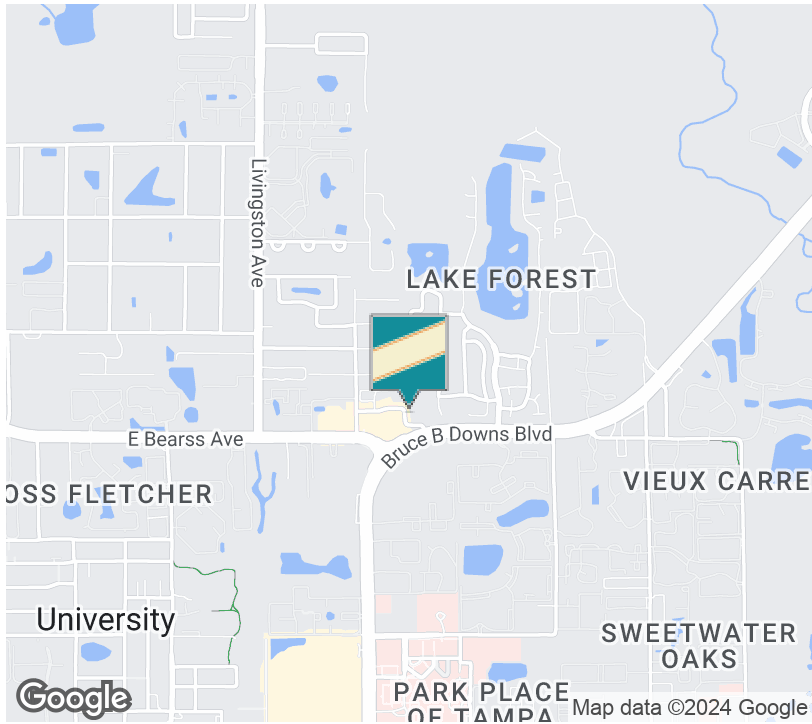




# OAKMONT PROFESSIONAL CENTER

3210-3212 Cove Bend Dr, Lutz, FL 33559

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$675,000
Available SF:	3,250 SF
Year Built:	2003
Building Size:	3,250 SF
Zoning:	PD-MU
Market:	
Price / SF:	\$184.62

### PROPERTY OVERVIEW

#### AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
-------	------------	------------	-----------

**Kari L. Grimaldi/ Broker**

813.882.0884  
kari@grimaldicommercialrealty.com

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.



# OAKMONT PROFESSIONAL CENTER

3210-3212 Cove Bend Dr, Lutz, FL 33559

## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- 3,250 sf Medical Office - can demise into two 1,625 sf spaces
- Patient reception / Several treatment rooms / Conference room/ Multiple private offices
- Corner of Bruce B Downs and Bearss Ave in coveted USF Area
- Convenient access to I-75 and I-275 and other major thoroughfares
- Quality Waterford Construction, NEW A/C and roof
- Move in ready March 1st, 2018



**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

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.



