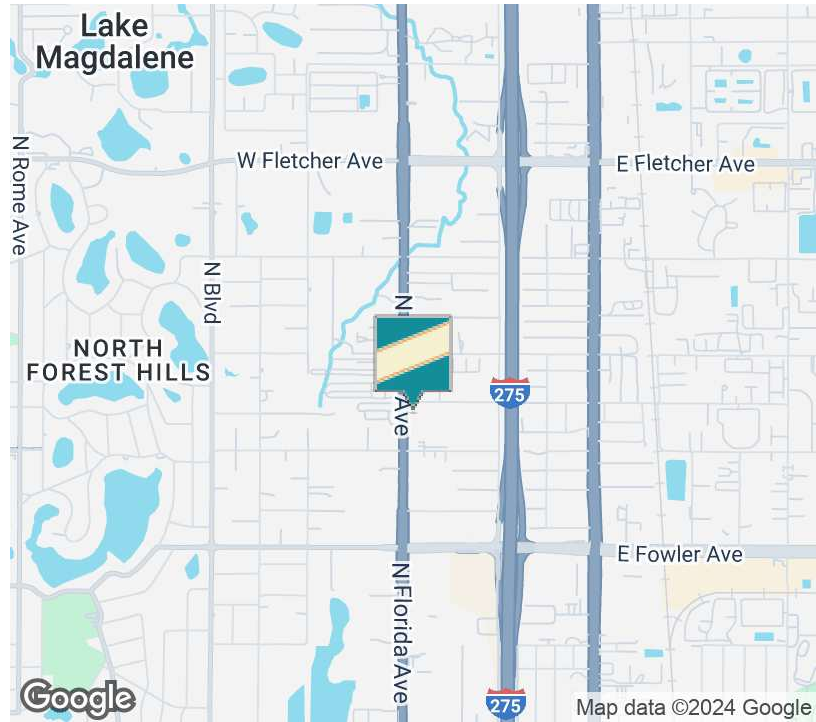




TAMPA RETAIL-OFFICE BUILDING/ FORMER BANK BUILDING

12233 N Florida Ave, Tampa, FL 33612

FORMER WELLS FARGO BUILDING



OFFERING SUMMARY

Sale Price:	\$2,999,000
Lease Price:	\$23/SF
Available SF:	6,900 - 13,858 SF
Lot Size:	1.72 Acres
Year Built:	1989
Building Size:	13,858 SF
Renovated:	2013
Zoning:	PD-O
Market:	Tampa Bay
Submarket:	Greater Carrollwood Area
Price / SF:	\$216.41

PROPERTY OVERVIEW

Discover an exceptional investment or owner-user opportunity in the heart of Tampa Bay with this distinctive 13,858 SF Office-Retail building situated on 1.72 acres at a signalized intersection! Boasting an attractive brick exterior and appealing interior architectural features, this former bank location offers a unique blend of history and modern functionality. Renovated in 2013, the property includes a drive-thru and vault, making it ideal for an expanding branch or credit union location as well as many other retail and office uses. Its mature infill location and zoning for both single or multi-tenant usage make it a versatile option for savvy investors seeking a prime opportunity in the thriving Tampa Bay area, with high visibility and accessibility.

Located in the desirable Greater Carrollwood area in Tampa, between Fletcher Ave and Fowler Ave, this former Wells Fargo building features a bank vault and drive-through lanes. The second Floor was previously occupied by a medical tenant and law offices. The medical portion features medical buildout and an X-ray room. Future medical or pharmacy use will require a modification to the PD. The building boasts 13,858 heated square feet of versatile retail space, spread across 2 stories, with average floor sizes of 6,929 square feet. Zoned PD-O (Planned Development -Office) Variety of retail uses. Ample parking!

Kari L. Grimaldi/ Broker

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Prime Location: Located in the heart of Tampa, FL in the Greater Carrollwood area, Mature Infill location.
- Building Size: 13,858 sq. ft. of versatile retail-office space across two stories on 1.72 Acres.
- Construction: Built in 1989, renovated in 2013.
- Zoning: PD-O (Planned Development - Office), suitable for various retail and office uses.
- Parking: 56 spaces, 4.45 spaces per 1,000 sq. ft. Resurfaced parking lot.
- Amenities: Multi-unit HVAC, elevator, bank vault, drive through lanes
- Visibility: Direct exposure on N. Florida Avenue at a signalized intersection with excellent signage opportunities.
- Accessibility: 15 minutes from downtown Tampa, Westchase, and New Tampa; close to Interstate 275.
- Surrounding Businesses: Adjacent to a Tesla dealership, near banks, restaurants, and retail shops.
- Traffic Counts: High daily traffic on N. Florida Avenue of 38,000 vehicles per day.
- Demographics: Population of 13,717 within 1 mile, 318,000 within 5 miles.



