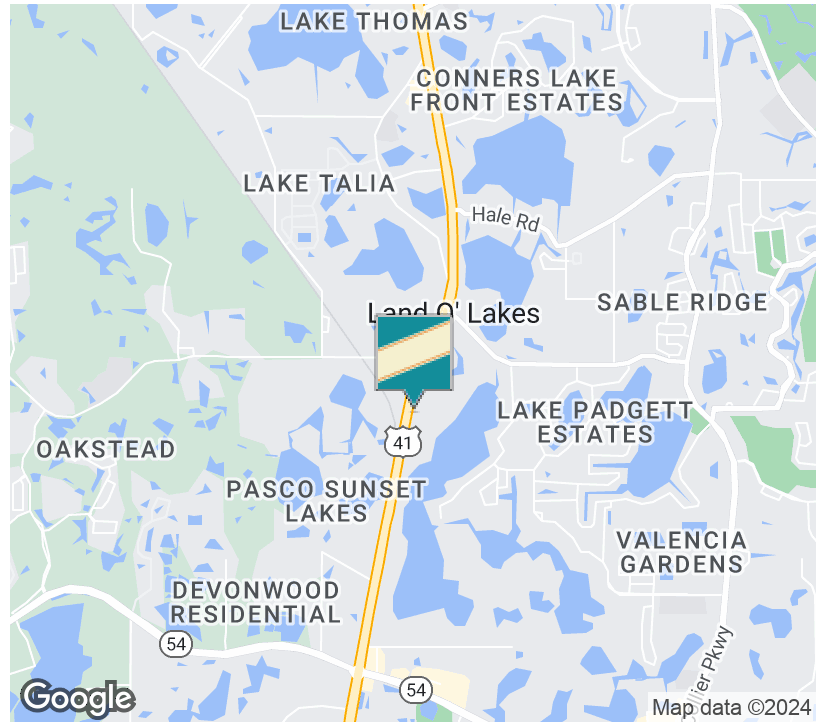




2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.88 Acres
Year Built:	1973
Building Size:	2,458 SF
Renovated:	2014
Zoning:	C2 - Commercial
Traffic Count:	46,000

CONTACT LISTING AGENT Ami Maikoski
813.882.0884

PROPERTY OVERVIEW

PRICE IMPROVEMENT! Unique with Priceless Possibility 2,458 SF Free Standing Retail with High Visibility and Accessibility to US41 in Tampa Metro. The property is on a fenced lot with an open parking area that leads to the free standing building with a side entrance. Primary HVAC unit new 2021 and the secondary unit is 7 years old. The roof is 1 year new. The buildings electric was upgraded in 2014 with energy efficiency lighting to include signage at entrance. The well pump was updated in the last 7 years as well. The building is sitting on .88 Acres and C2 zoning allows a wide array of usage (see attached zoning guide). The grounds offer additional parking and room for growth. The 0.88 acres allows land redevelopment opportunity up to approx 19,166/SF based on .50 FAR on a prime lot on US-41. This would make a great owner user building for professional office use, medical office or even repurposed for either retail or residential.

28 year successful marine business (Marine sales parts and service, bait and tackle supplies, trailers) also available for purchase.

Kari L. Grimaldi/ Broker Ami Maikoski
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Free Standing Building - 2,458/ SF on 0.88 Fenced Acres
- Over 172 FEET of FRONTAGE on PRIME HIGHWAY US-41 in Land O Lakes/Tampa with Private Signage
- Traffic Count 46,000 - AADT
- C2 Retail/Service/Office/Residential Use with Expansion Possibility
- Multiple Detached Carports and Shed
- New 2021 HVAC unit on main building. Secondary unit replaced 2014.
- Roof 1 year new
- Well (Pump updated 2014) with Oversized septic field
- High and Dry - No Flood Insurance required
- Easily accessible to surrounding Quad-County areas of Hillsborough / Pasco / Pinellas / Hernando via US-41, SR 54, I-275, I-75, I-4
- 28 year successful marine business added to sale is an option.



Lot (Labels)
Lot (Lines)



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3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Unique with Priceless Possibility 2,458 SF Free Standing Office with High Visibility and Accessibility to US41 (Land O'Lakes Blvd). The fenced property has an open parking area that leads to the free standing building with a side entrance. This building consists of a small lobby area at the entrance that leads directly to retail space. There is a hallway that connects the private office, one of three bathrooms and storage areas. Behind the reception area is a large shelved storage room that leads back to the residential area of the building with 2 Bedrooms, Full Kitchen, Full Bath and additional Kitchenette. There is a double door in the large shelved storage room that lead to the rear of the building and yard access.