# OAKMONT PROFESSIONAL CENTER

3210-3212 Cove Bend Dr, Lutz, FL 33559

**ADDITIONAL PHOTOS**



**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

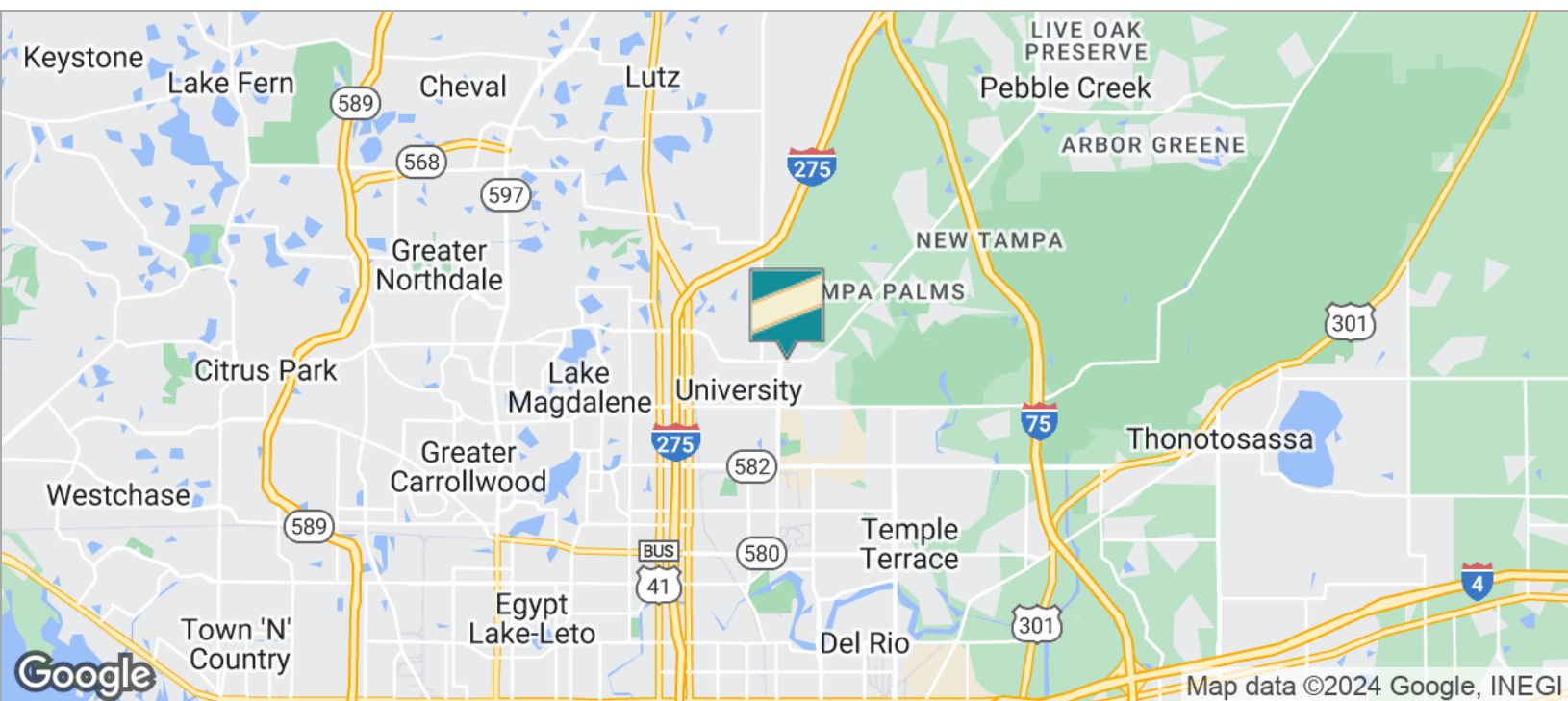
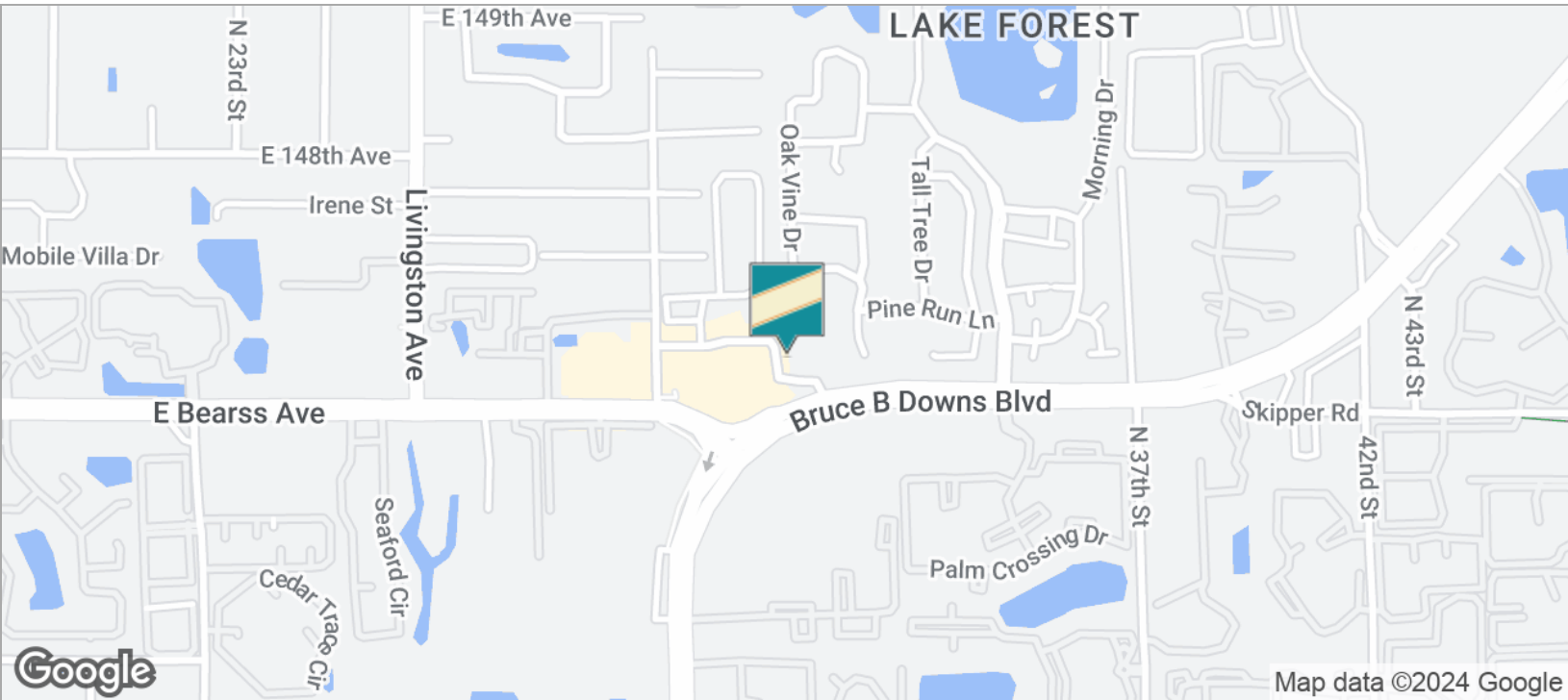
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



