



9% CAP 10-YR NNN: 26-ACRE, 109K SF INDUSTRIAL W/ LEASEBACK SECURED BY SELLER-FINANCE

1520 S Suncoast Blvd, Homosassa, FL 34448

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot Size:	26.11 Acres
Year Built:	1987
Building Size:	109,406 SF
Renovated:	2024
Zoning:	IND
Market:	Tampa Bay MSA
Submarket:	Citrus County
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

***** CAP RATE RAISED TO 9% AND LEASEBACK SECURED BY SELLER FINANCE! *****

This 26.11-acre, 8-building industrial and retail portfolio with direct US-19 frontage is the largest actively marketed commercial property in Citrus County. The site includes 109,406 SF across seven climate-controlled warehouses with up to 20-foot ceilings and a fully renovated 2,100 SF restaurant. The primary industrial parcel at 1520 S Suncoast Blvd is offered at \$14,500,000 as a stabilized 9% CAP sale-leaseback (also available to owner/users; call for pricing). This investment features \$5,000,000 in seller financing and a personal guarantee from the seller covering the entire 10-year NNN lease term, including 3% annual escalations. For maximum investor protection, the \$5,000,000 seller-financed note is directly offset by the lease payments, essentially securing the first \$5,000,000 of rental income against the debt. If purchased as an investment, Buildings 3-7 will be available for lease and subleased by the owner to deliver 100% occupancy at closing. Three tenants are prepared to sign 10-year NNN leases, anchored by Auctionz LLC. The property was fully upgraded in 2024/2025. Adjacent parcels at 1420 and 1470 S Suncoast Blvd are under contract for a hotel development, reinforcing long-term corridor growth.

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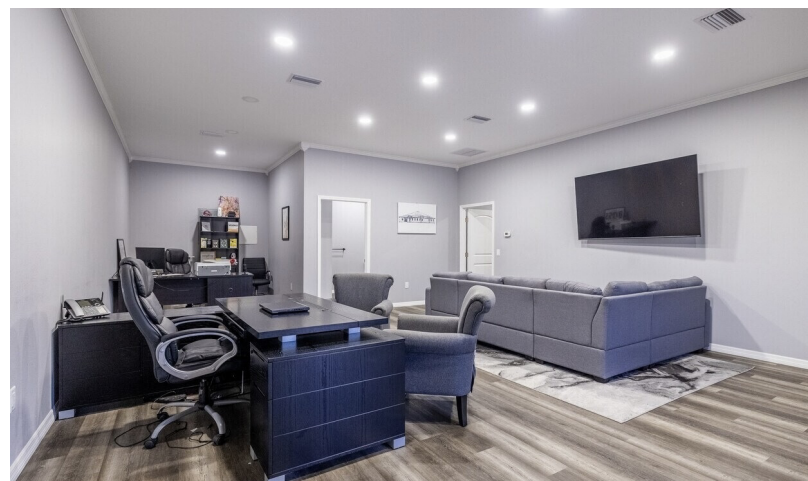
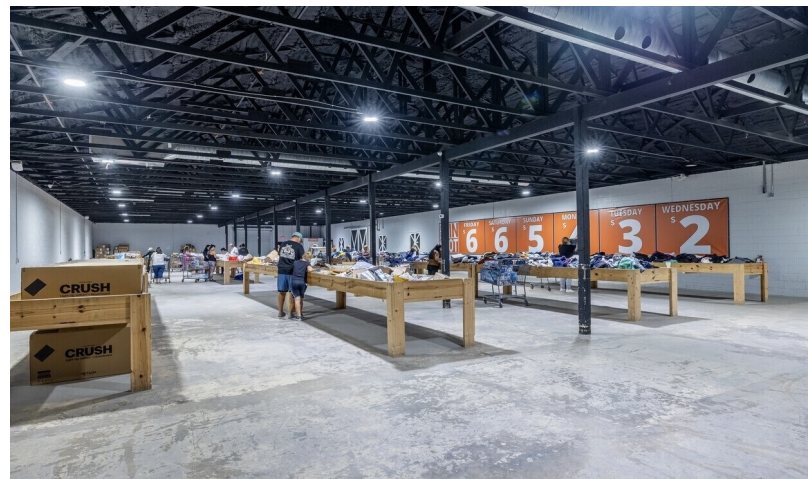
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 26.11-acre industrial and retail portfolio across four contiguous, buildable parcels with direct US-19 frontage.
- 109,406 SF across eight buildings, including seven climate-controlled industrial warehouses and one fully renovated 2,100 SF restaurant.
- 1520 Parcel offered at \$14,500,000 as a stabilized 9% CAP sale-leaseback (also available to owner/users; call for pricing).
- High-Leverage Seller Financing: Seller will provide \$5,000,000 in financing to facilitate the acquisition for an investor.
- Full 10-Year Lease Security: Investment includes a personal guarantee on the entire 10-year NNN lease term, featuring 3% annual escalations.
- Direct Financing Offset: The \$5,000,000 seller-financed note is tied directly to the lease performance, effectively securing the first \$5,000,000 of rental income against the note balance for unmatched principal protection.
- Immediate Stabilization: If purchased as an investment, Buildings 3-7 will be available for lease and subleased by the current owner to deliver 100% stabilized occupancy at closing.
- Three tenants prepared to execute 10-year NNN leases at an 8% CAP rate, anchored by Auctionz LLC with strong financials.
- Comprehensive 2024 renovations including new roofs, HVAC systems under three years old, spray foam insulation, and new garage doors; restaurant renovated in 2025.
- Warehouse ceiling heights up to 20 feet; office facilities include a full kitchen, conference room, and on-site gym.
- Adjacent parcels at 1420 S Suncoast Blvd and 1470 S Suncoast Blvd are under contract for a hotel development, reinforcing long-term corridor growth.
- Zoned Industrial and General Neighborhood Commercial; remaining parcels are buildable with no wetlands per county records.
- Located within the Tampa MSA (18th largest in the U.S.), with Citrus County projected to reach 350,000 residents by 2030 and traffic counts of 29,000 VPD.