Primary HVAC unit new 2021 and the secondary unit is 7 years old. The roof is 1 year new. The buildings electric was upgraded in 2014 with energy efficiency lighting to include signage at entrance. The well pump was updated in the last 7 years as well. The building is sitting on .88 Acres and C2 zoning allows a wide array of usage (see attached zoning guide). The grounds offer additional parking and room for growth. The 0.88 acres allows Land redevelopment opportunity up to approx 19,166/SF based on .50 FAR on a prime lot on US-41. This would make a great owner user building for professional office use, medical office or even repurposed for either retail or residential. Short term Seller Financing is negotiable.

28 year family-owned successful marine business added to sale as an option. Marine sales and parts, bait and tackle supplies and trailers.



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2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

PROPERTY DESCRIPTION

LOCATION DESCRIPTION

North of SR-54 on (US-41) Land O Lakes Blvd on the East side of the highway. Easily accessible to surrounding Quad-County areas of Hillsborough / Pasco / Pinellas / Hernando via Hwy 41, SR 54, I-275, I-75, I-4.

SITE DESCRIPTION

BEG AT NE COR OF SE1/4 OF NW1/4 OF SEC TH S00DG 05'E 141.57 FT FOR POB TH CONT S00DG 05'E 99.40 FT TH N88DG 32' 28"W 250.60 FT TH N10DG 58'E 100.13 FT TH S89DG 02' 15"E 231.10 FT TO POB AKA LOT B & BE[...]

EXTERIOR DESCRIPTION

2,458 SF Concrete one-story building with gabled shingle roof accompanied by two detached carport work areas and shed on 0.88 fenced high and dry acres with LED Signage on 172.81' of frontage on US-41. No flood insurance required.

INTERIOR DESCRIPTION

Original 1973 updated residence with reception, retail, office, shelved storage, 3 Bathrooms, fireplace and 1BR living area/kitchen/laundry on well water with central air-conditioning. Rear double-door access to yard.

PARKING DESCRIPTION

Surface Parking

UTILITIES DESCRIPTION

Electric upgraded 2014 - Energy efficient LED lighting. Well with oversized Septic field

PLUMBING DESCRIPTION

Well Water (Pump updated 2014) with oversized Septic field



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3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

PROPERTY DETAILS

Sale Price	\$1,300,000
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C2
Lot Size	0.88 Acres
APN #	24-26-18-0000-01500-0000
Lot Frontage	172.81 ft
Lot Depth	247.48 ft
Traffic Count	46000
Traffic Count Street	US41
Traffic Count Frontage	173
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	10

UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	Central Air - 2 units Main building unit Brand new 2021 / Secondary unit 7 years old
Restrooms	3
Landscaping	Mature Oaks

CONTACT LISTING AGENT

Ami Maikoski	813.882.0884
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LOCATION INFORMATION

Building Name	2,458 SF Free Standing Retail- High Visibility on US41 in Tampa Metro
Street Address	3702 Land O Lakes Blvd
City, State, Zip	Land O' Lakes, FL 34639
County	Pasco
Market	Commercial
Sub-market	Store Combination
Cross-Streets	North of SR-54 & US-41
Side of the Street	East
Road Type	Highway
Market Type	Medium
Nearest Highway	Hwy 41
Nearest Airport	Tampa International

BUILDING INFORMATION

Building Size	2,458 SF
Occupancy %	100.0%
Ceiling Height	8 ft
Number of Floors	1
Year Built	1973
Year Last Renovated	2014
Construction Status	Existing
Condition	Good
Roof	Gable Shingle
Free Standing	Yes
Number of Buildings	1
Foundation	Concrete

