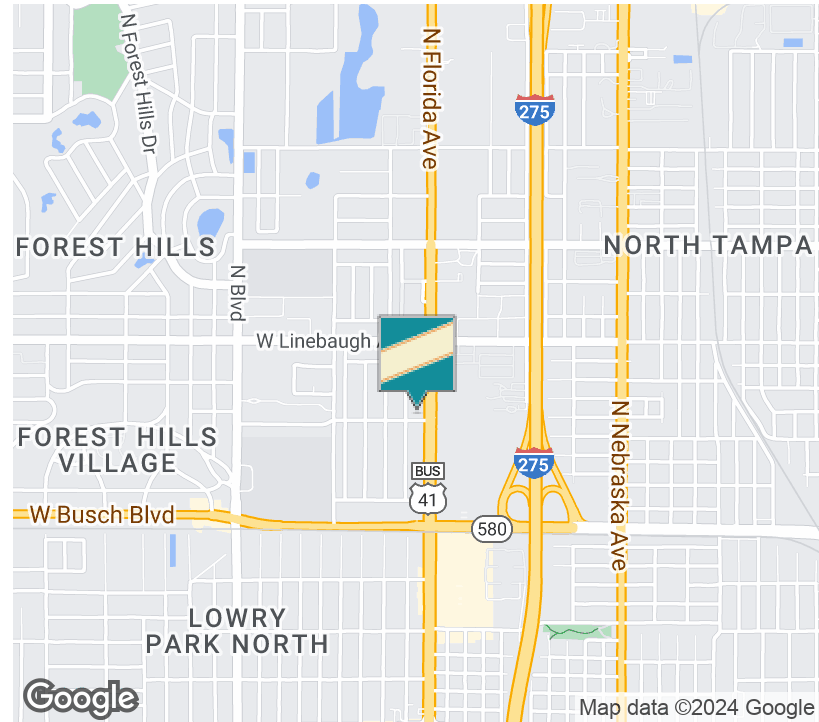




9502 N Florida Ave, Tampa, FL 33612

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	0.89 Acres
Year Built:	1971- Renovated 2022
Building Size:	5,695 SF heated plus 5,600 SF canopies
Renovated:	2022
Zoning:	CI (Commercial Intensive)
Market:	Tampa Bay
Business:	Business may also be purchased

PROPERTY OVERVIEW

Auto dealership/Showroom/Retail (Former Bank Building) on highly trafficked Florida Ave minutes from Interstate I-275. Close to 6,000 SF of heated SF and almost 6,000 SF of canopy areas, for a total of apx 12,000 SF, on almost 1 acre (38,000 SF). Concrete Block Construction, 12 ft ceiling height, Former bank building, with vault, was retrofit to current use. Parking may be able to accommodate 90-100 vehicles.

Zoned CI- Commercial Intensive; allows many uses. New Roof- Apx 2020
The property offers a prime opportunity for retail/office or vehicle-related investors. Boasting a spacious 5,695 SF heated building plus 5,600 SF canopies, with showroom and offices and kitchen/breakroom and 2 restrooms. Additional income of apx \$5,755/month with an apx 4,000SF separate unit that is leased to a marketing company for office use with 1 1/2 year remaining with 9 offices, restroom and kitchen, that may be able to terminate early or buy-out if Buyer wishes to use this space. This well-maintained property is ideally zoned CI to accommodate a variety of commercial ventures. Situated in the thriving Tampa area, this strategically positioned property presents abundant potential for businesses seeking a high-traffic location. With its impressive features and strategic location, this property is a successful hub for retail/office or vehicle-related endeavors in Tampa.