# OAKMONT PROFESSIONAL CENTER

3210-3212 Cove Bend Dr, Lutz, FL 33559

## LOCATION MAPS



**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

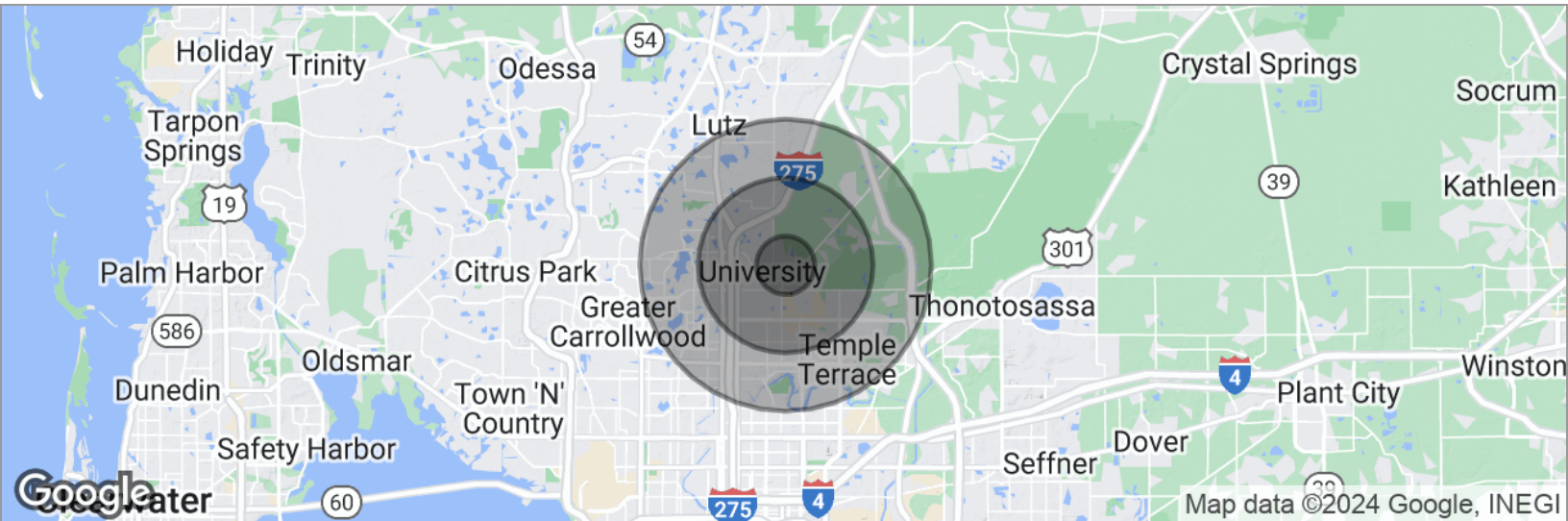
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



# OAKMONT PROFESSIONAL CENTER

3210-3212 Cove Bend Dr, Lutz, FL 33559

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,343	92,434	216,049
Median age	26.5	30.3	33.0
Median age (Male)	26.8	29.5	32.2
Median age (Female)	26.1	31.3	34.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,609	36,107	84,540
# of persons per HH	2.1	2.6	2.6
Average HH income	\$35,530	\$44,613	\$55,330
Average house value	\$179,094	\$195,459	\$218,341