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PROPERTY DESCRIPTION

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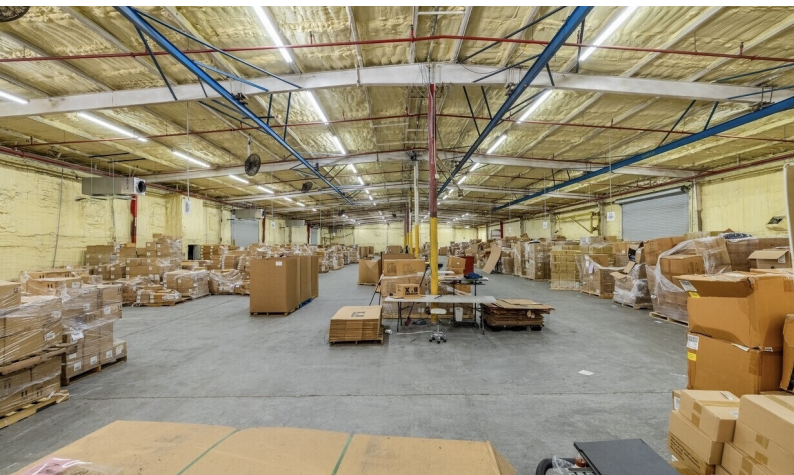
This is the largest commercially developed, actively marketed property in Citrus County. This rare 8-building industrial and retail portfolio spans 26.11 acres across four contiguous, buildable parcels with direct US Highway 19 frontage. The property includes 109,406 SF of renovated space—seven climate-controlled industrial warehouses and one 2,100 SF restaurant—with ceiling heights up to 20 feet. All industrial buildings were upgraded in 2024 with new roofs, HVAC systems under three years old, spray foam insulation, and new garage doors; the restaurant was renovated in 2025.