Kari L. Grimaldi/ Broker

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9502 N Florida Ave, Tampa, FL 33612

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Busy Auto Dealership on N Florida Ave
- 5,695 SF heated building and 5,600 SF canopies for a total of 11,294 SF
- Highly trafficked N. Florida Ave. minutes from Interstate I-275
- Built in 1971 and renovated in 2022
- Zoned CI (Commercial Intensive) (many retail and automotive uses)
- Solid Concrete Block Construction (retrofit from former Bank Building with vault)
- Additional lease income of \$5,755/mo for 1 unit of 4,000 SF with separate entrances (Buyer can take over if needed)
- Prime location in Tampa area
- New Roof apx 2020
- Perfect for Vehicle related business or any Showroom/Retail/Office use
- Parking may accommodate 90-100 vehicles



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PROPERTY DESCRIPTION

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The property offers a prime opportunity for retail/office or vehicle-related investors. Boasting a spacious 5,695 SF heated building plus 5,600 SF canopies, with showroom and offices and a kitchen/breakroom and 2 restrooms. Additional tenant income of \$5,755/month with an apx 4,000 separate unit that is leased to a marketing company for office use with 1 1/2 year remaining with 9 offices, restroom and kitchen, that may be able to terminate early or buy-out if Buyer wishes to use this space. This well-maintained property is ideally zoned CI to accommodate a variety of commercial ventures. Situated in the thriving Tampa area, this strategically positioned property presents abundant potential for businesses seeking a high-traffic location. With its impressive features and strategic location, this property stands ready to become the next successful hub for any retail/showroom/office or vehicle-related endeavors in Tampa's dynamic commercial landscape. Built in 1971, and renovated in 2022, it stands as a solid investment for retail/office or vehicle-related businesses seeking a prominent presence in this dynamic commercial market.

Car dealership business may also be purchased.

LOCATION DESCRIPTION

Located South of Busch Blvd and North of Linebaugh Ave. just minutes from Interstate I-275. Situated in a bustling area, this location offers a strategic advantage for retail or vehicle-related businesses. A hotspot for commercial activity, the area is in close proximity to renowned landmarks like Busch Gardens Tampa Bay, providing a steady flow of visitors and potential customers. With easy access to major roadways and a diverse mix of businesses, the property embodies the essence of prime real estate. Embrace the opportunity to become part of this



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PRIME RETAIL/ AUTO DEALERSHIP ON HIGH TRAFFIC FLORIDA AVE- TAMPA, FL

9502 N Florida Ave, Tampa, FL 33612

PROPERTY DETAILS

Sale Price	\$1,995,000
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PROPERTY INFORMATION

Property Type	Retail/Office/Showroom
Property Subtype	Vehicle Related
Zoning	CI
Lot Size	38,226 SF
APN #	99670.0000
Parking	Parking may accommodate 90-100 vehicles

LOCATION INFORMATION

Building Name	Prime Retail/Showroom/Auto Dealership on High Traffic Florida Ave- Tampa, FL
Street Address	9502 N Florida Ave
City, State, Zip	Tampa, FL 33612
County	Hillsborough

BUILDING INFORMATION

Building Size	5,695 SF
Occupancy %	100.0%
Tenancy	Multiple
Minimum Ceiling Height	12 ft
Number of Floors	1
Year Built	1971/ Renovated in 2022 New Roof apx 2020
Year Last Renovated	2022
Number of Buildings	1

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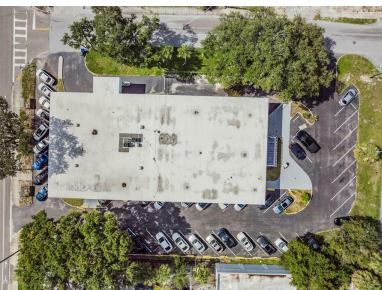
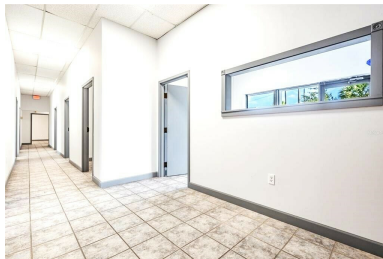
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PRIME RETAIL/ AUTO DEALERSHIP ON HIGH TRAFFIC FLORIDA AVE- TAMPA, FL