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PROPERTY DESCRIPTION

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Located in the desirable Greater Carrollwood area in Tampa, between Fletcher Ave and Fowler Ave, this former Wells Fargo building features a bank vault and drive-through lanes. The second Floor was previously occupied by a medical tenant and law offices. The medical portion features medical buildout and an X-ray room. Future medical or pharmacy use will require a modification to the PD.

The building boasts a total of 13,858 heated square feet of versatile retail space, spread across two stories, with average floor sizes of 6,929 square feet. Originally constructed in 1989 and renovated in 2013, the building combines modern amenities with classic architectural appeal. Zoned PD-O (Planned Development - Office), this property is suitable for a variety of retail uses. Ample parking is available with 56 spaces, providing 4.45 spaces per 1,000 square feet.

Situated at the intersection of E. 124th A. on highly trafficked N. Florida Avenue, the property benefits from direct exposure and excellent signage opportunities. Just 15 minutes from downtown Tampa, Westchase, and New Tampa, the location offers convenient access to major highways, including Interstate 275. The building is adjacent to a Tesla dealership, enhancing its visibility and attracting a high-end clientele. Other nearby businesses include car dealerships (BMW, Audi, Land Rover, Maserati, Chevrolet, etc), banks, restaurants, medical, schools, and various retail shops, creating a vibrant commercial environment.



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PROPERTY DESCRIPTION

PROPERTY DESCRIPTION CONTINUED

N. Florida Avenue is a major thoroughfare with significant daily traffic, ensuring a steady flow of potential customers. The high traffic volume enhances the visibility and accessibility of the retail space. The surrounding area is densely populated, with a diverse mix of residential and commercial properties. The population within a 1-mile radius is approximately 13,717, expanding to 318,000 within a 5-mile radius. This growing population base provides a substantial customer pool for retail businesses. The property is well-served by public transportation, making it easily accessible for both customers and employees.

The traffic count is approximately 38,000 vehicles per day. This high volume of traffic ensures excellent visibility and accessibility for any retail or office business located at this prime address.

Zoned PD-O (Planned Development - Office) and the site allows for 20 units per acre and a .75 FAR for redevelopment. FLU (Future Land Use) is OC-20- Office Commercial, and allows for commercial uses, office uses, mixed use developments and compatible residential units.

This property is not only a prime location for retail businesses but also a sound investment opportunity. The combination of high visibility, ample parking, and proximity to major commercial hubs makes this site an attractive choice for retailers looking to establish or expand their presence in Tampa. Don't miss out on this exceptional retail opportunity. Contact us today to schedule a viewing and explore the potential of 12233 N. Florida Ave. for your business or investment!

LOCATION DESCRIPTION

Located at the signalized intersection of N. Florida Ave and 124th Ave in Tampa, between W. Fletcher Ave and Fowler Ave.



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PROPERTY DETAILS- FOR SALE OR LEASE

Sale Price	\$2,999,000
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Lease Rate	\$23.00 SF/YR
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	PD-O
Lot Size	74,915 SF
APN #	22046.0500

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.45
Number of Parking Spaces	56

UTILITIES & AMENITIES

Number of Elevators	1
Central HVAC	Yes
Drive-through Lanes	3

LOCATION INFORMATION

Building Name	Tampa Retail-Office Building/ Former Bank Building
Street Address	12233 N Florida Ave
City, State, Zip	Tampa, FL 33612
County	Hillsborough
Market	Tampa Bay
Sub-market	Greater Carrollwood Area
Cross-Streets	N. Florida Ave and 124th Ave

BUILDING INFORMATION

Building Size	13,858 SF (2 Story)
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1989
Year Last Renovated	2013
Free Standing	Yes
Number of Buildings	1

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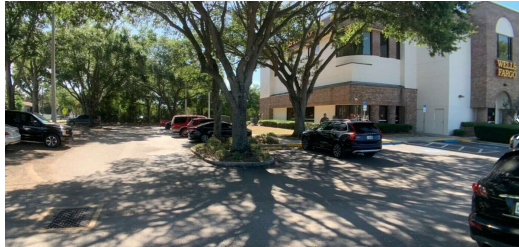
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EXTERIOR PHOTOS



