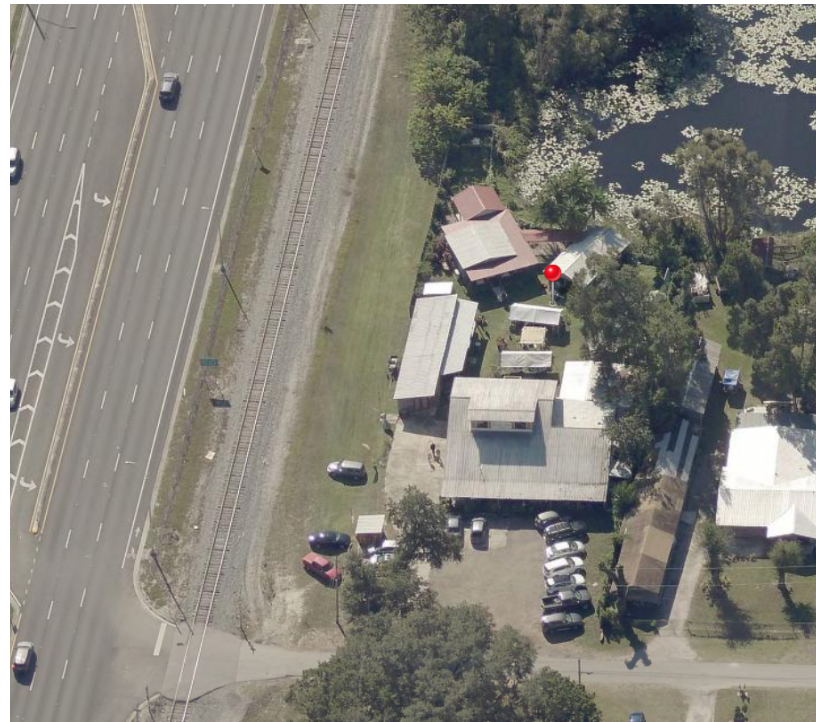




RETAIL/OFFICE FRONTAGE ON HWY 41 - LAKEFRONT WITH 4 BUILDINGS ON 1/2 ACRE

100 4th Ave NW, Lutz, FL 33548

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,100,000
SF:	4,072 SF Heated and 7,760 SF Gross (4 Buildings)
Lot Size:	0.46 Acres
Building Size Totals:	7,760 SF
Renovated:	2010
Zoning:	LDC (Lutz Downtown Center)
Market:	Tampa Bay
Price / SF:	\$141.75

PROPERTY OVERVIEW

Must see this Beautiful Retail/Office Lakefront property with 200 feet of frontage on Hwy 41. 4 buildings on approximately 1/2 acre! This site is suitable for Professional office uses, as well as specific retail uses. Existing 14 year business is also available for purchase separately.

SELLER FINANCE AVAILABLE!

The property consists of 4 buildings currently used as:

- 1) Antique Store & Home Goods; 2,924 SF Heated and 5,222 SF with porches and decks (includes 900 SF office or apartment upstairs)
- 2) Old fashioned General Store; 748 SF Heated and 1,057 SF with porch (Selling local homemade goods, jams, candles, soaps, etc),
- 3) Charming Tea Room and Kitchen; 400 Sf Heated and 1,088 SF with porches and deck, plus . The Lake front garden tea room is perfect for an afternoon tea, birthday parties, bridal showers, baby showers, club events or intimate weddings & receptions. Plus a kitchen building of 168 SF Heated and 392 SF Gross with patio.
- 4) Outdoor Garden/Plant Nursery. The established 14 year Business also available for purchase! Real estate plus business \$1,400,000. Real estate without business \$1,100,000.

Renovated 2008-2010: New roofs, new Bamboo flooring, new HVACs and all new duct work, new electrical. Parking: Apx 20 striped spaces currently

LDC Zoning (Lutz Downtown Center); Office & Limited retail use. (See attached zoning document for full list of permissible uses)

Seller finance available with apx 30% down! Call for additional terms.