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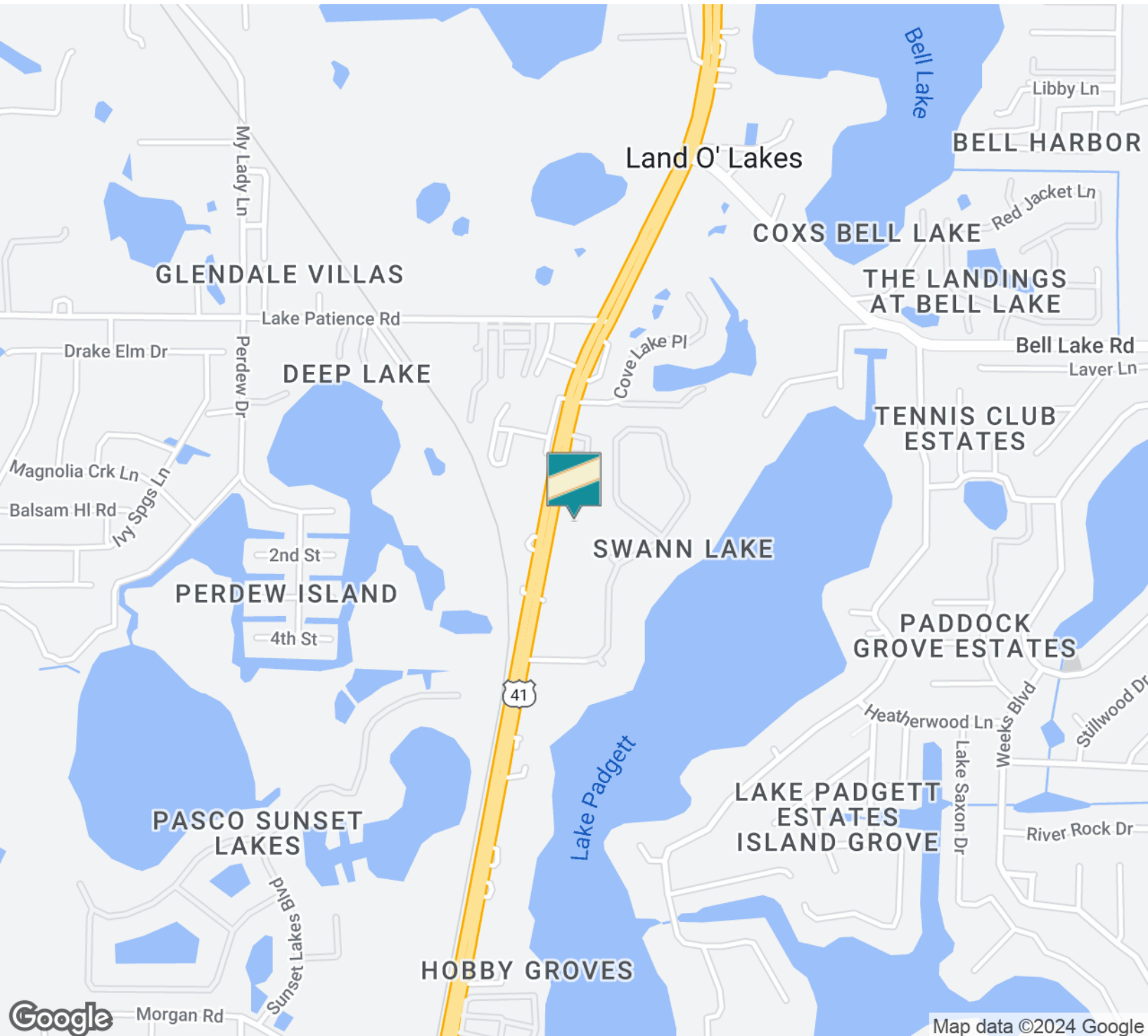
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2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