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ADDITIONAL PHOTOS



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FLOORPLAN



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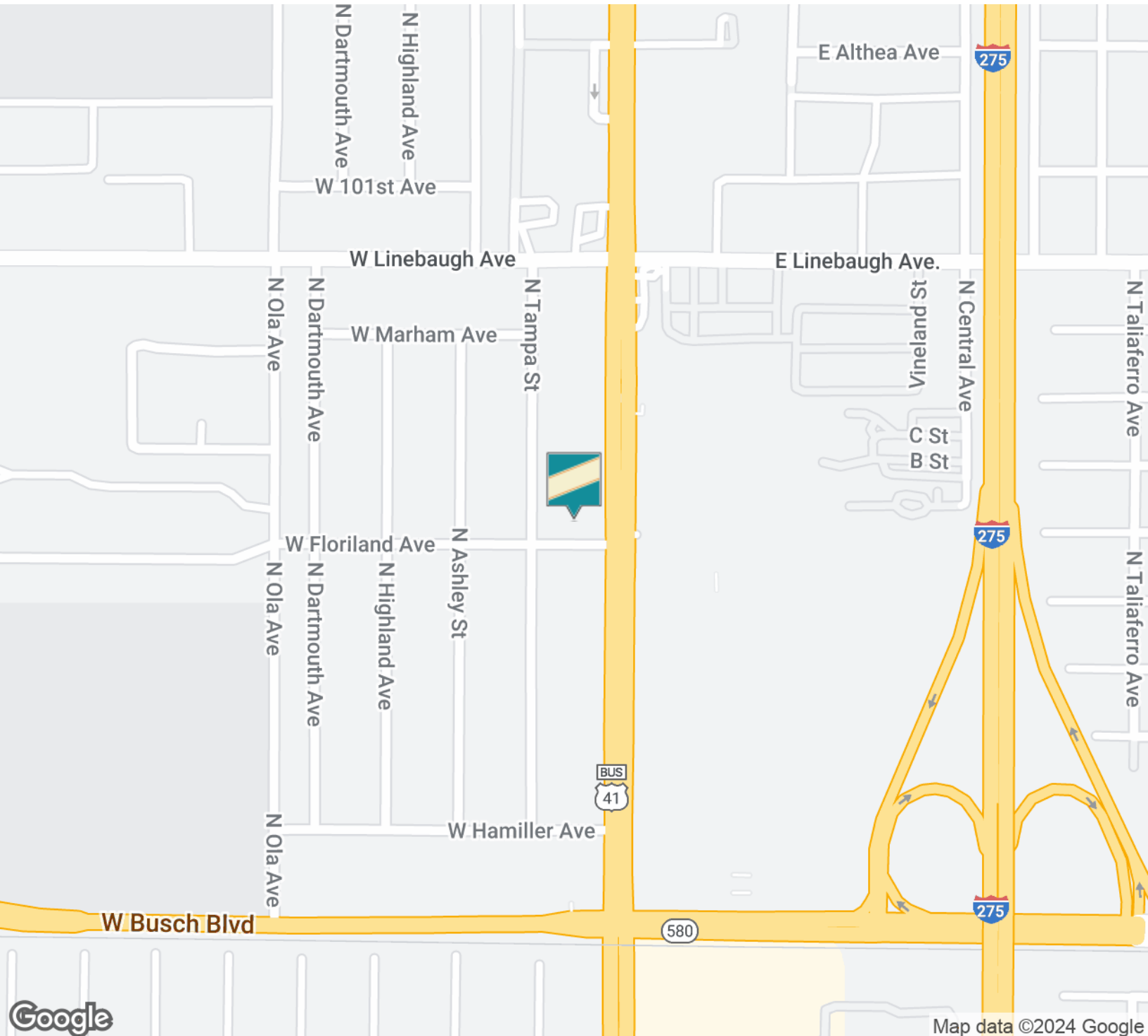
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PRIME REATIL/ AUTO DEALERSHIP ON HIGH TRAFFIC FLORIDA AVE- TAMPA, FL