Building 1: 13,214 SF retail | Building 2: 3,620 SF office | Building 3: 12,000 SF industrial | Building 4: 19,112 SF industrial | Building 5: 9,000 SF industrial | Building 6: 18,000 SF industrial | Building 7: 32,360 SF industrial | Building 8: 2,100 SF restaurant.

The primary parcel at 1520 S Suncoast Blvd is offered at \$14,500,000 as a 9% CAP sale-leaseback (also available to owner/users; call for pricing). For an investor, the seller will provide \$5,000,000 in seller financing to facilitate the acquisition. This deal includes a personal guarantee from the seller covering the full 10-year NNN lease term and its 3% annual escalations. To ensure maximum principal protection, the \$5,000,000 seller-financed note is directly offset by the lease payments, essentially securing the first \$5,000,000 of rental income against the note balance. This structure provides unmatched income stability and mitigates buyer risk. If sold to an investor, Buildings 3-7 will be made available for lease and subleased by the current owner to deliver 100% occupancy at closing.

The property is divisible by parcel, building, or tenant and can be delivered vacant or stabilized. Three tenants are prepared to execute 10-year NNN leases, anchored by Auctionz LLC, positioning the site as a regional redistribution hub. The property also includes a full kitchen, conference room, and on-site gym available to tenants.

The main parcel at 1520 S Suncoast Blvd spans 19.44 acres with seven industrial buildings totaling 107,306 SF. Adjacent parcels at 1470 and 1420 S Suncoast Blvd are zoned General Neighborhood Commercial and are under contract for a hotel development, reinforcing corridor growth. The remaining parcel at 8809 W River Glen Ct totals 2.03 acres and is also zoned General Neighborhood Commercial, with surveys available and no wetlands per county records. Each building is separately metered for electric. Located within the Tampa MSA, the property benefits from 29,000 VPD on US-19 and Citrus County population growth projected to reach 350,000 by 2030.



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PROPERTY DETAILS

Sale Price	CALL FOR PRICING
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	IND
Lot Size	26.11 Acres
APN #	17E19S100020 000A0 0140; 17E19S100020 000A0 0130; 17E19S100020 0A150 0080; 17E19S100020 000A0 0111

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	10.0
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LOCATION INFORMATION

Building Name	9% CAP 10-Yr NNN: 26-acre, 109K SF Industrial w/ Leaseback secured by Seller- Finance
Street Address	1520 S Suncoast Blvd
City, State, Zip	Homosassa, FL 34448
County	Citrus
Market	Tampa Bay MSA
Sub-market	Citrus County
Cross-Streets	US Highway 19 (S Suncoast Blvd) & W Green Acres Street

BUILDING INFORMATION

Building Size	109,406 SF
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	20 ft
Number of Floors	1
Year Last Renovated	2024
Number of Buildings	8

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INVESTMENT SUMMARY - 1520 S SUNCOAST BLVD

INVESTMENT SUMMARY – 1520 S Suncoast Blvd, Homosassa FL

CALL FOR PRICING

19.44-acre industrial/retail portfolio on the 1520 S Suncoast Blvd parcel. Seven buildings totaling 107,306 SF. Delivered 100% leased with new 10-year NNN leases and 3% annual escalations.

PROPERTY SUMMARY

• 19.44 acres • 107,306 SF • 7 buildings • Renovated 2024–2025 • US-19 frontage (~29,000 VPD) • Industrial/retail zoning

BUILDING & TENANCY SUMMARY

Bldg	SF	Use	Tenant	Lease Term	Annual Esc.
1	13,214	Retail	The Bin Spot LLC	10-Year NNN	3%
2	3,620	Office	Auctionz LLC	10-Year NNN	3%
3	12,000	Industrial	Auctionz LLC	10-Year NNN	3%
4	19,112	Industrial	Haze Collective LLC	10-Year NNN	3%
5	9,000	Industrial	Auctionz LLC	10-Year NNN	3%
6	18,000	Industrial	KRZ Holdings LLC	10-Year NNN	3%
7	32,360	Industrial	KRZ Holdings LLC	10-Year NNN	3%

