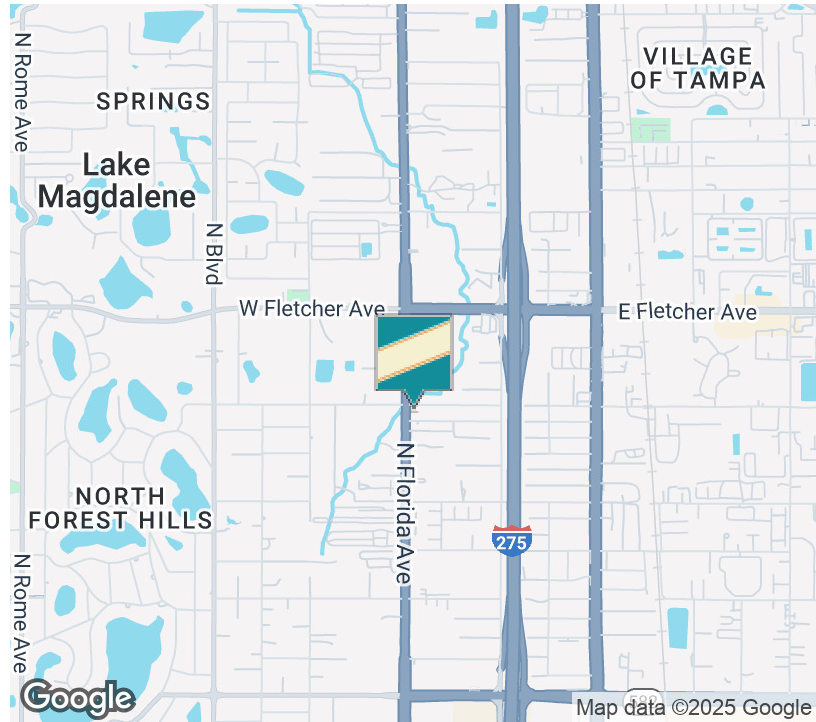




HIGH VISIBILITY TURN-KEY AUTO DEALERSHIP ON N FLORIDA AVE.

13001 N Florida Ave, Tampa, FL 33612

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 4,356 - 29,962 SF

Lease Rate: \$12,000.00 - 15,000.00
per month (Gross)

Lot Size: 0.70 Acres-
accommodates up to
~130 cars

Building Size: 1,288 SF
Office/Showroom

Zoning: CG

Market: Tampa Bay

PROPERTY OVERVIEW

Presenting a turnkey automotive dealership site for lease in the heart of Tampa's established "Car Dealer Row" corridor. This exceptional property comprises three contiguous parcels totaling approximately 0.70 acres, configured to accommodate up to 130 vehicles. Zoned CG - Commercial General, it is purpose-built for automotive sales and display while also supporting a variety of other compatible commercial uses. (Main parcel is zoned CG and the back 2 lots are zoned PD for parking)

A rare, high-visibility, ready-to-operate vehicle sales opportunity in one of Tampa's most recognized automotive corridors. With direct frontage, illuminated signage, a premium showroom with three spacious sales/finance offices and spacious waiting area with coffee bar, a fully paved and gated lot, and an on-site car-wash facility, this property provides the perfect platform for a thriving dealership operation or other retail business seeking maximum exposure and immediate functionality.

Prominently positioned along the heavily trafficked North Florida Avenue (U.S. 41), the site offers direct frontage and excellent visibility, enhanced by a large illuminated pylon sign that captures attention from the 27,000+ vehicles per day traveling along this corridor. Surrounded by numerous dealerships and automotive-related businesses, the property benefits from consistent walk-in and drive-by traffic, making it an ideal location for a high-volume dealership or related commercial user.

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
13001 N. Florida Ave	\$12,000 per month	Vehicle Related	21,250 SF
103 E 131st Ave	\$2,000 per month	Vehicle Related	4,356 SF
106 E 130th St	\$1,000 per month	Vehicle Related	4,356 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.



