



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

CURRENT HEADQUARTERS OF THE OUTDOOR KITCHEN COMPANY



OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	1.24 Acres
Building Size:	3,760 SF (2 buildings) plus additional pad site ready for additional building
Renovated:	2021
Zoning:	C2 (allows many uses including retail- Industrial-office- showroom)
Market:	Tampa Bay
Submarket:	Land O Lakes
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

FOR SALE | Rare Expansive C-2 Commercial Zoned Multi- Parcel Commercial Property on U.S. 41

Fully Renovated Showroom/Offices & New Warehouse plus.

Pad-Ready Expansion Site Included | Total ± 1.24 AC

2736 Land O' Lakes Blvd, Land O' Lakes, FL 34639

Pasco County | Parcel IDs: 25-26-18-0000-04800-0040 & 25-26-18-0000-04800-0050

This is a rare opportunity to acquire a fully improved C-2 zoned commercial property with multiple buildings in the booming U.S. Highway 41 corridor of Land O' Lakes, FL. This exceptional offering includes a renovated 3,760 \pm SF showroom (fully renovated in 2021) and a new 2020 warehouse on a 1.02 \pm AC parcel, plus an adjacent 0.22 \pm AC pad-ready lot with infrastructure in place, ready for a new metal building — all situated on a combined 1.24 \pm acres with direct highway frontage. Additional possibility to acquire the additional rear 3.2 acre waterfront residential and commercial parcel.

Perfectly positioned for an owner-user, investor, or business seeking visibility and expansion potential in one of Pasco County's fastest-growing commercial corridors. HIGH-END FINISHES, FULLY RENOVATED AND TURN-KEY READY!

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.



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Total Land Area: 1.24 acres Zoned Commercial C2- Multiple Buildings
- Showroom with Offices: 2,260 ft², fully renovated in 2021
- Warehouse: 1,500 ft² 2020 Cast-Crete Block Warehouse with 2- 10 x 16 overhead doors & 16 ft ceilings
- Warehouse can be easily converted to Storefront, with header in place for conversion
- Vacant Pad Site: Adjacent pad-ready site with infrastructure, 9,747 ft², also zoned C2
- Ingress and Egress: Includes 2 access points off of Hwy 41
- Direct Frontage: Visibility on Land O Lakes Boulevard (Highway 41)
- Proximity: Near Pasco County Tax Collector's office and numerous retail and residential developments
- Connectivity: Located in the highly desirable corridor connecting Hillsborough County and Pasco County
- Retail/Industrial Use-Development: Ideal layout and lot size for many retail, commercial, and industrial businesses
- Major Thoroughfare: U.S. 41 serves as a key commuter and commercial route between Land O Lakes and the Tampa metro area
- Ample Parking Available
- Possibility to also acquire rear 3.2 Acre Waterfront Residential/Commercial site



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.



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

FOR SALE | Rare C-2 Multi-Parcel Zoned Commercial Property on U.S. 41 with multiple Buildings
Fully Renovated Showroom/Offices PLUS New Warehouse with Pad-Ready Expansion Site | Total ± 1.24 AC
2736 Land O' Lakes Blvd, Land O' Lakes, FL 34639
Pasco County | Parcel IDs: 25-26-18-0000-04800-0040 & 25-26-18-0000-04800-0050

This is a rare opportunity to acquire a fully improved, C-2 zoned commercial property in the booming U.S. Highway 41 corridor of Land O' Lakes, FL. This exceptional offering includes a renovated 3,760 \pm SF showroom (fully renovated in 2021) and a new 2020 warehouse on a 1.02 \pm AC parcel, plus an adjacent 0.22 \pm AC pad-ready lot with infrastructure in place — all situated on a combined 1.24 \pm acres with direct highway frontage.

Perfectly positioned for an owner-user, investor, or business seeking visibility and expansion potential in one of Pasco County's fastest-growing commercial corridors.

PROPERTY HIGHLIGHTS

Zoning: C-2 Commercial — Allows for a wide range of commercial, retail, office, contractor, and light industrial uses

Land Area: ± 1.24 acres total across two contiguous parcels

Parcel 1: ± 1.02 acres

Address: 2736 Land O' Lakes Blvd, Land O' Lakes, FL 34639

Parcel ID: 25-26-18-0000-04800-0040 (Cards 1 & 2)

Parcel 2: ± 0.22 acres (Pad-Ready Site)