CONTACT

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ADDITIONAL PHOTOS



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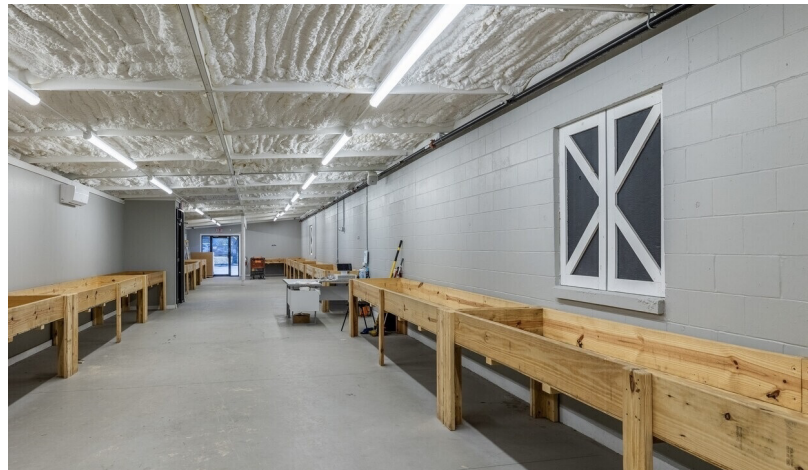
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LOCATION DESCRIPTION

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Located directly on US Highway 19 between Homosassa and Crystal River, this property sits in one of Citrus County's most visible and commercially active corridors. It spans four contiguous parcels with direct highway frontage: 1520 S Suncoast Blvd (19.44 acres), 1470 S Suncoast Blvd (1.43 acres), 8809 W River Glen Ct (2.03 acres), and 1420 S Suncoast Blvd (3.21 acres). The site is surrounded by national retailers, logistics hubs, and major automotive dealerships—including Harley-Davidson, Toyota, Honda, Buick, GMC, and Hyundai, all positioned across the street. The corridor sees an average of 29,000 vehicles per day and benefits from proximity to natural springs, tourism destinations, and a growing regional workforce. Citrus County is projected to grow from 153,600 residents to 350,000 by 2030 and sits within the Tampa MSA, the 18th largest in the U.S. The area offers an investor-friendly climate with no personal income tax and favorable zoning for industrial, retail, and mixed-use development.