HIGH VISIBILITY TURN-KEY AUTO DEALERSHIP ON N FLORIDA AVE.

13001 N Florida Ave, Tampa, FL 33612

COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Prime location on high-traffic Florida Ave (Car Dealer Row)
- Comprised of three parcels totaling .70 Acres; may also be demised
- Accommodates ~130 vehicles
- Approx. 27,500 – 30,000 vehicles per day traffic exposure
- Large lit pylon sign with direct street visibility
- Fully paved, decorative lot
- Tented car-wash pad in rear
- 1,280 sf premium glass window showroom with 3 spacious glass offices, spacious waiting area, coffee bar, display area for product or up to two inside showroom vehicles.
- New roof (2023), well maintained
- Extremely well-lit for security and nighttime sales
- Municipal water / CG zoning / turnkey ready
- Main parcel is zoned CG and the back 2 lots are zoned PD for parking
- Possibility to demise the 3 parcels



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.



HIGH VISIBILITY TURN-KEY AUTO DEALERSHIP ON N FLORIDA AVE.

13001 N Florida Ave, Tampa, FL 33612

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

13001 N. Florida Ave. offers a rare, high-visibility, ready-to-operate vehicle sales lot in one of Tampa's most recognized vehicle sales corridors. With direct frontage, illuminated signage, 27K+ cars per day, a premium spacious showroom with 3 large sales/finance offices, paved and gated lot, and car-wash facility, this property provides the ideal platform for a thriving dealership or related commercial user, and accommodates ~130 vehicles.

- High-Visibility Location on Car Dealer Row

Prominent position among multiple existing dealerships and auto-related businesses along N. Florida Ave., drawing consistent walk-in and drive-by traffic from buyers already in the market for vehicles.

- Traffic Exposure

Average Annual Daily Traffic (AADT) along this segment of N. Florida Ave (near Fowler Ave) averages approximately 27,500 – 30,000 vehicles per day, providing superb retail visibility and marketing value for any operator.

- Extensive Vehicle Capacity

Fully paved lot accommodating up to 130 vehicles, ideal for established dealerships, specialty vehicle sales, or related service uses.

- Premium Security & Presentation

Metal rolling gates and fully fenced for secure closure after hours.

Extensive lighting throughout the lot and building perimeter for safety and enhanced nighttime visibility.

Decorative front-lot pavers offering a professional, upscale presentation.

Large illuminated street sign with direct visibility from N. Florida Ave, ideal for prominent branding

- Office / Showroom Building (± 1,280 sq ft)

Modern Florida-ceiling design and full-glass façade with wrap-around windows for panoramic lot visibility.

Three private glass-partition offices, ideal for management, finance, or consultation rooms.

Coffee bar area for client hospitality.

Spacious open seating/reception area plus additional showroom display large enough to accommodate two vehicles indoors.

Restrooms, updated finishes, and new roof (2023).

Dedicated rear covered car-wash / detailing pad for on-site prep or value-added service.

Municipal water service and utilities in place.

CG (Commercial General) zoning permits a wide array of commercial and retail uses including auto sales, equipment rental, contractor service, retail display, or other compatible business types. (Main parcel is zoned CG and the back 2 lots are zoned PD for parking)

Location & Access Advantages

- Centrally located in North Tampa with quick access to major routes:

± 2.0 miles to I-275 (Fowler Ave exit)

± 10 minutes to Downtown Tampa

± 20 minutes to Tampa International Airport

Easy connectivity to US-41, US-92, Busch Boulevard, and Fletcher Avenue.