No assigned address

Parcel ID: 25-26-18-0000-04800-0050

Existing Building Area: $\pm 3,760$ SF Total

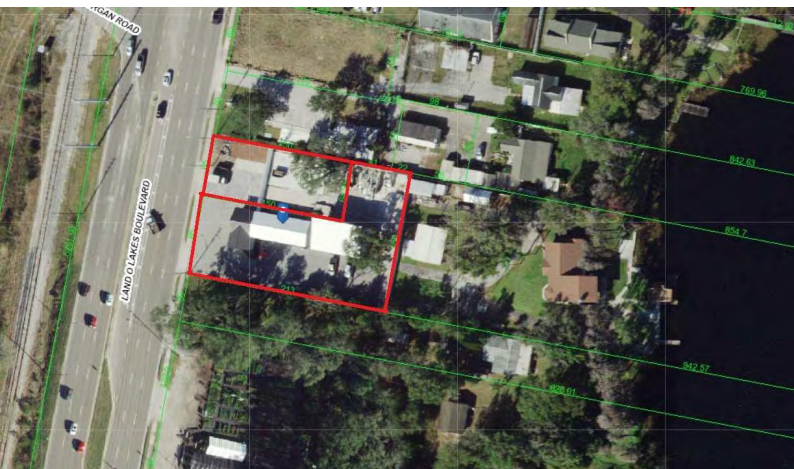
Showroom: $\pm 2,260$ SF — Renovated in 2021 with high end finishes, updated lighting, flooring, cabinetry, and offices

Warehouse: $\pm 1,500$ SF 2020 Cast-Crete block construction with two large 10H x 16W overhead doors, 16 ft ceilings, spacious attic plus storage mezzanine. Warehouse can easily be converted to storefront, with header in place for conversion.

Expansion Opportunity:

Adjacent 9,747 \pm SF pad-ready site with utilities and infrastructure included in offering.

Zoned for commercial use and ready for a planned $\pm 1,500$ SF metal building



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.



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

PROPERTY DESCRIPTION



SITE FEATURES

Frontage: Direct, high-visibility exposure on U.S. 41 (Land O' Lakes Blvd)
Ingress/Egress: Two access points on Land O' Lakes Blvd for ease of entry and traffic flow
Parking & Circulation: Fully paved front parking area with a finished courtyard and paved drive
Landscaping & Hardscaping: Courtyard with decorative pavers
White vinyl privacy fencing for added aesthetic and security
Infrastructure: Utilities on-site for both parcels; pad site fully prepped for immediate development
Abundance of parking
Survey attached.

LOCATION HIGHLIGHTS

Positioned within one of the region's most desirable growth corridors, this property offers unbeatable access to both Pasco and Hillsborough Counties, and sits directly along U.S. 41/Land O' Lakes Boulevard — a vital commercial and commuter artery.

Immediate Proximity To:

- * Pasco County Tax Collector's Office
- * Numerous national retailers (Publix, Walmart, Walgreens, CVS, etc.)
- * Banks, restaurants, schools, and service businesses
- * Expanding residential developments including Connerton, Bexley, and Asbel Estates

Regional Access:

- * Less than 1 mile to the Pasco-Hillsborough County Line
- * Direct route to North Tampa, Lutz, and Wesley Chapel
- * Quick access to I-275, I-75, and SR 54/56 corridor

WHY THIS LOCATION STANDS OUT

High Traffic Frontage: Exceptional visibility and exposure to U.S. 41 traffic

Strategic Border Proximity: Ideal for serving both Pasco and Hillsborough County clients

Pad-Ready Expansion Potential: Fully improved adjacent site with utilities included

Versatile Use: Perfect for retail showroom, construction/trade business, distribution, medical, automotive, or service-based enterprise. Currently home to an Outdoor Kitchen Company.

HIGH-END, FULLY RENOVATED MOVE-IN READY LOCATION!



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.



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

PROPERTY DESCRIPTION

LOCATION DESCRIPTION

Located on Land O Lakes Boulevard (U.S. 41), which is the main north-south corridor crossing the Pasco-Hillsborough county line. Nearest cross streets and their distances:

- County Line Road: Approximately 1 mile south of the property. This road marks the boundary between Pasco and Hillsborough counties.
- State Road 54: About 3 miles north of the property. This major east-west route connects Land O Lakes to other parts of Pasco County and beyond

These cross streets provide excellent connectivity and accessibility for the property, making it ideal for various commercial purposes.

PARKING DESCRIPTION

Abundance of parking

UTILITIES DESCRIPTION

Infrastructure and utilities in place

LOADING DESCRIPTION

2 grade level overhead doors on warehouse 10 x 16; Warehouse doors can also be converted easily to storefront; headers in place for conversion



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.



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

PROPERTY DETAILS

Sale Price	\$1,400,000
------------	-------------

PROPERTY INFORMATION-

PASCO COUNTY PARCEL ID'S:

25-26-18-0000-04800-0040 & 25-26-18-0000-04800-0050

LOCATION INFORMATION

Building Name	RARE 1.24 AC High-End Showroom/Offices/Warehouse- Hwy 41
Street Address	2736 Land O' Lakes Boulevard
City, State, Zip	Land O' Lakes, FL 34639
County	Pasco
Market	Tampa Bay
Sub-market	Land O Lakes
Cross-Streets	Hwy 41 and County Line Rd
Road Type	Highway
Market Type	Large
Nearest Airport	Tampa International Airport

Property Type	Retail-Office and Showroom/Warehouse
Property Subtype	Free Standing Building
Zoning	C2 (allows many uses including retail-Industrial- office-showroom)
Lot Size	1.24 Acres