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LOCATION MAP



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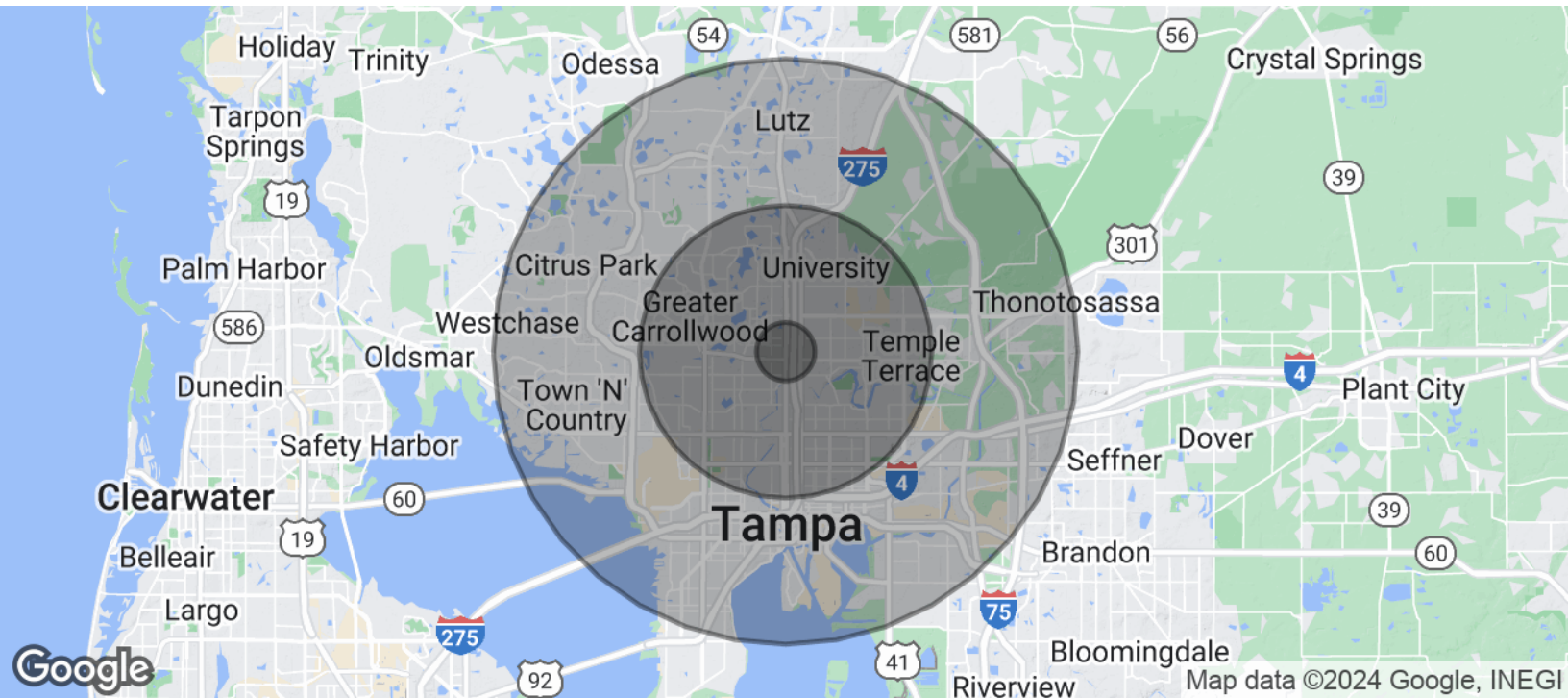
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,844	348,448	792,091
Average Age	37.9	36.3	37.6
Average Age (Male)	34.3	34.8	36.5
Average Age (Female)	41.7	37.9	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,203	145,183	332,181
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$45,696	\$55,145	\$76,229
Average House Value	\$116,973	\$160,651	\$239,996