- Nearby Points of Interest:

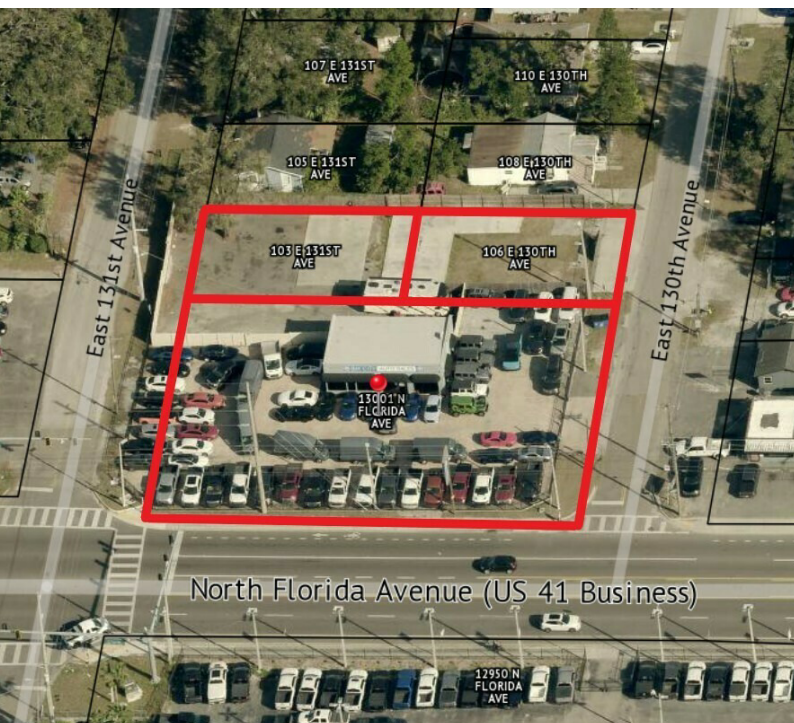
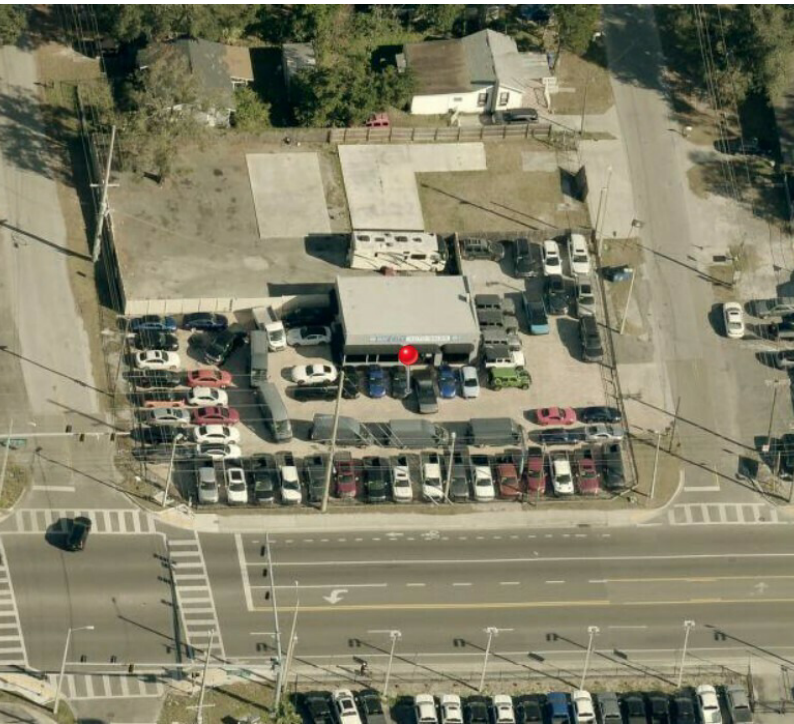
Busch Gardens Tampa Bay – approx. 2.5 miles south

University of South Florida (USF) – approx. 3 miles east

Tampa Zoo at Lowry Park – approx. 1 mile southwest

Raymond James Stadium – approx. 6 miles south

Abundance of surrounding retail, restaurants, service shops, and residential neighborhoods providing a strong consumer base and employment support.