PARKING- AMPLE PARKING AVAILABLE

2 ACCESS POINTS FROM HIGHWAY 41

UTILITIES & AMENITIES

Restrooms	2
Includes:	Additional 9,747 SF pad site with infrastructure ready for building

BUILDING INFORMATION

Building Size	3,760 SF- multiple buildings
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Year Last Renovated	2021

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

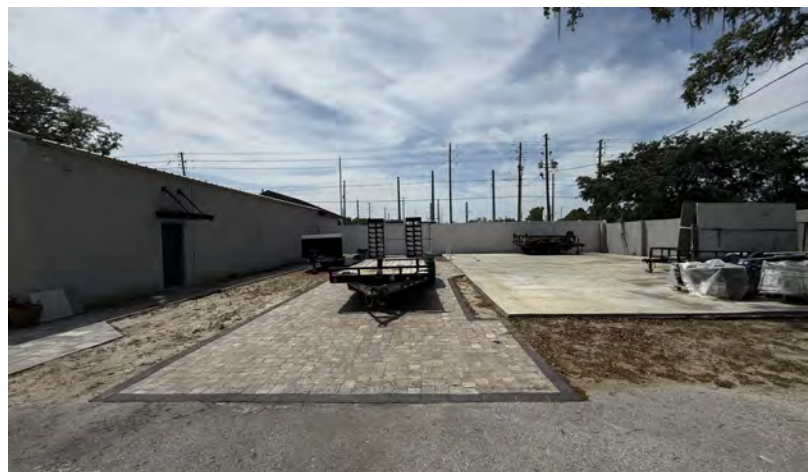
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

EXTERIOR PHOTOS



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.



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

EXTERIOR PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

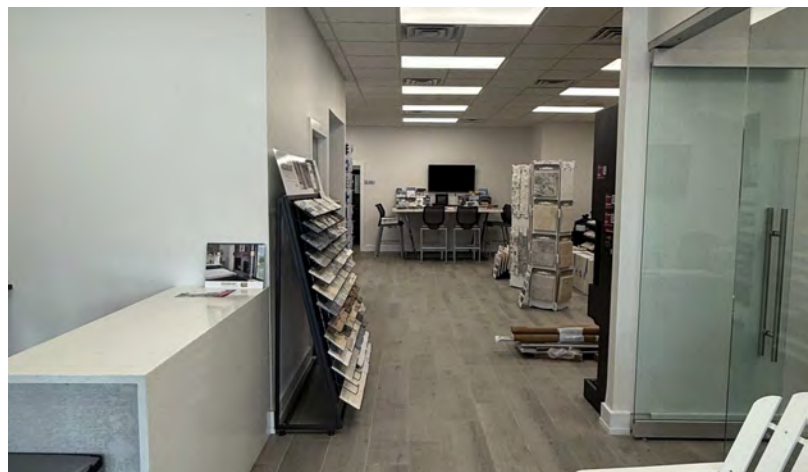
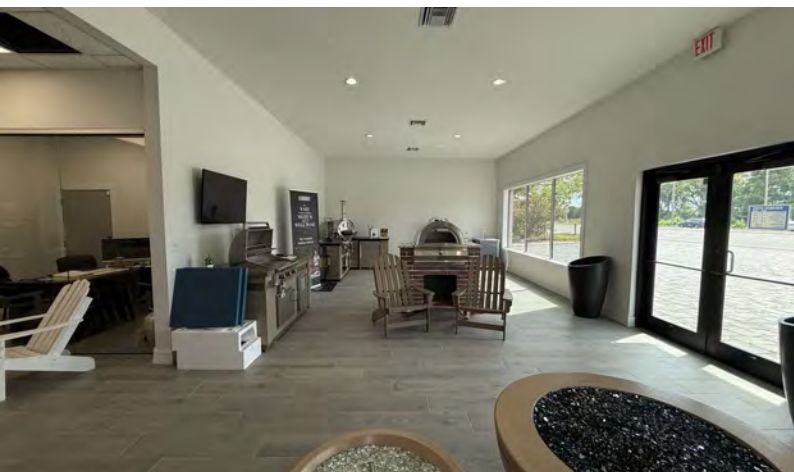
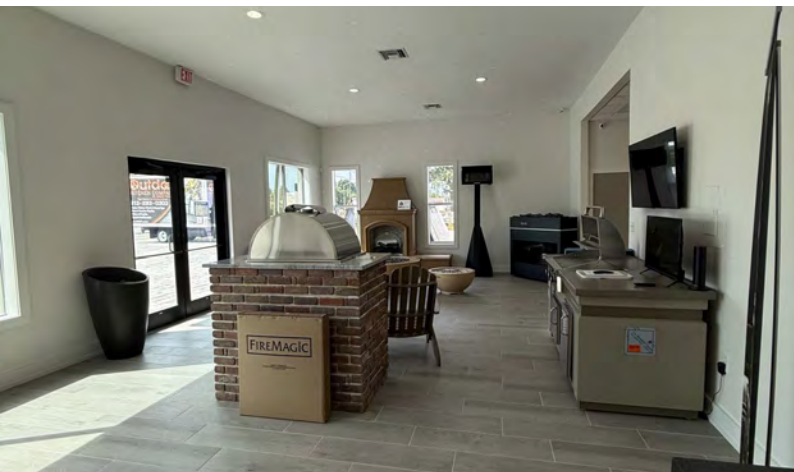
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