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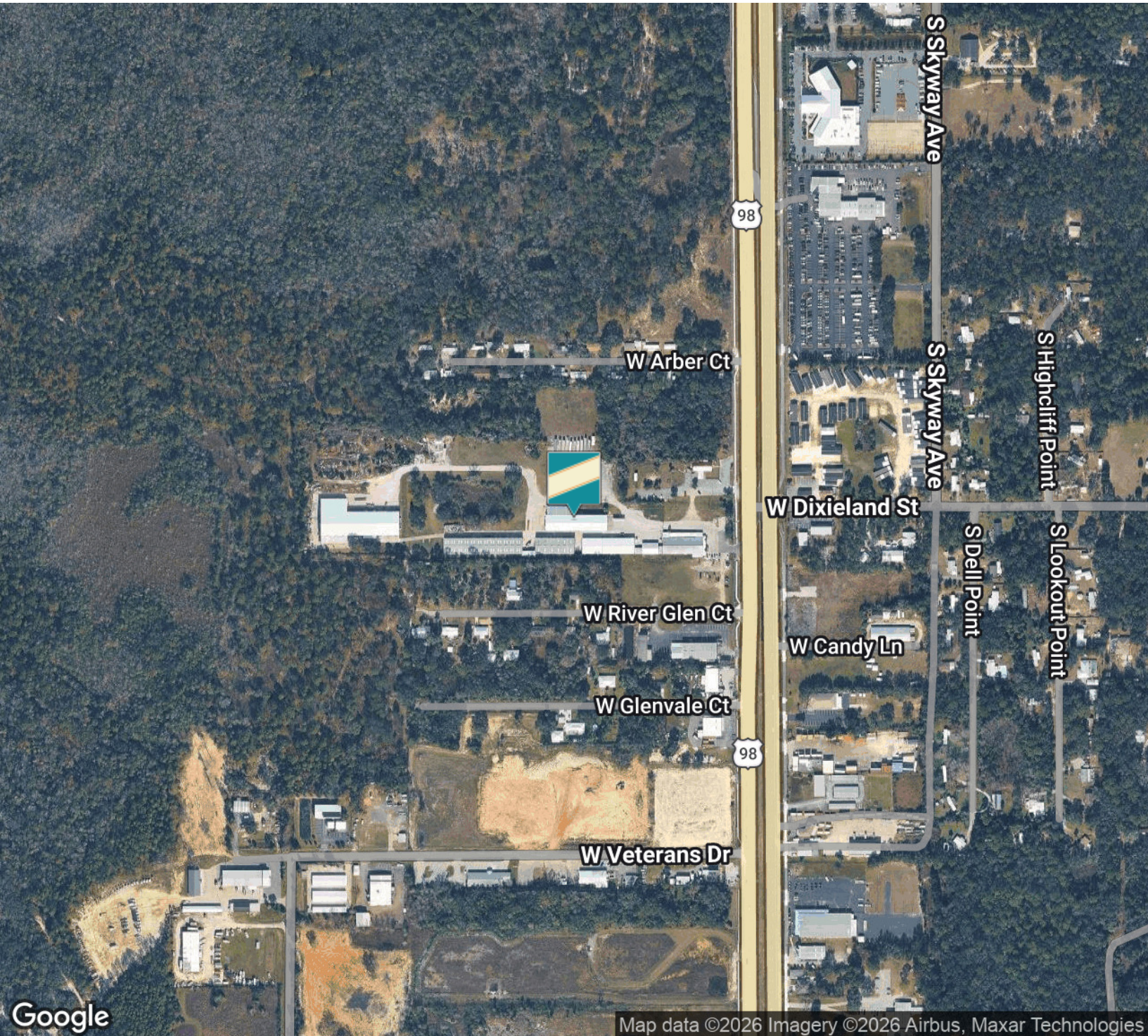
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LOCATION MAP



