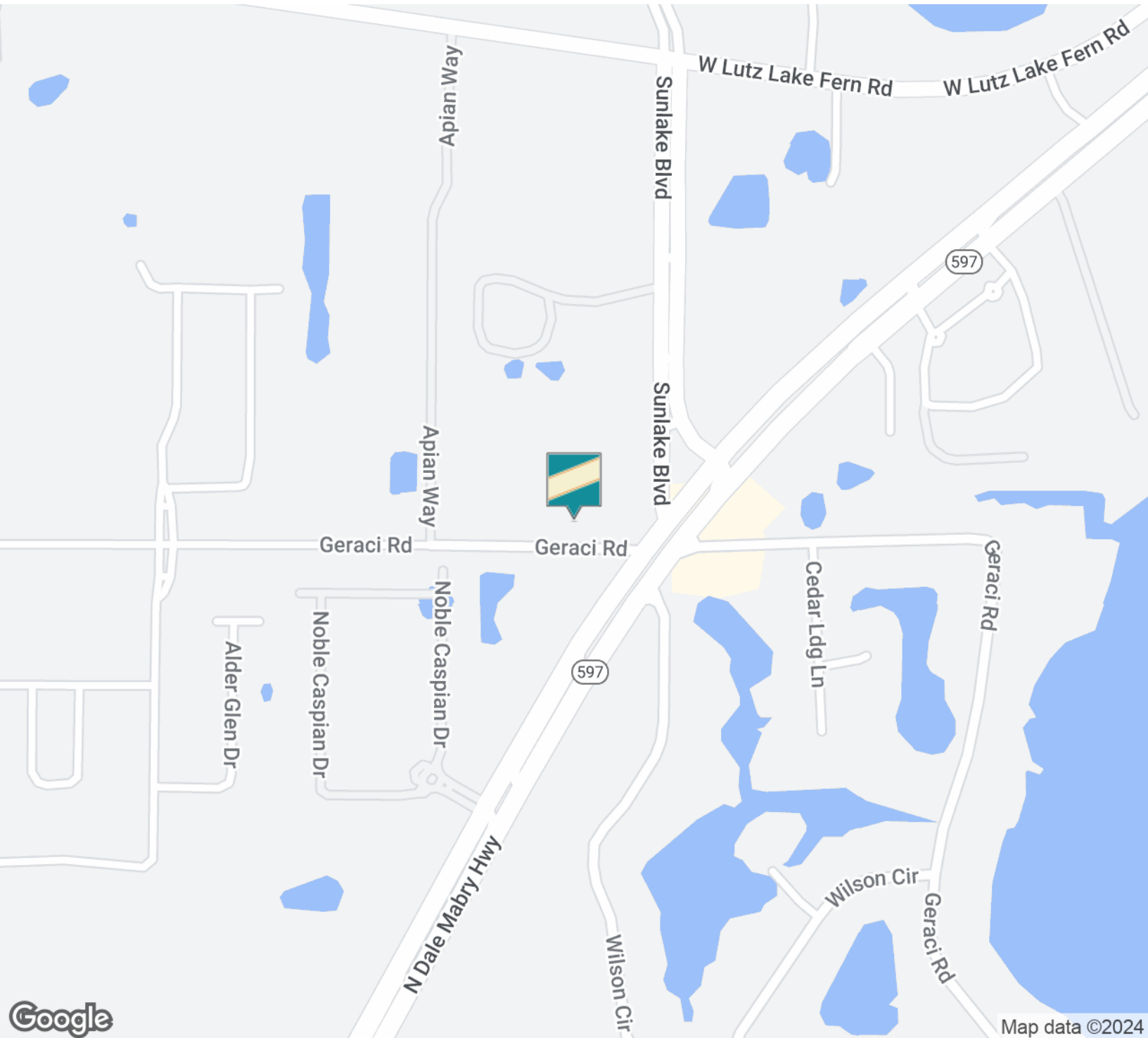
WILLIAM H. H. HOED  
CERTIFICATE

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19107 Geraci Road, Lutz, FL 33548