SHOWROOM PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

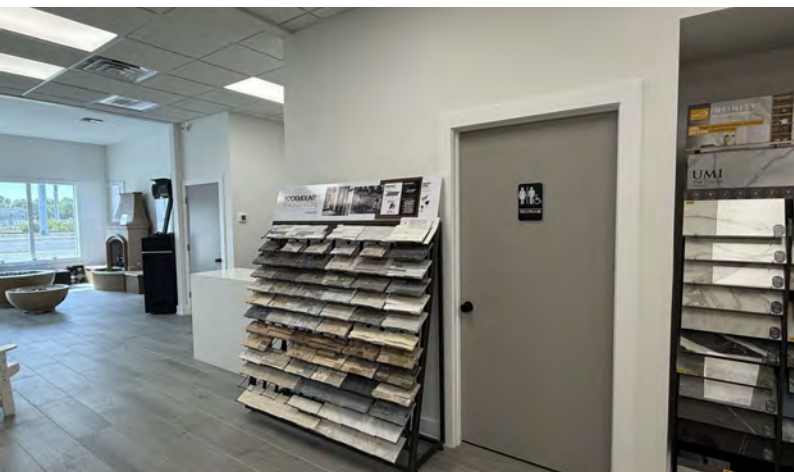
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

SHOWROOM PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

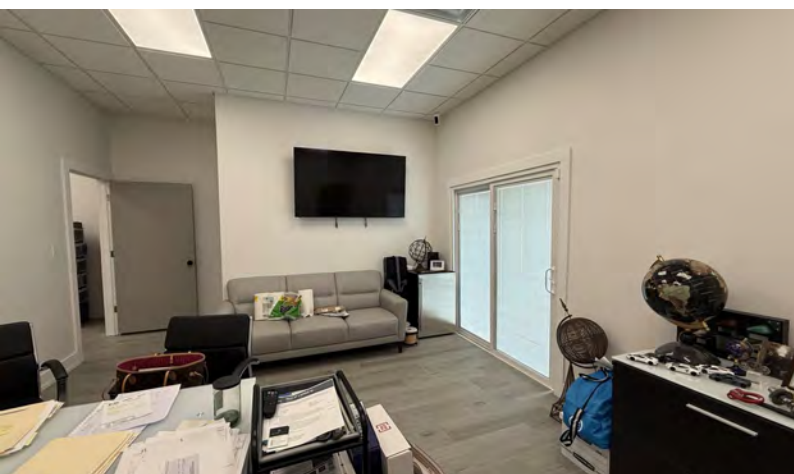
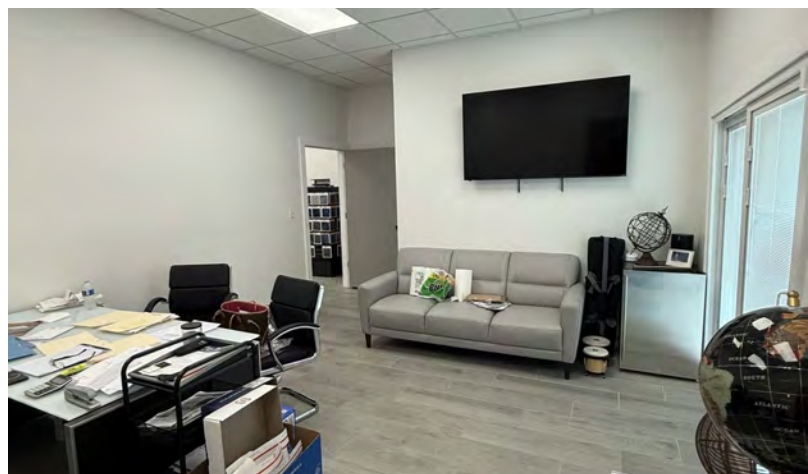
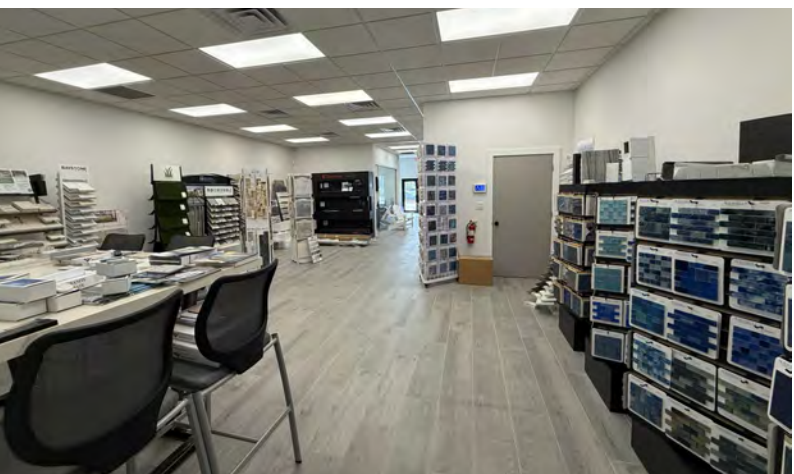
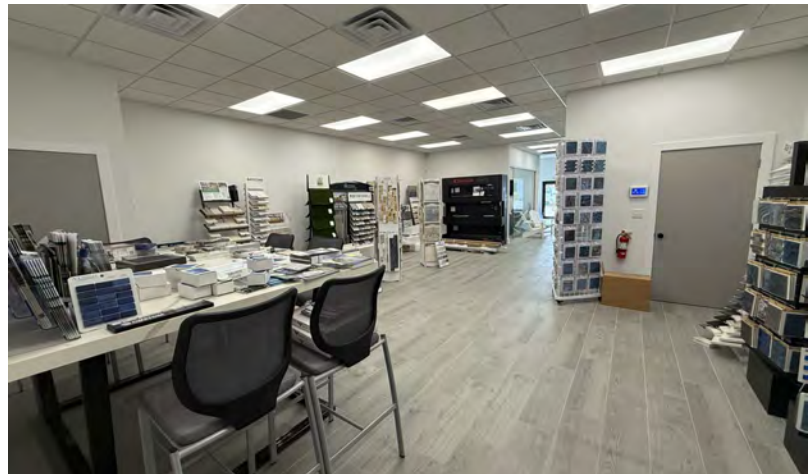
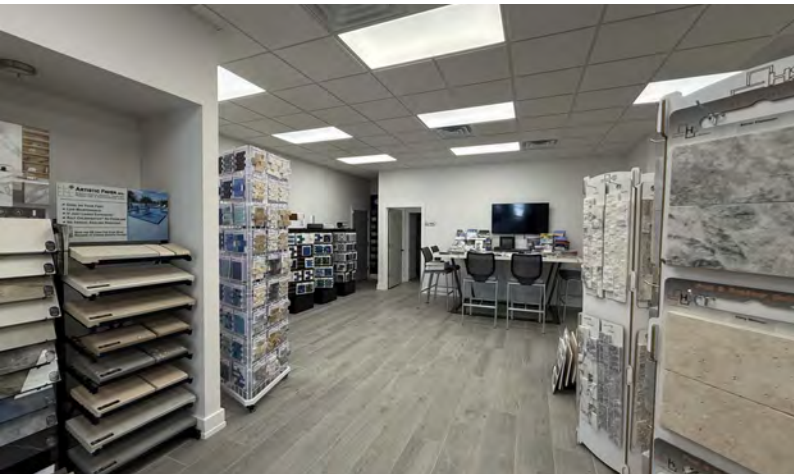
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