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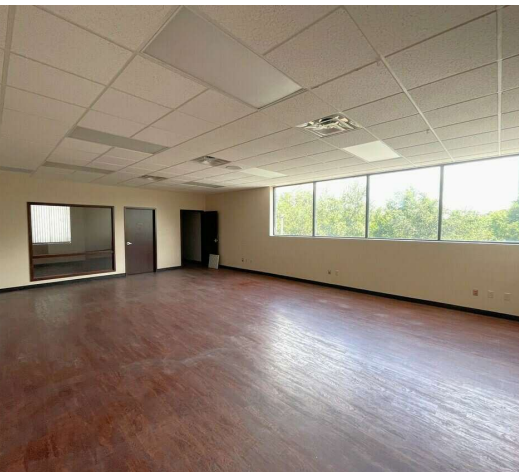
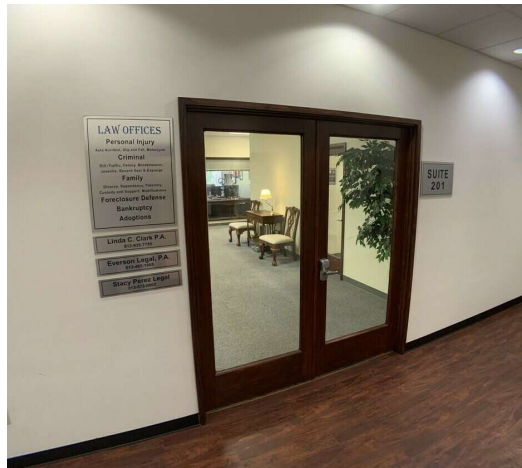
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INTERIOR PHOTOS



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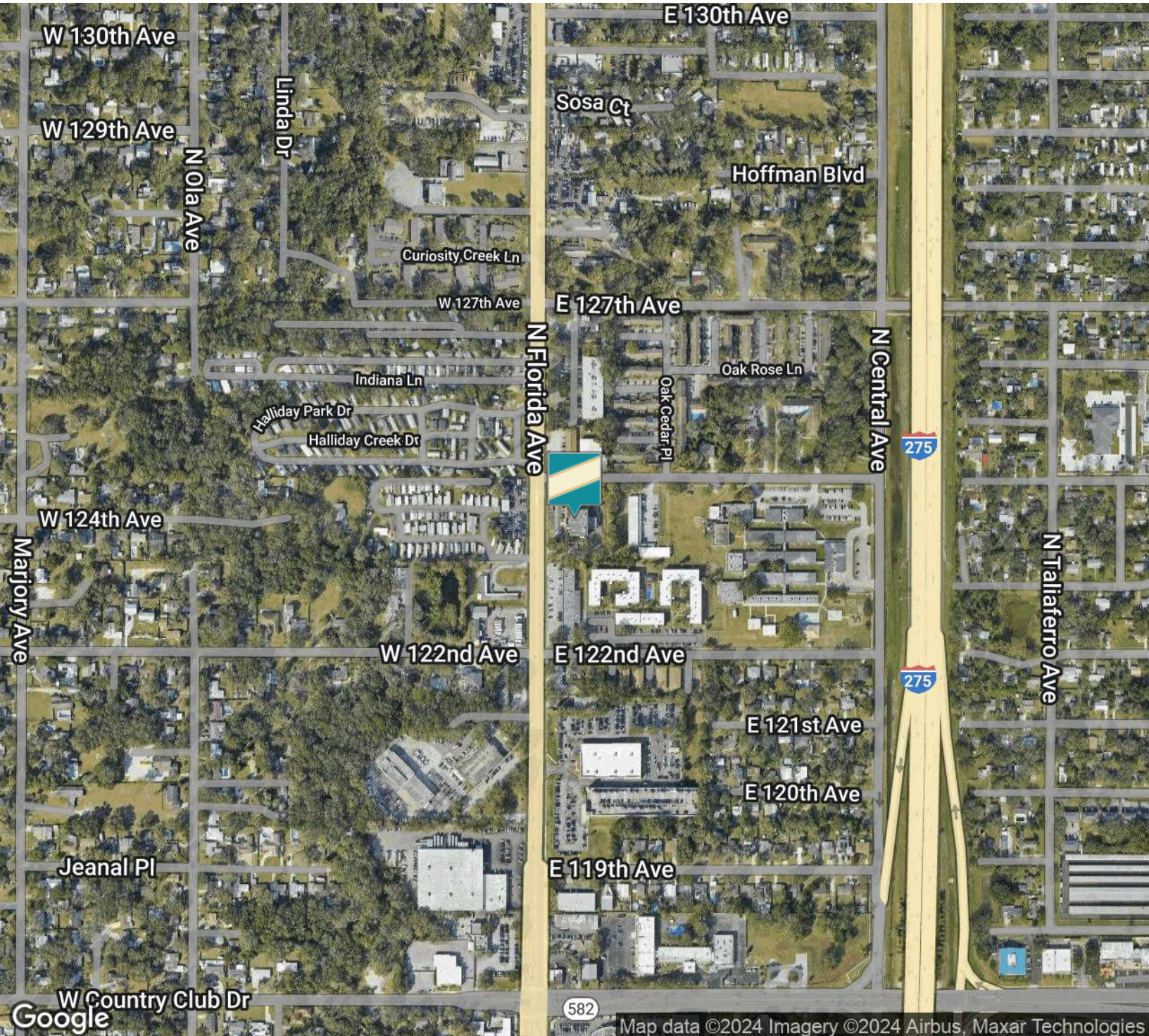
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LOCATION MAP