Kari L. Grimaldi/ Broker

813.882.0884

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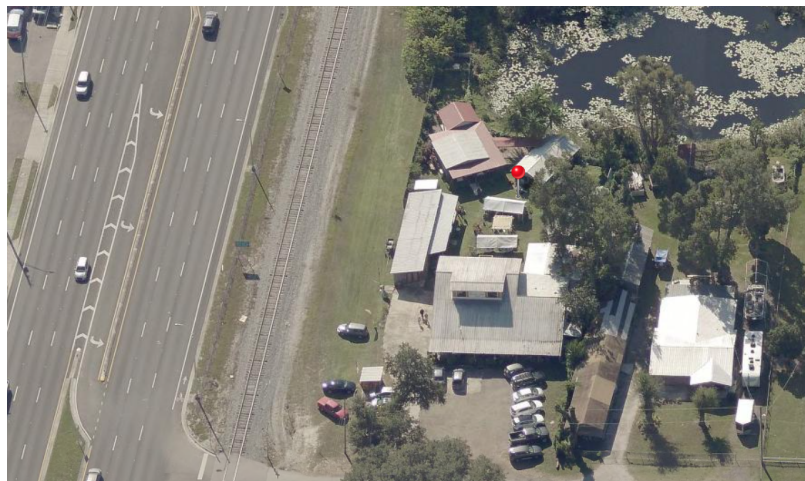
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 4 Retail/Office buildings 4,072 SF Heated and 7,760 SF Gross on apx 1/2 acre
- Excellent Frontage on Hwy 41 & on 4th Ave in Lutz
- Direct Visibility/Great Location - Corner of N. US Hwy 41
- Located on Lake Fern Lake
- Renovated 2010- New roofs, HVAC & Ductwork, Electrical, Plumbing, Flooring
- Ample Parking - 20 spaces
- Office and Specific Retail uses permissible
- Can be vacated upon Sale; or Business can be purchased with real estate
- Seller Finance available!



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SELLER FINANCE AVAILABLE.

The property consists of 4 buildings currently used as:

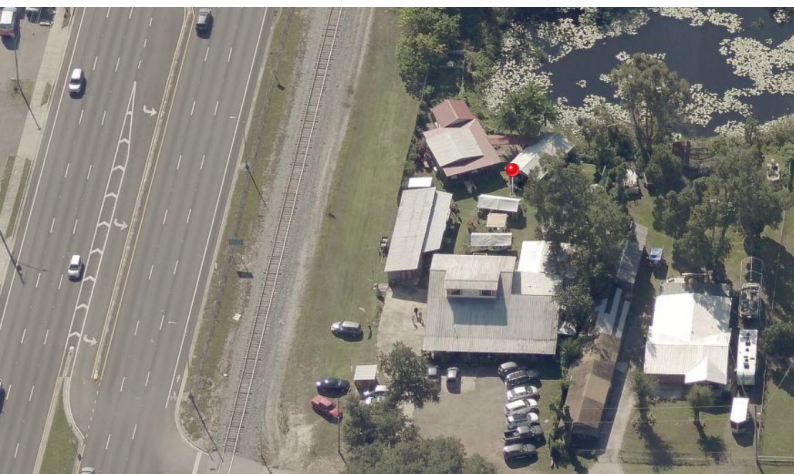
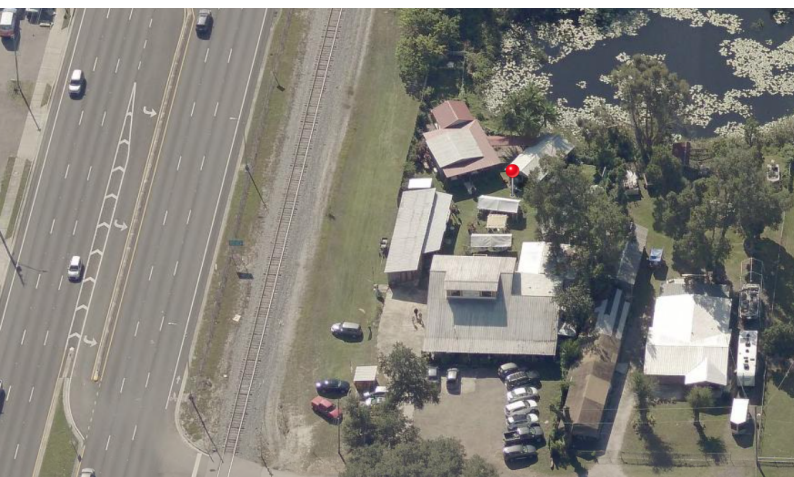
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Parking: Apx 20 striped spaces currently

LDC Zoning (Lutz Downtown Center); Office & Limited retail use. (See attached zoning document for full list of permissible uses) Permissible uses: Office Professional services, Florist/card shop, Beauty/barber shop, Locksmith; Watch, clock and jewelry sales and service, Photography studio, Tailor/seamstress, Art gallery/studio, Antiques shops (indoor sales), Educational materials sales (books, art supplies, music supplies, and similar educational materials), Bicycle repair, computer repair etc.