SHOWROOM AND OFFICE PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

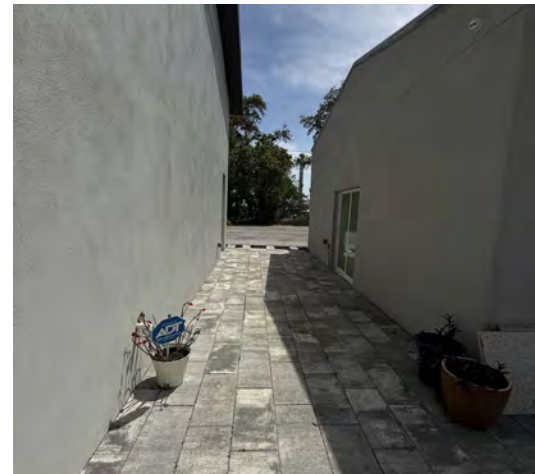
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

WAREHOUSE AND PAD SITE PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

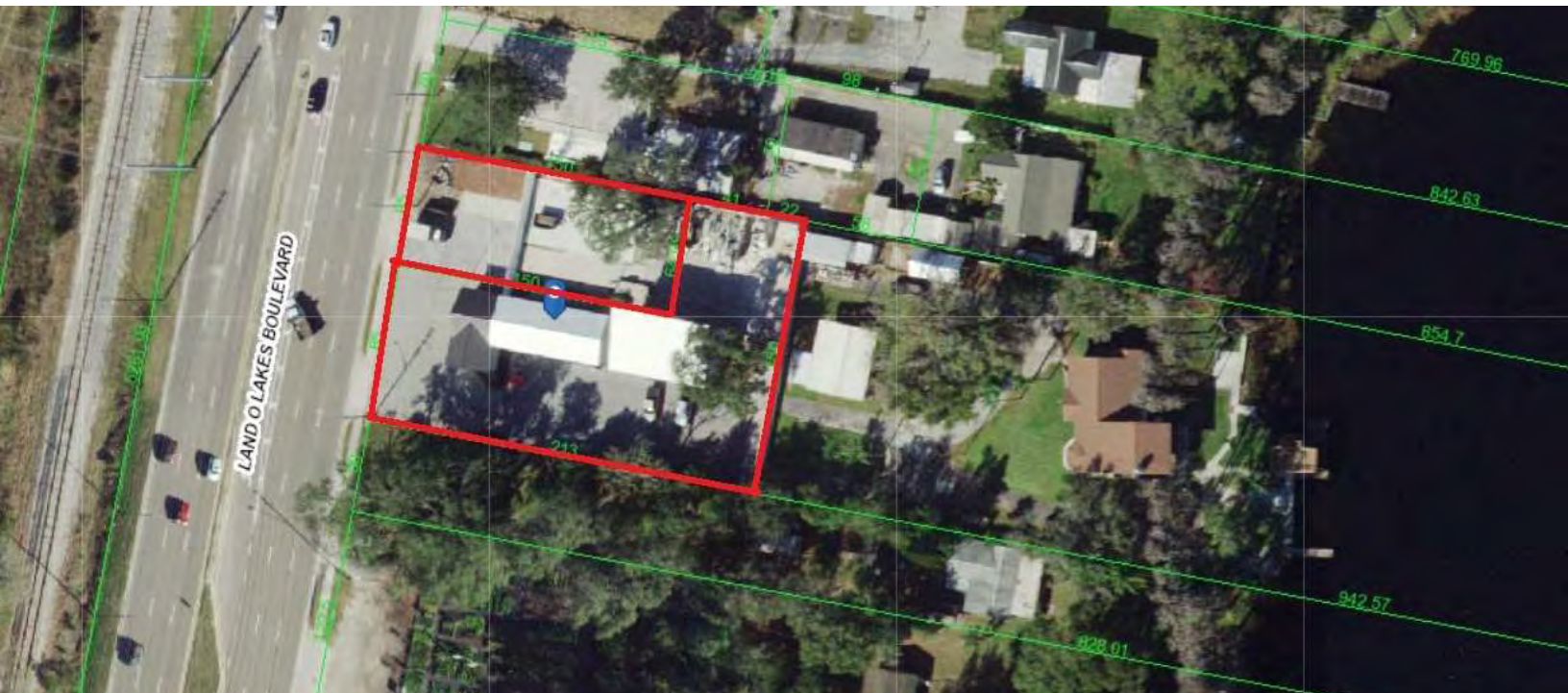
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

AERIAL PHOTOS- 2 PARCELS INCLUDED



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

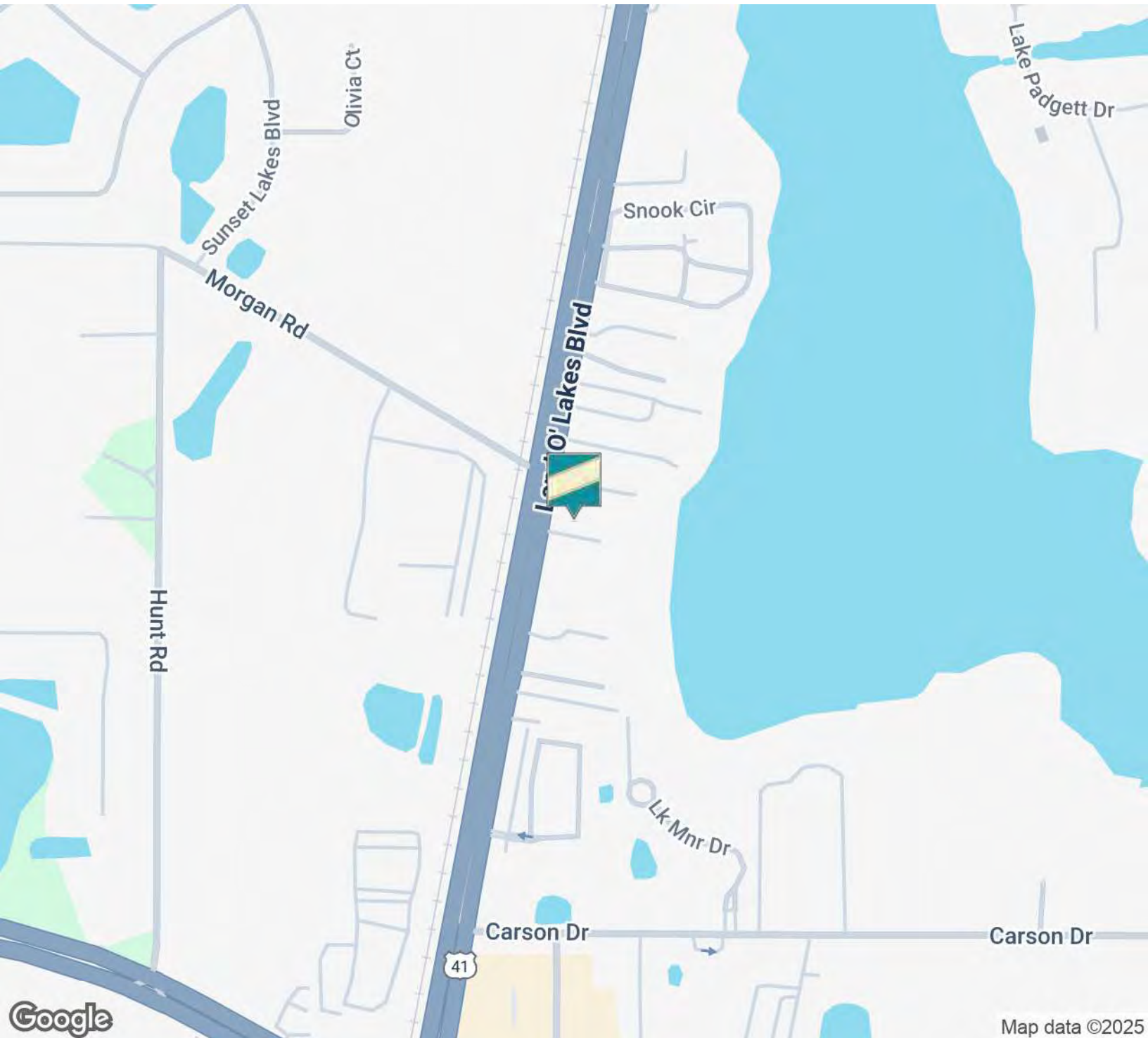
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