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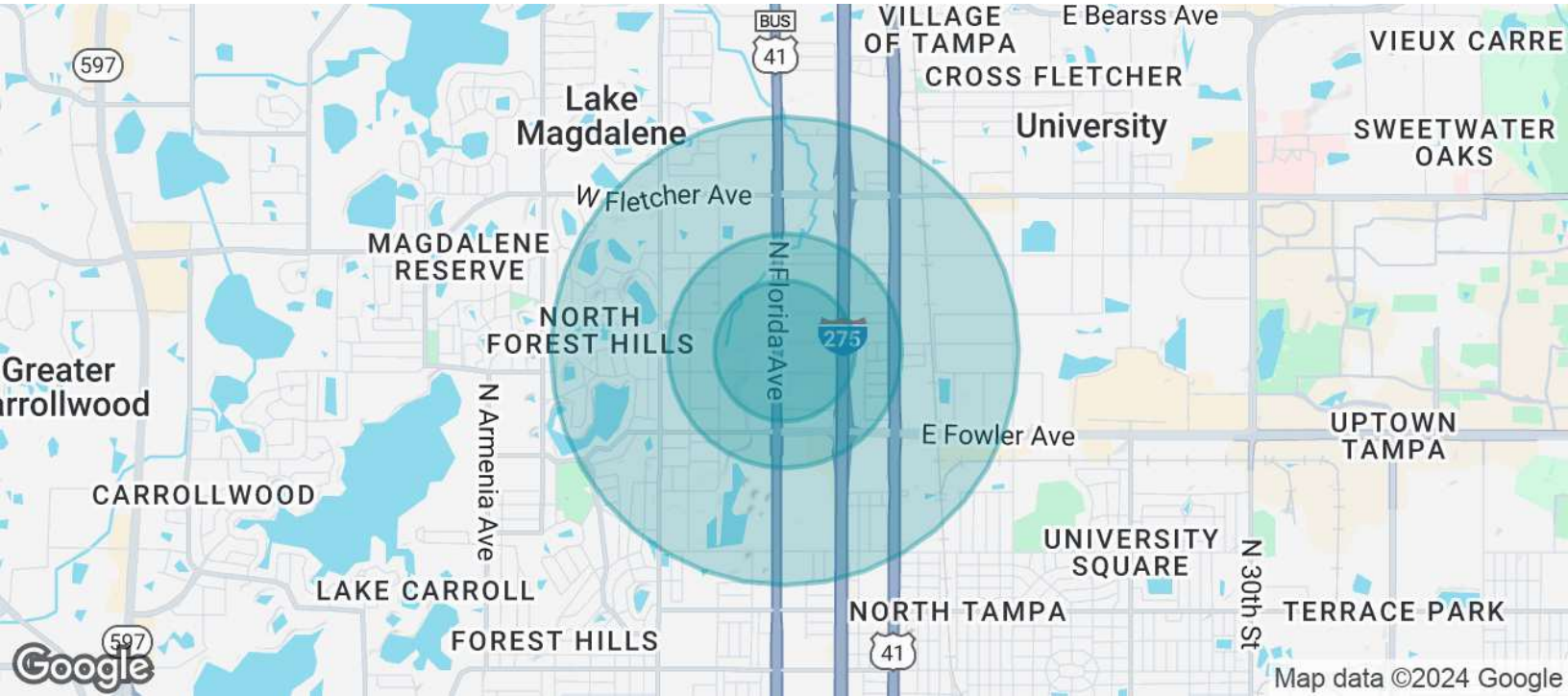
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,524	2,747	12,905
Average Age	41	42	39
Average Age (Male)	41	41	39
Average Age (Female)	41	42	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	634	1,132	5,086
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$62,888	\$60,039	\$61,685
Average House Value	\$219,325	\$220,626	\$238,606