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.



HIGH VISIBILITY TURN-KEY AUTO DEALERSHIP ON N FLORIDA AVE.

13001 N Florida Ave, Tampa, FL 33612

PROPERTY DETAILS

Lease Rate	\$12,000.00 - 15,000.00 PER MONTH
------------	--

LOCATION INFORMATION

Building Name	High Visibility Turn-key Auto Dealership on N Florida Ave.
Street Address	13001 N Florida Ave
City, State, Zip	Tampa, FL 33612
County	Hillsborough
Market	Tampa Bay

BUILDING INFORMATION

Building Size	1,288 SF
Building Layout	3 glass offices, waiting area, coffee bar, restroom and showroom
New roof	2023
Number of Floors	1
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Vehicle Related
Zoning	CG (main parcel) Back 2 lots zoned PD for parking
Lot Size- 3 Parcels	29,962 SF; .70 Acres
APN #	21922.0000
Lot Frontage	125 ft
Lot configuration	May be demised

PARKING

ACCOMODATES UP TO 130 VEHICLES

UTILITIES

ELECTRIC & MUNICIPAL WATER

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.



HIGH VISIBILITY TURN-KEY AUTO DEALERSHIP ON N FLORIDA AVE.

13001 N Florida Ave, Tampa, FL 33612

ADDITIONAL PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

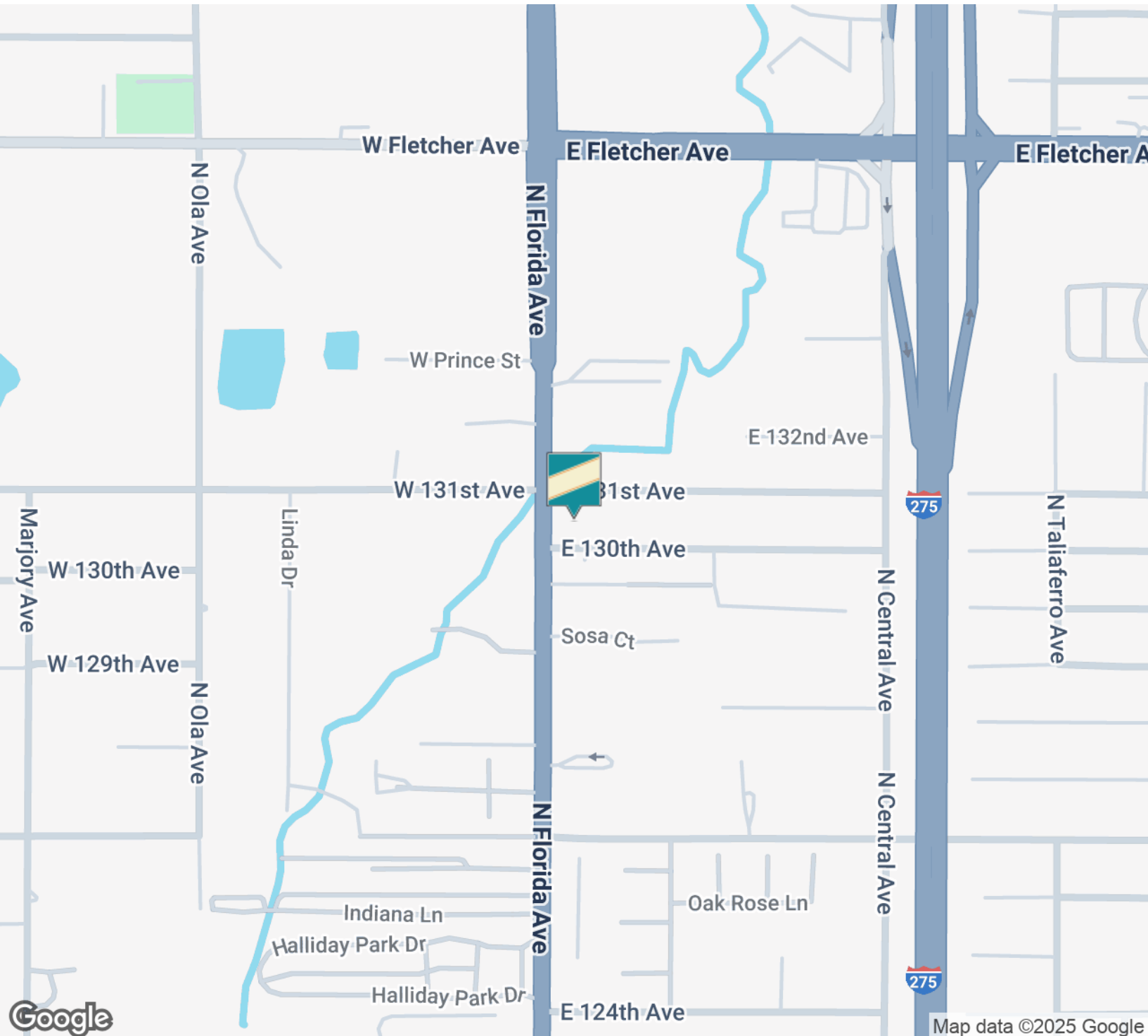
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