LOCATION MAP



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

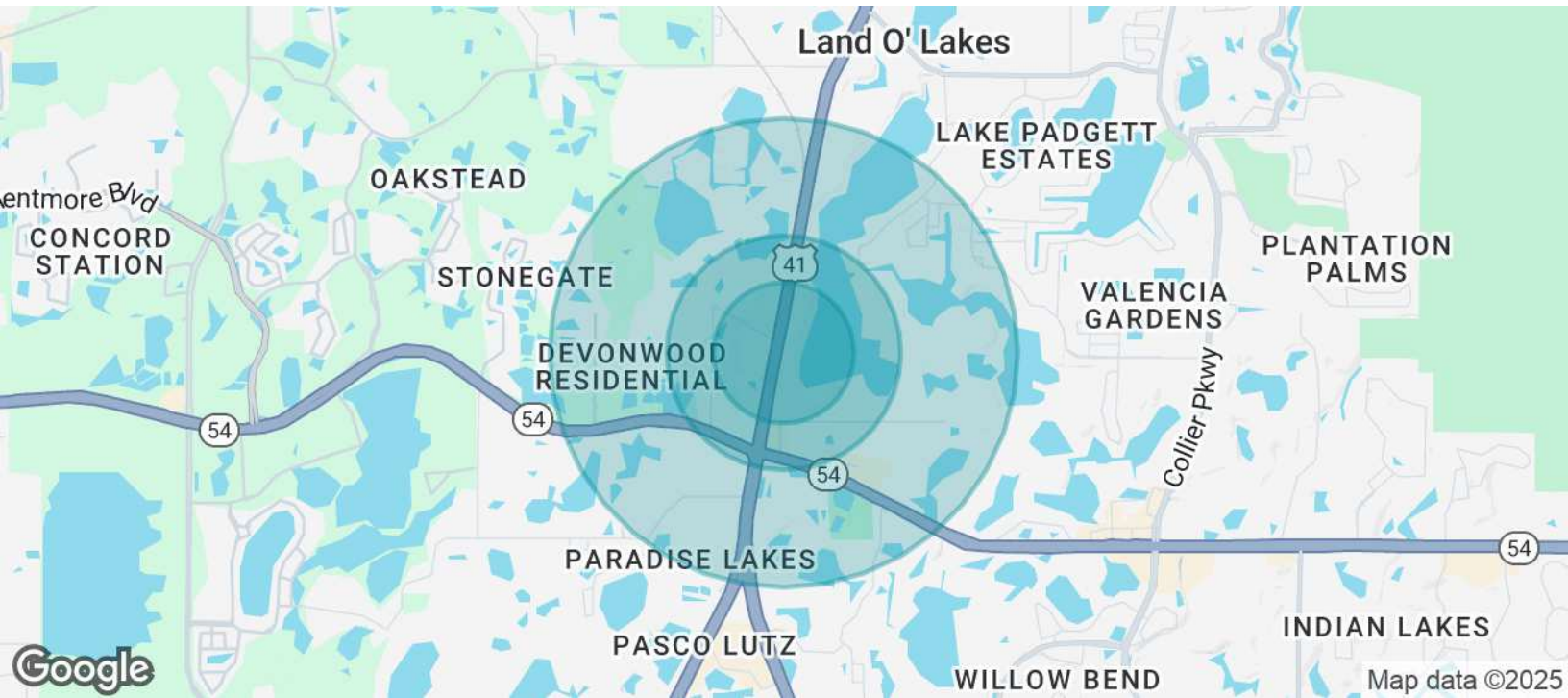
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	161	584	3,931
Average Age	48	49	46
Average Age (Male)	46	47	45
Average Age (Female)	49	50	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	251	1,626
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$126,001	\$123,563	\$133,720
Average House Value	\$450,092	\$452,581	\$449,618