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LOCATION MAP



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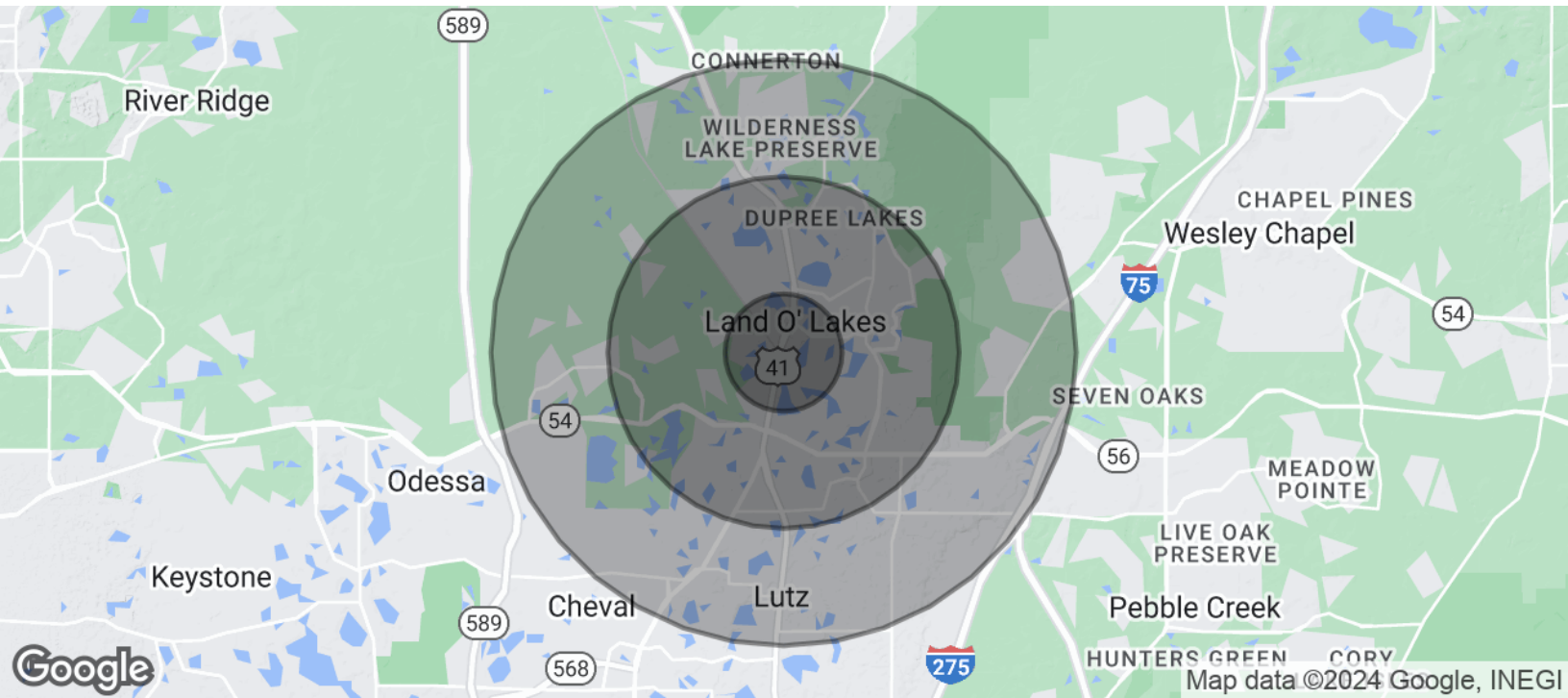
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,493	29,438	69,864
Average Age	42.5	40.1	38.5
Average Age (Male)	42.5	39.5	38.2
Average Age (Female)	41.9	40.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,355	10,752	24,801
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$77,334	\$78,826	\$84,257
Average House Value	\$298,877	\$307,591	\$295,010