\* Demographic data derived from 2020 ACS - US Census

**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

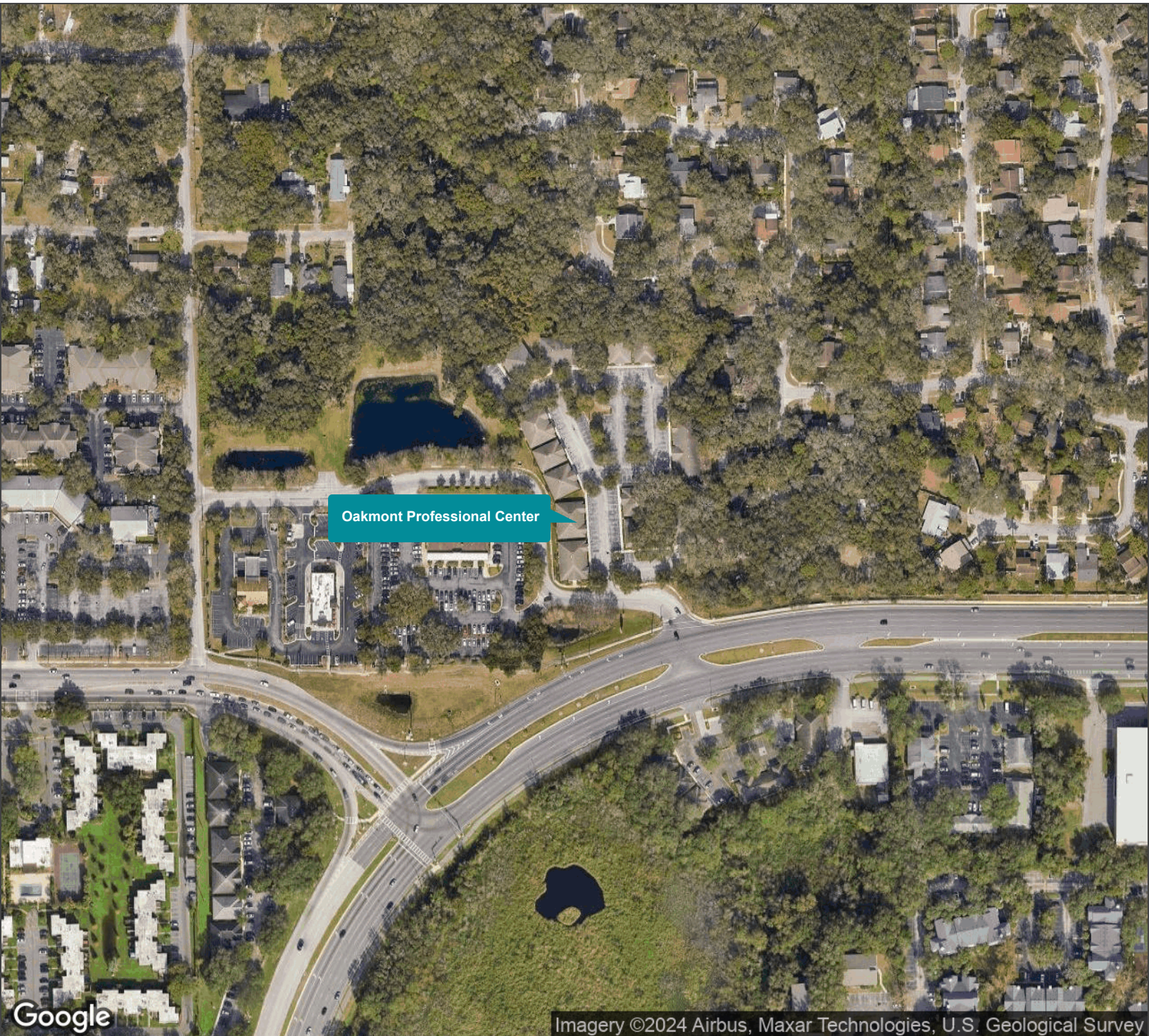
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



# OAKMONT PROFESSIONAL CENTER

3210-3212 Cove Bend Dr, Lutz, FL 33559

**AERIAL MAP**



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldcommercialrealty.com

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.



# OAKMONT PROFESSIONAL CENTER

---

3210-3212 Cove Bend Dr, Lutz, FL 33559

**RETAILER MAP**

**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

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.



# OAKMONT PROFESSIONAL CENTER

3210-3212 Cove Bend Dr, Lutz, FL 33559

## ADVISOR BIO & CONTACT 1

### KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave

T 813.882.0884

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

### Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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.



# OAKMONT PROFESSIONAL CENTER

---

3210-3212 Cove Bend Dr, Lutz, FL 33559

## ADVISOR BIO & CONTACT 2

---

T

### Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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.