Demographics data derived from AlphaMap

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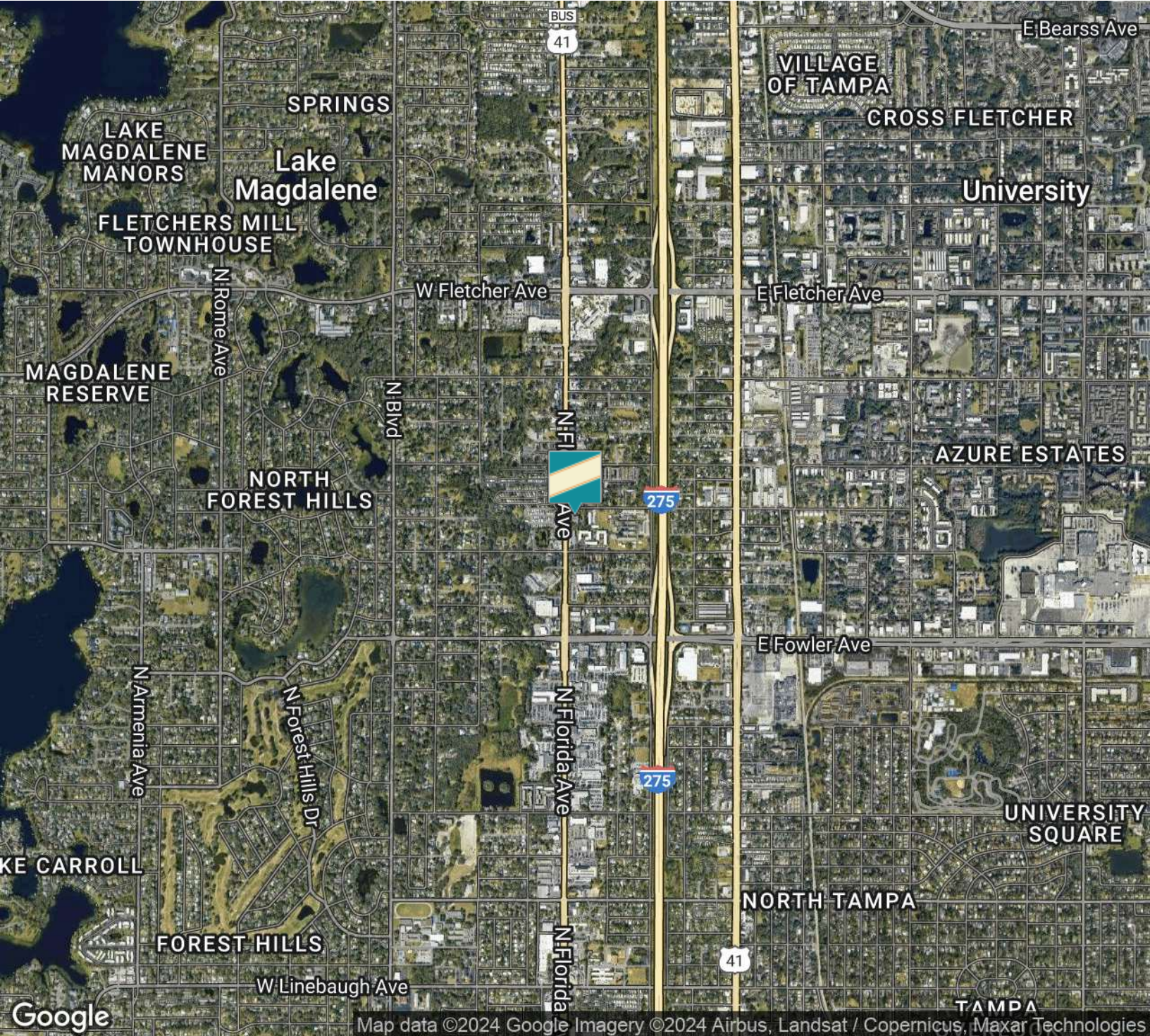
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AERIAL MAP



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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:

Multiple Year 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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