Demographics data derived from AlphaMap

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

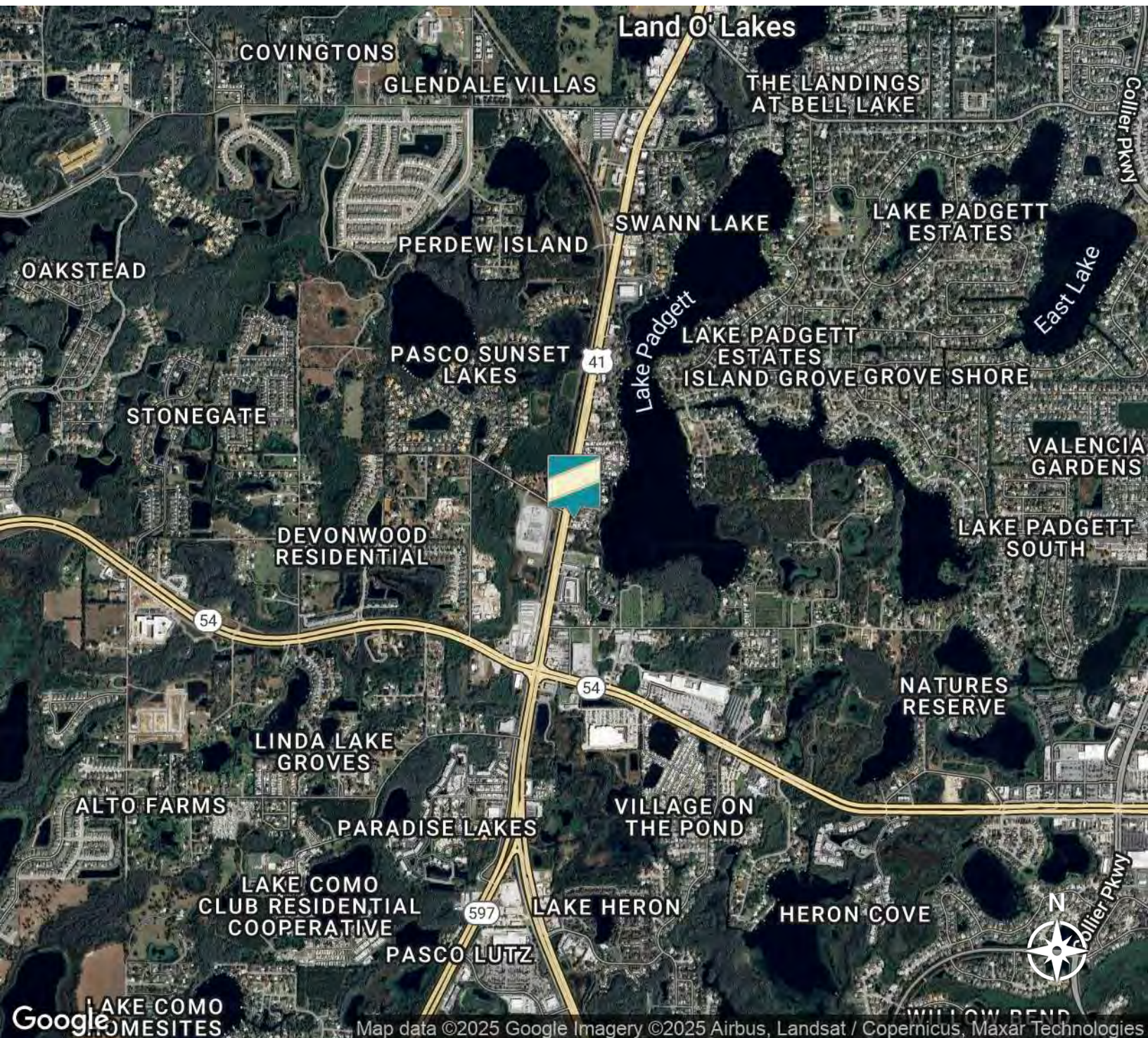
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding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



RARE 1.24 AC HIGH-END SHOWROOM/OFFICES/WAREHOUSE- HWY 41

2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

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.



2736 Land O' Lakes Boulevard, Land O' Lakes, FL 34639

ADVISOR BIO & CONTACT

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 exceeding \$100 million and 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
Certified Commercial Investment Member (CCIM) - Candidate
International Council of Shopping Centers (ICSC) - Member

Kari L. Grimaldi/ Broker

813.882.0884
kari@grimaldicommercialrealty.com