* Demographic data derived from 2020 ACS - US Census

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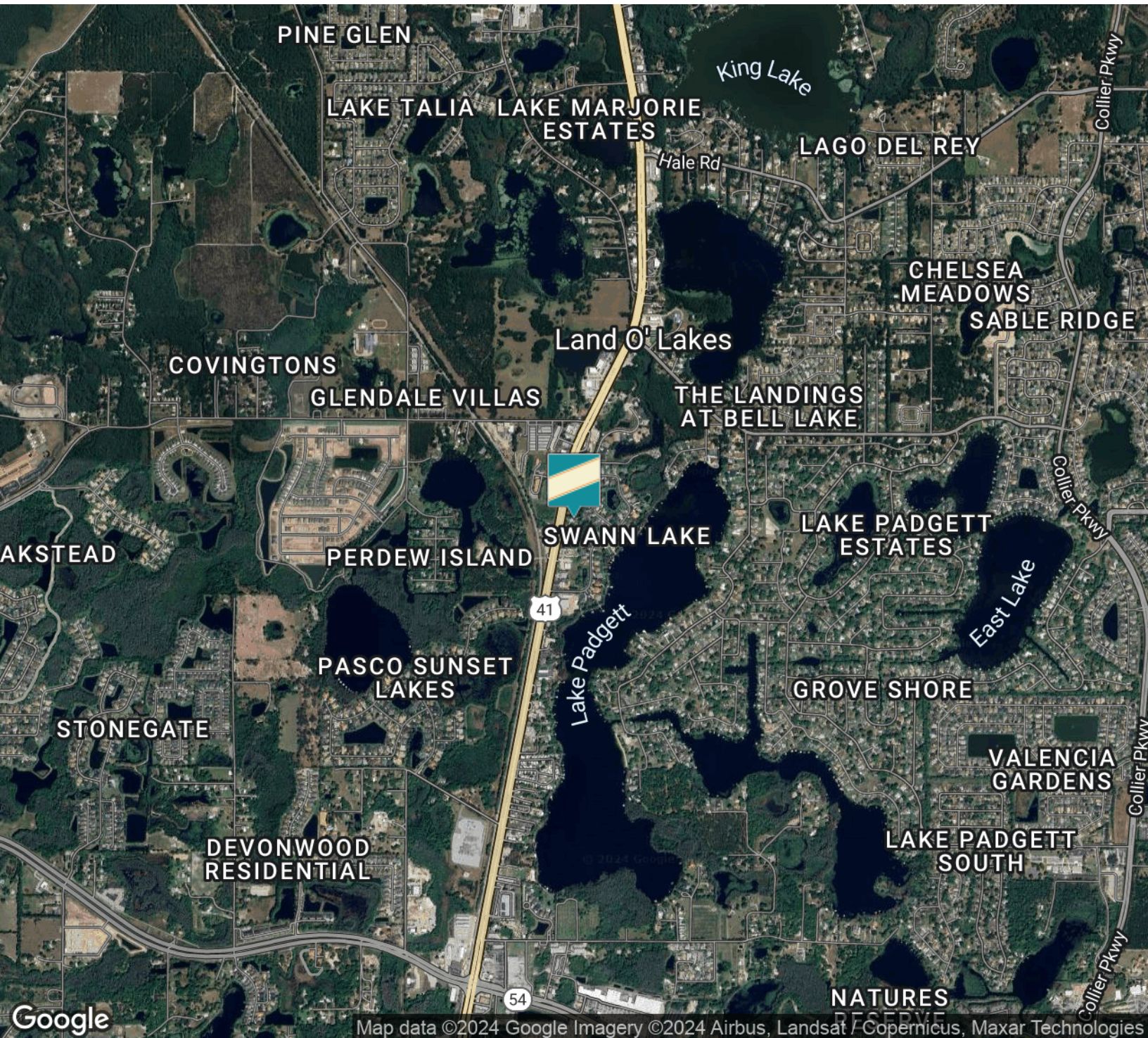
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AERIAL MAP



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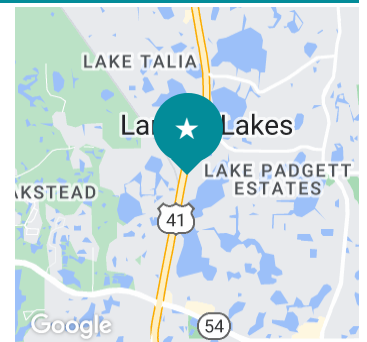
SALE COMPS



2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

Price: \$1,300,000 Bldg Size: 2,458 SF
 Lot Size: 0.88 Acres Year Built: 1973
 Price/Acre: \$1,477,273



1

1.07 AC C2 LAND AND RETAIL BUILDINGS ON HIGHWAY 41 GROWTH CORRIDOR

4334 - 4400 Land O Lakes Blvd, Land O Lakes, FL 34639

Price: \$1,237,500 Bldg Size: 6,000 SF
 Lot Size: 1.07 Acres Year Built: 1973
 Price/Acre: \$1,156,542.06



2



4502 LAND O LAKES BLVD

4502 Land O Lakes Blvd, Land O Lakes, FL 34639-3921

Price: \$707,000 Bldg Size: 1,472 SF
 Lot Size: 0.63 Acres Year Built: 1952
 Price/Acre: \$1,122,222.22