HIGH VISIBILITY TURN-KEY AUTO DEALERSHIP ON N FLORIDA AVE.

13001 N Florida Ave, Tampa, FL 33612

LOCATION MAP



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

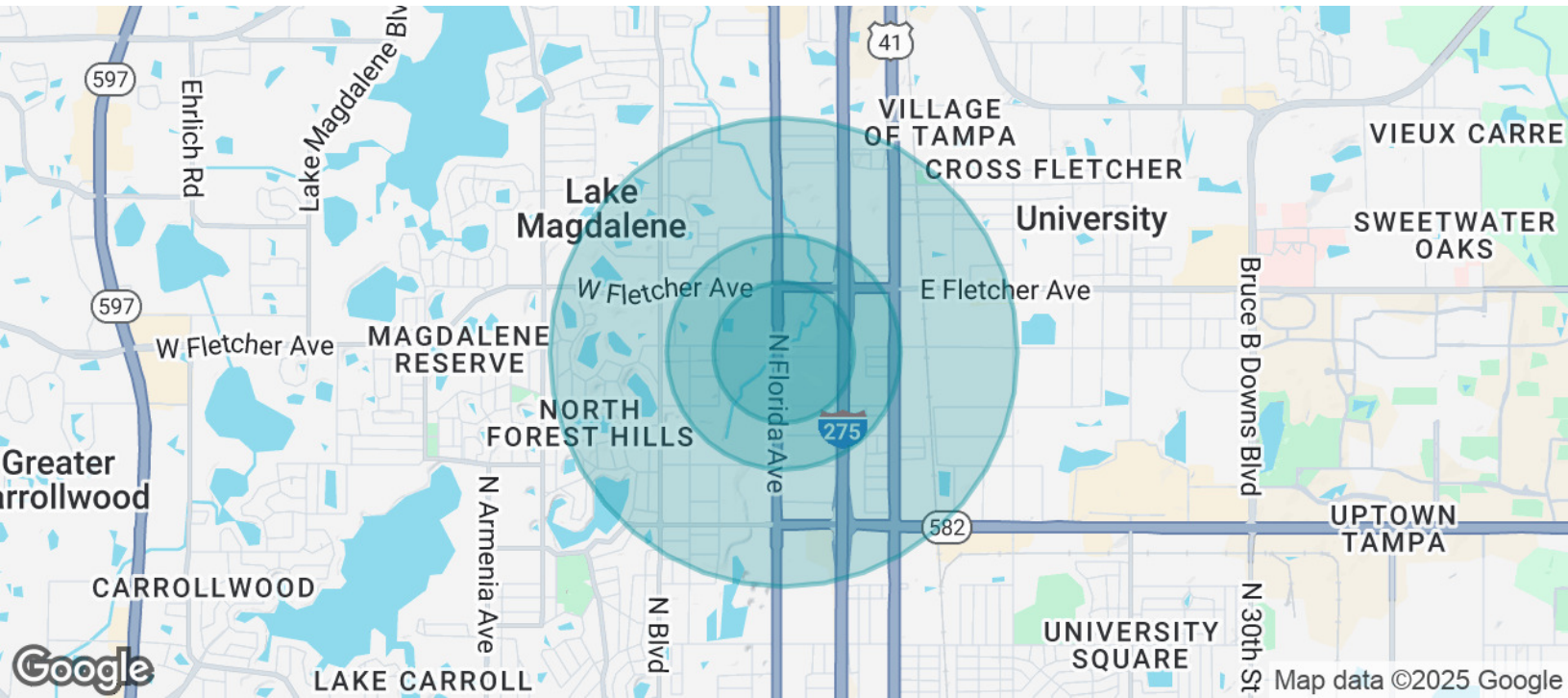
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