Use existing buildings or can be Redeveloped



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100 4th Ave NW, Lutz, FL 33548

PROPERTY DETAILS

Sale Price	\$1,100,000
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	LDC
Lot Size	0.46 Acres
APN #	13970.0000
Lot Frontage	61 ft
Lot Depth	2,000 ft
Corner Property	Yes

PARKING & TRANSPORTATION

Number of Parking Spaces	20
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UTILITIES & AMENITIES

Restrooms	1.5
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LOCATION INFORMATION

Building Name	Retail/Office Frontage on Hwy 41 - Lakefront with 4 Buildings on 1/2 acre
Street Address	100 4th Ave NW
City, State, Zip	Lutz, FL 33548
County	Hillsborough
Cross-Streets	4th Ave and N. US Hwy 41; North of Lutz Lake Fern Rd

BUILDING INFORMATION

Building Size	4,072 SF Heated and 7,760 SF Gross (4 Buildings)
Year Last Renovated	2010
Number of Buildings	4
Occupancy	Property can be vacated upon sale; or established business can be purchased with real estate. Real estate plus business \$1,400,000. Real estate without business \$1,100,000

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ADDITIONAL PHOTOS



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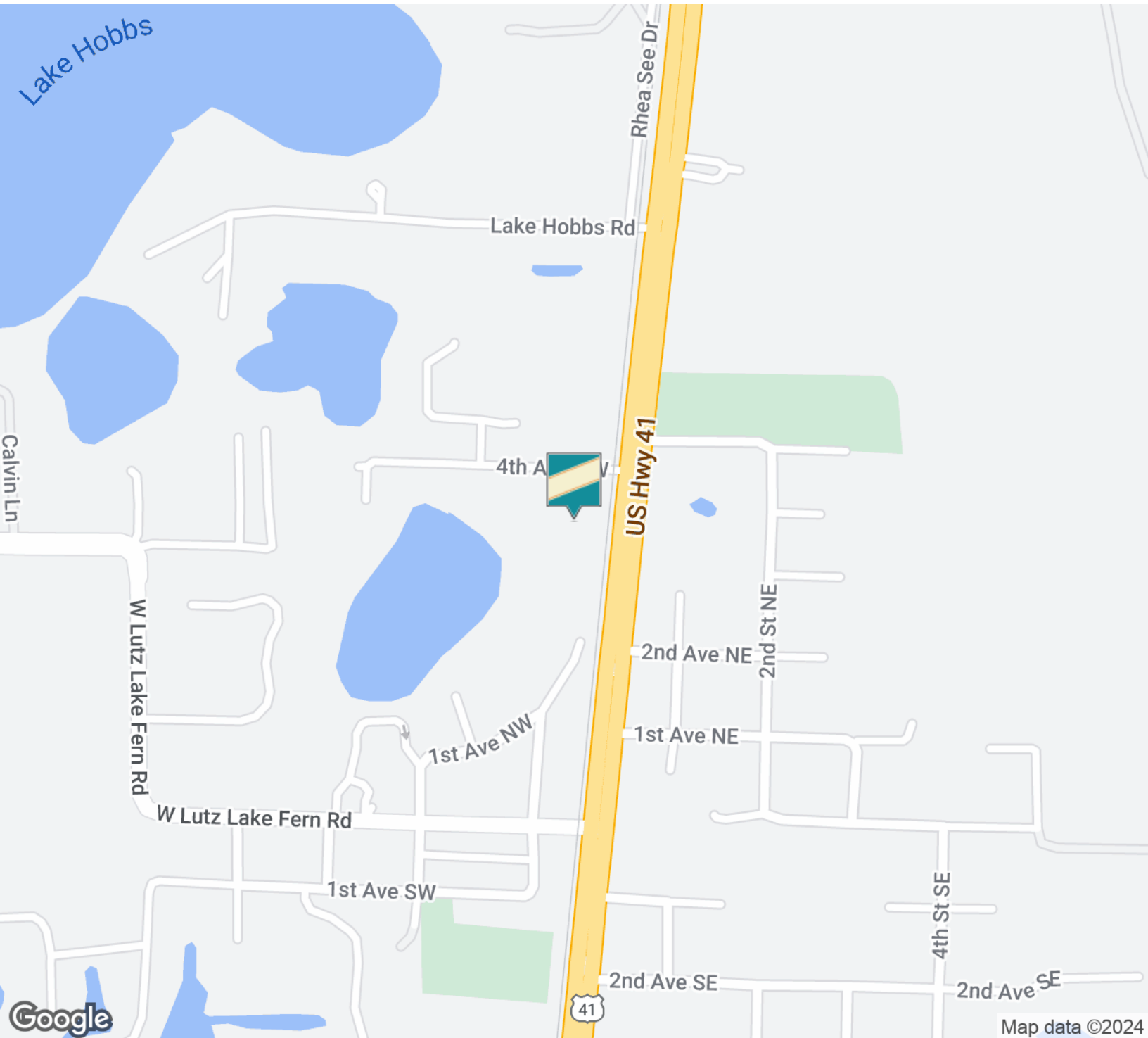
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LOCATION MAP