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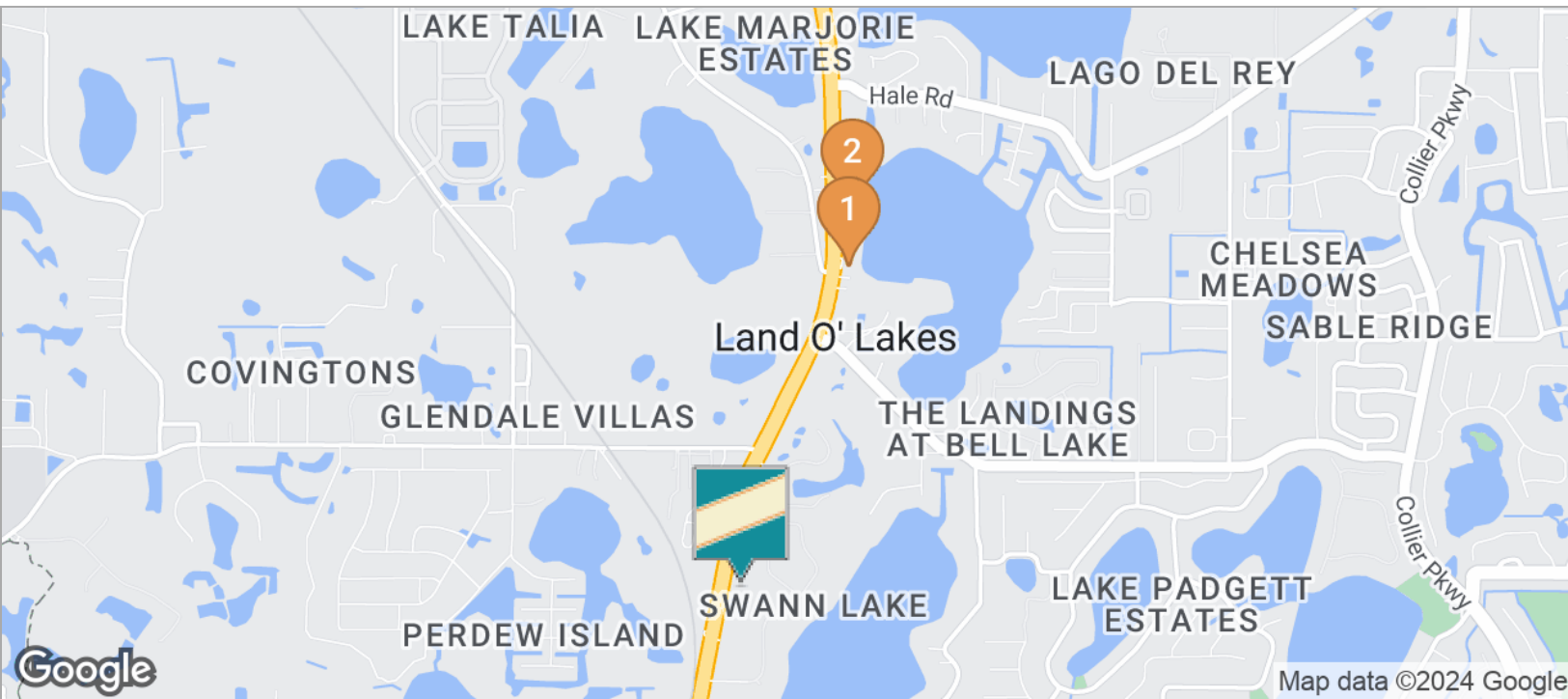
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SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
★	2,458 SF Free Standing Retail- High Visibility on US41 in Tampa Metro 3702 Land O Lakes Blvd Land O' Lakes, FL	\$1,300,000	2,458 SF	0.88 Acres
1	1.07 AC C2 Land and Retail Buildings on Highway 41 Growth Corridor 4334 - 4400 Land O Lakes Blvd Land O Lakes, FL	\$1,237,500	6,000 SF	1.07 Acres
2	4502 Land O Lakes Blvd 4502 Land O Lakes Blvd Land O Lakes, FL	\$707,000	1,472 SF	0.63 Acres
	AVERAGES	\$972,250	3,736 SF	0.85 ACRES

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ADVISOR BIO & CONTACT

KARI L. GRIMALDI/ BROKER

President



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Tampa, FL 33613
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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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ADVISOR BIO

AMI MAIKOSKI

Commercial Real Estate Advisor



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PROFESSIONAL BACKGROUND

Ami L Maikoski was brought to Tampa, FL in 1994 by the USAF to MacDill AFB and has submerged herself in the Tampa Bay area ever since. After her service, Ami ran a company for several years that worked directly with small businesses through licensing, development, operations and finance. She transitioned into the banking industry for 6 years working with premier and business banking clients of many levels passionately assuring clients financial confidence in their banking, lending and investment portfolios. She then moved on as the Operations Director for a custom luxury home developer in the South Tampa area continuing her attention to detail and execution on its finest level for clients, vendors and city/county officials for 3 years.

Her love for the thriving success of Tampa businesses and residents heavily persuaded her to move her career to commercial real estate and to work with the finest firm in Tampa – Grimaldi Commercial Realty Corp. She is driven and motivated to assure her personal values: Leadership, Trust, Integrity, Ethics, Passion, Persistence and Tenacity. When she is not working, Ami enjoys family, sports, outdoors and people. Life is all about the adventure!

Areas of Expertise:

Sales and Leasing
Leasing Buyer/Tenant Rep Retail Sales
Leasing Office Sales
Leasing Medical Office

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