HIGH VISIBILITY TURN-KEY AUTO DEALERSHIP ON N FLORIDA AVE.

13001 N Florida Ave, Tampa, FL 33612

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,283	2,677	14,521
Average Age	43	43	39
Average Age (Male)	42	42	38
Average Age (Female)	44	44	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	524	1,092	5,647
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$59,554	\$58,584	\$60,722
Average House Value	\$232,518	\$226,414	\$232,694

Demographics data derived from AlphaMap

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

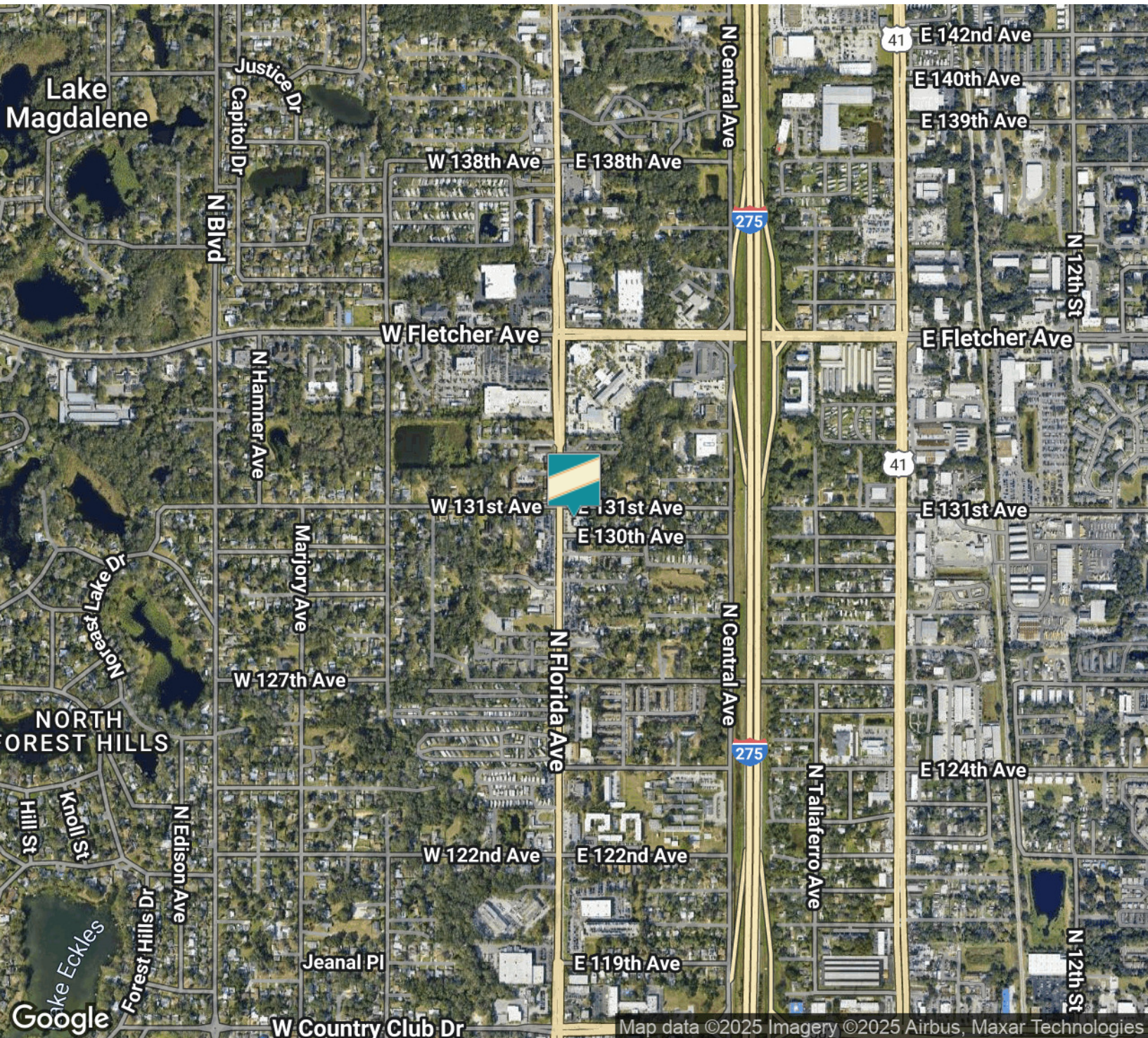
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