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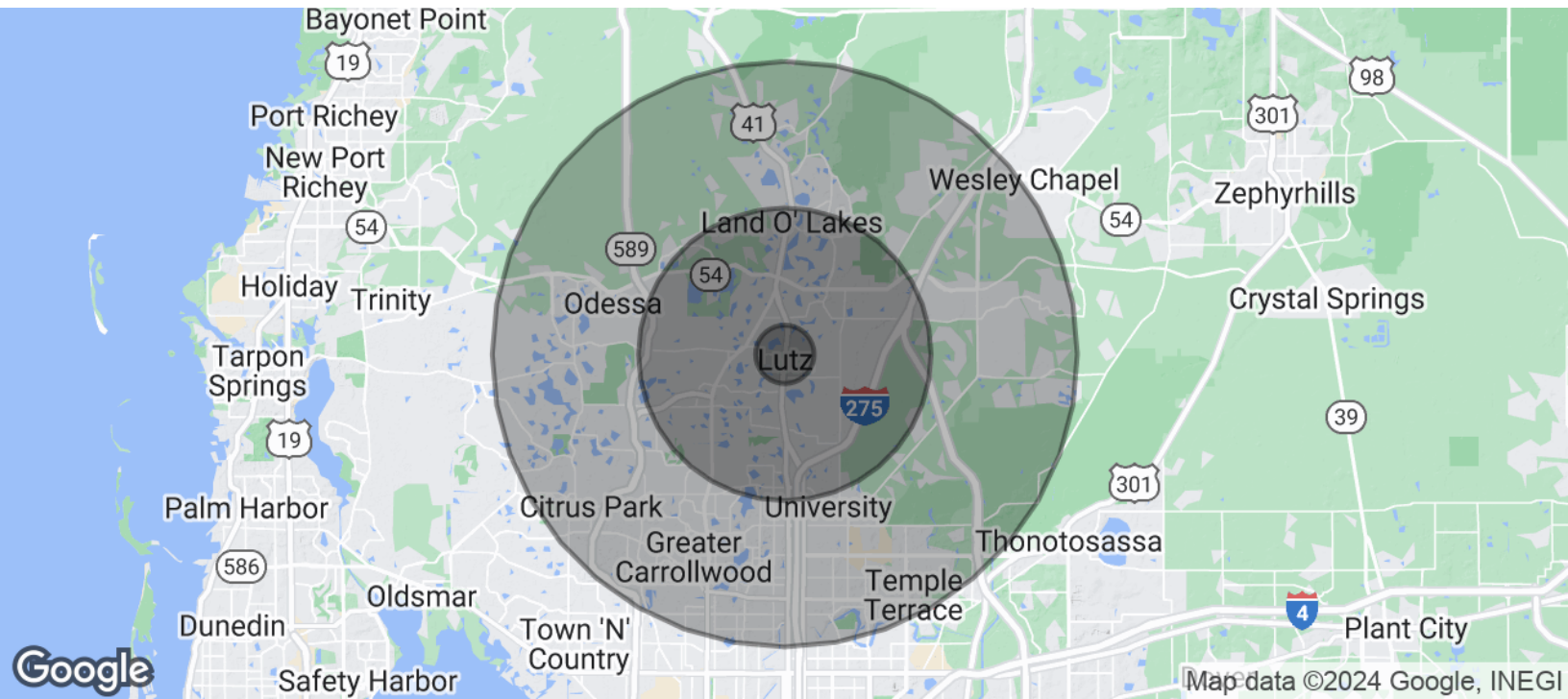
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,716	114,380	560,923
Average Age	45.2	41.4	37.9
Average Age (Male)	41.9	40.5	36.8
Average Age (Female)	47.9	42.2	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,064	43,852	222,272
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$119,930	\$104,581	\$81,957
Average House Value	\$353,508	\$308,289	\$230,393