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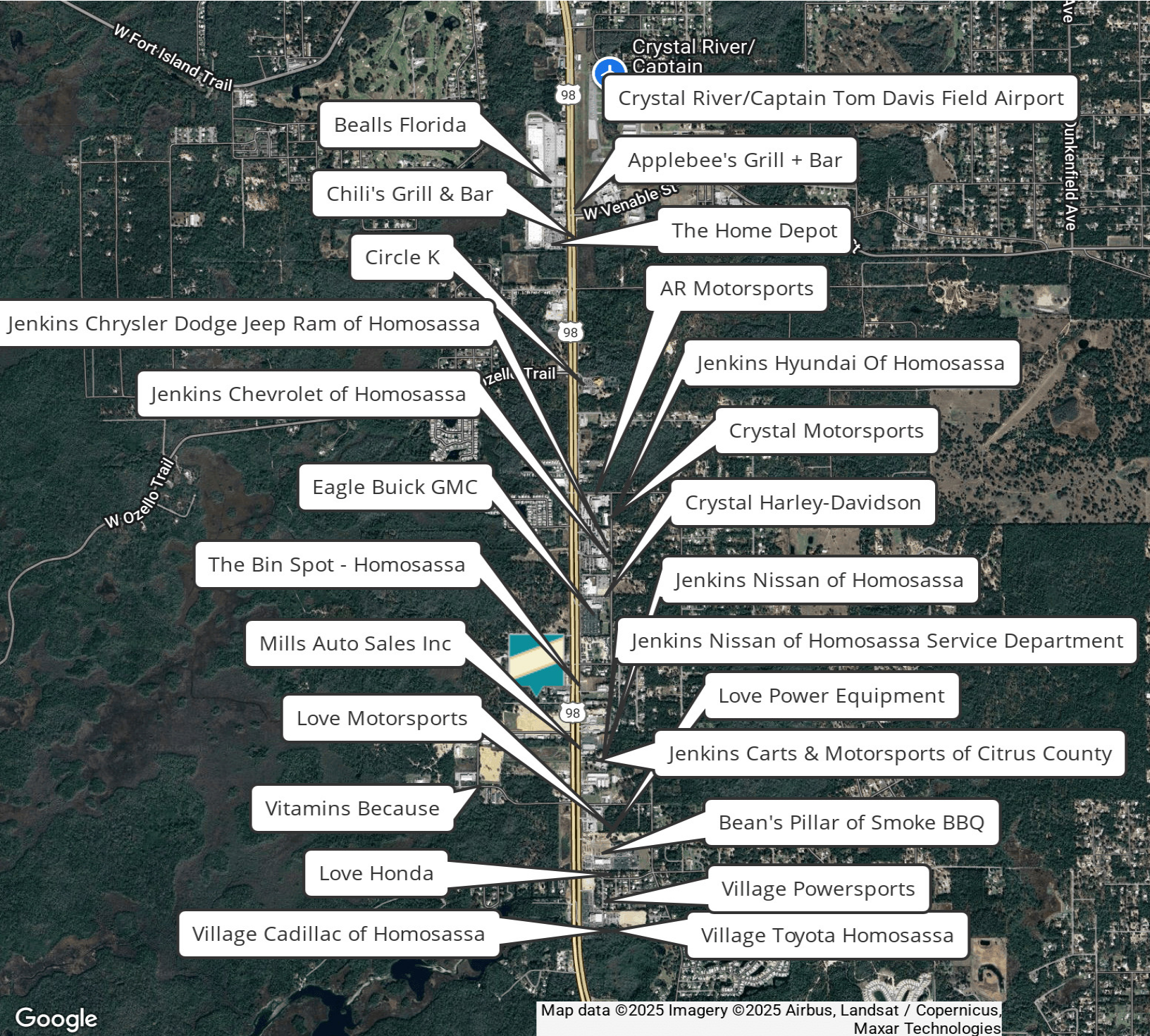
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RETAILER MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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ADVISOR BIO & CONTACT 1

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Commercial Real Estate Advisor



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PROFESSIONAL BACKGROUND

Justin Worthington is a proud native of the Tampa Bay Area, where he has spent his entire life immersed in the community, including his time as a graduate of the University of South Florida. Prior to joining Grimaldi Commercial Realty, Justin gained over a decade of invaluable experience serving the public as a dedicated Law enforcement detective, Team Leader and Supervisor/Trainer. Justin brings a unique perspective and unwavering commitment to his role in commercial real estate. As a Team Leader and Supervisor, Justin has honed his leadership skills and developed a keen understanding of teamwork and accountability. His ability to effectively manage high-pressure situations and guide others through challenging circumstances speaks volumes about his character and professionalism.

Justin's transition into the commercial real estate arena was driven by his passion for real estate and for helping others, and his desire to continue serving the community. His background has instilled in him a strong sense of integrity, empathy, and professionalism, traits that he brings to every client interaction. As a member of the esteemed Grimaldi Commercial Realty team, Justin leverages his extensive network within the Tampa Bay Area to facilitate successful transactions and foster positive relationships. His dedication to client satisfaction and his deep understanding of the local market dynamics position him as a trusted advisor and advocate for his clients' real estate needs.

Areas of Focus:

Commercial Sales & Leasing Office Sales & Leasing
Medical Office Sales & Leasing Industrial Sales & Leasing Retail Sales & Leasing
Land Sales
Seller Financing and Creative Financing

EDUCATION

University of South Florida

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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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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

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