2020 American Community Survey (ACS)

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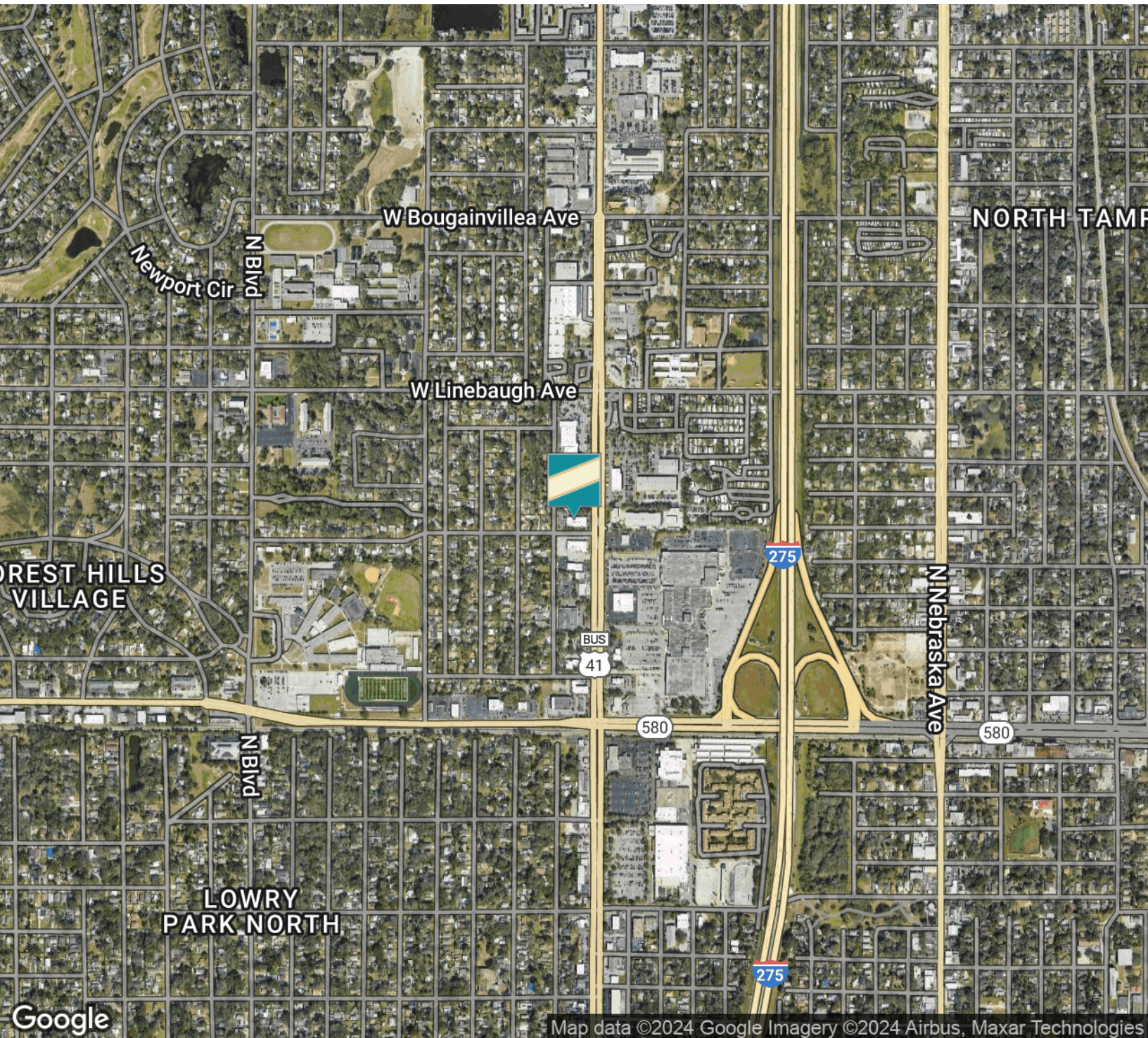
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AERIAL MAP



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ADVISOR BIO

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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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