2020 American Community Survey (ACS)

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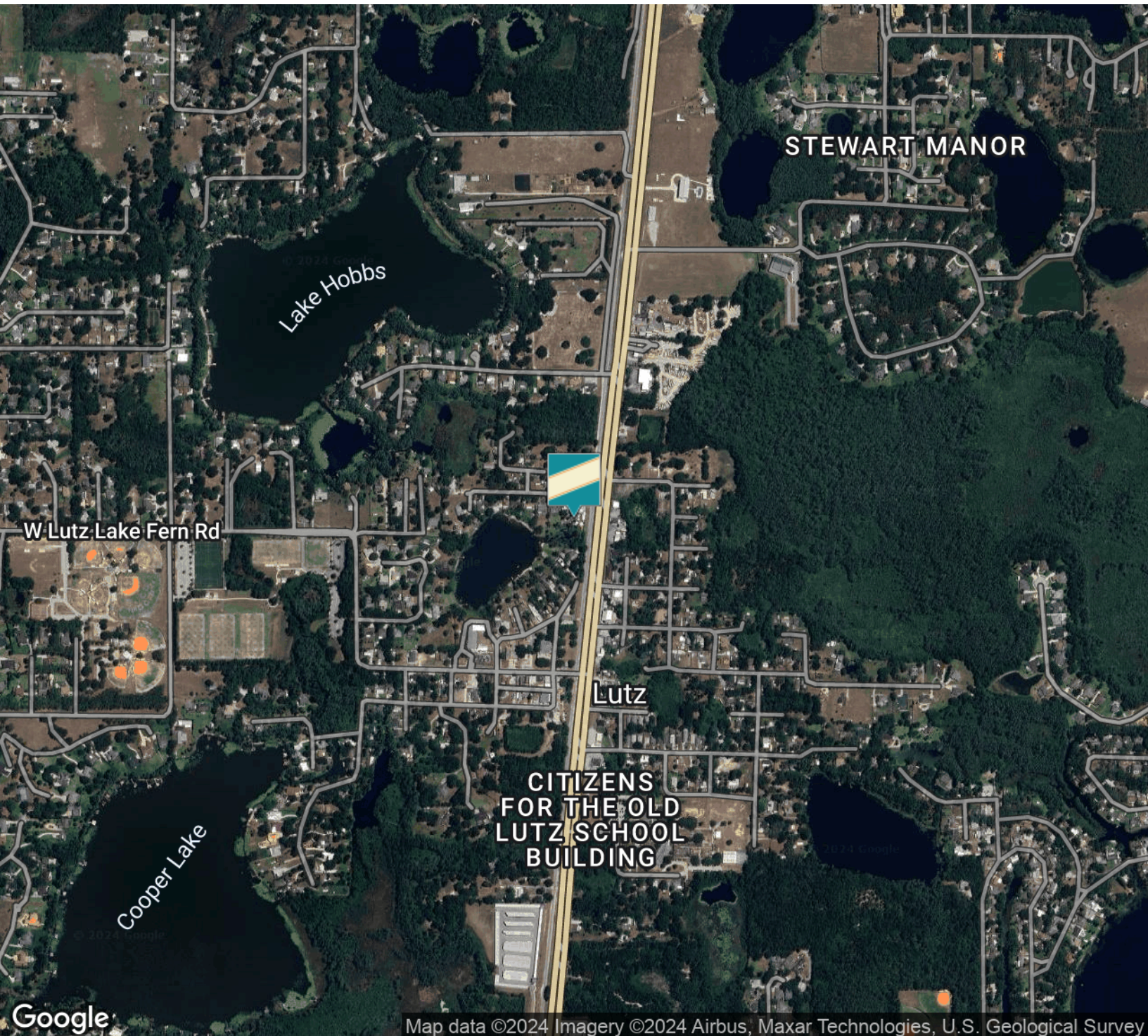
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AERIAL MAP



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100 4th Ave NW, Lutz, FL 33548

ADVISOR BIO

KARI L. GRIMALDI/ BROKER

President



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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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