HIGH VISIBILITY TURN-KEY AUTO DEALERSHIP ON N FLORIDA AVE.

13001 N Florida Ave, Tampa, FL 33612

AERIAL 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.



HIGH VISIBILITY TURN-KEY AUTO DEALERSHIP ON N FLORIDA AVE.

13001 N Florida Ave, Tampa, FL 33612

ADVISOR BIO

KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.376.3386
kari@grimaldicommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

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

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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.



HIGH VISIBILITY TURN-KEY AUTO DEALERSHIP ON N FLORIDA AVE.

13001 N Florida Ave, Tampa, FL 33612

COMPANY BIO

GRIMALDI COMMERCIAL REALTY CORP.

COMPANY BACKGROUND AND SERVICES

EST. 1975, EXPERIENCE IS THE DIFFERENCE

Grimaldi Commercial Realty Corp. has been serving the Tampa Bay and surrounding areas in Florida since 1975. Our vast experience and unparalleled knowledge and presence in the local market makes us the professional of choice in commercial real estate and investment properties. We have the Commercial and Investment markets totally unmatched with a team of experienced agents that specialize in all sectors of the commercial market:

- **Seller & Buyer Representation**
- **Landlord & Tenant Representation**
- **Investment & Financial Analysis**
- **Property Valuation**
- **Short sales & Foreclosures**
- **Property Management**
- **Multifamily and Income Producing Investments**
- **Land Sales & Development**
- **Retail and Office Sales & Leasing**
- **Industrial Sales & Leasing**

We utilize the latest in technology being affiliated with over 40+ local, national, and international commercial marketing sites to aggressively market and move our listings to closing quickly.

Grimaldi Commercial Realty Corp. performs a careful assessment of each client's needs before creating the perfect and specialized marketing plan for each property. Our philosophy of continuing hands-on involvement throughout the entire process has led to continued success and growth since 1975. One of Tampa Bay's premier and acknowledged commercial real estate experts, **Grimaldi Commercial Realty Corp.** provides a personalized and professional service approach with a history of long-term client relationships.



Contact your Sales & Leasing Staff at Grimaldi Commercial Realty Corp.

Marketing Sites may change from time to time

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.