## LOCATION MAP



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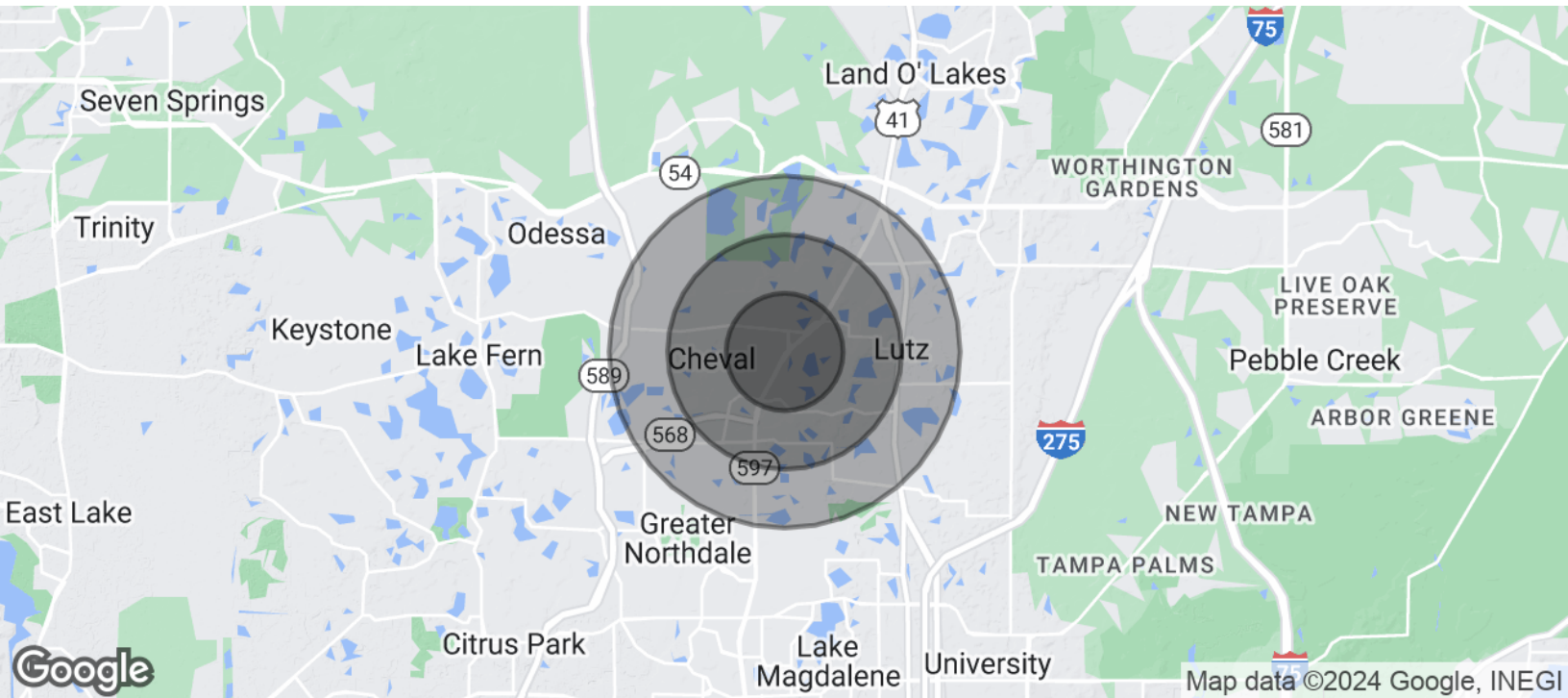
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,213	16,271	36,167
Average Age	40.2	40.6	41.3
Average Age (Male)	41.2	41.3	41.1
Average Age (Female)	39.3	40.1	41.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,510	5,871	14,001
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$151,933	\$137,393	\$116,423
Average House Value	\$405,431	\$373,523	\$350,601

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIO & CONTACT 1

### KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave  
Tampa, FL 33613  
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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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