



RARE 8-BLDG INDUSTRIAL & RETAIL PORTFOLIO | ~110K SF | 26.11 ACRES | 8% CAP OR OWNER-USER

1520 S Suncoast Blvd, Homosassa, FL 34448

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call for pricing
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

This rare 8-building industrial and retail portfolio spans 26.11 acres across four contiguous, buildable parcels with direct frontage on US Highway 19 in Citrus County—making it the largest commercially developed, actively marketed property in the region. The site includes 109,406 SF of fully renovated space, comprising seven climate-controlled industrial warehouses—with ceiling heights up to 20 feet—and one fully renovated 2,100 SF restaurant. Buildings 6 and 7 (50,360 SF) are available for lease and will be subleased by the current owner to a fourth tenant, ensuring the property is delivered 100% leased at closing. Three tenants are ready to sign 10-year NNN leases at an 8% CAP rate, with Auctionz LLC—an anchor tenant with extremely strong financials—positioned to lead the income profile. The property was comprehensively 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. The main parcel (1520 S Suncoast Blvd) includes 107,306 SF on 19.44 acres zoned Industrial; the three adjacent parcels—1470 S Suncoast Blvd (1.43 acres with the renovated restaurant), 8809 W River Glen Ct (2.03 acres), and 1420 S Suncoast Blvd (3.21 acres)—are zoned General Neighborhood Commercial. Citrus County Land Development has confirmed that 1420 S Suncoast Blvd could support a hotel, motel, or restaurant development up to six stories and 389 rooms. The site supports a wide range of uses including industrial, logistics, self-storage, retail, office, and mixed-use redevelopment, and can be delivered vacant, partially occupied, or stabilized for investment.

Justin Worthington

813.882.0884

justin@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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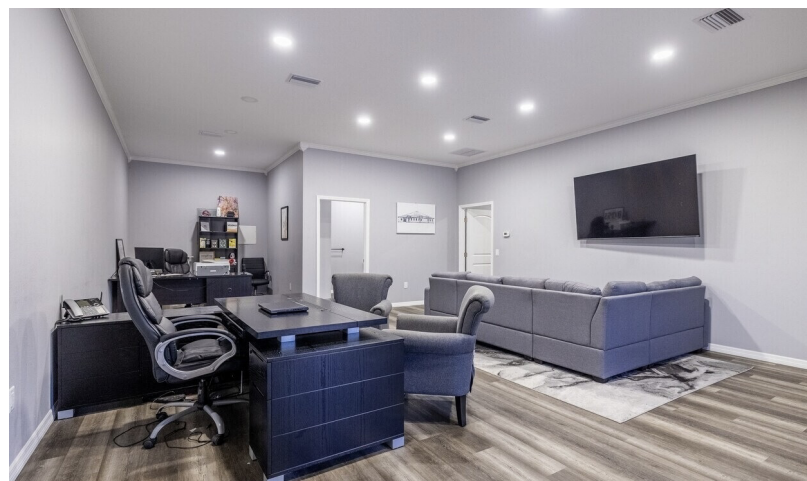
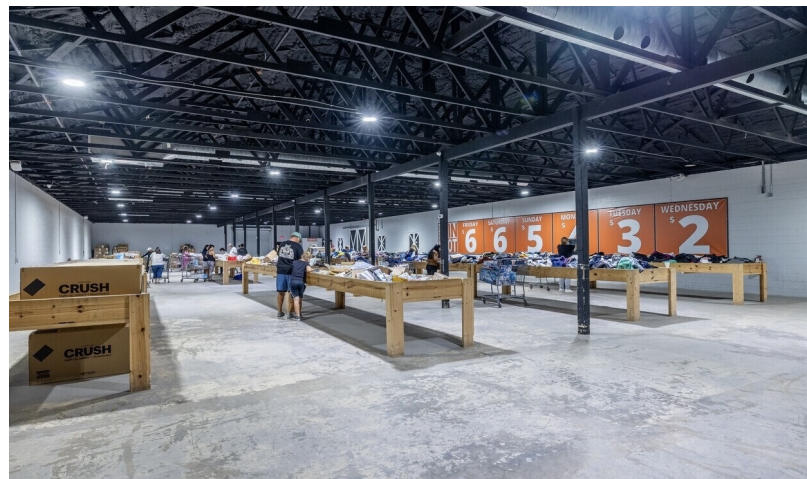
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 26.11-acre industrial and retail portfolio across four buildable parcels with direct US-19 frontage.
- 109,406 SF across eight buildings: seven climate-controlled industrial warehouses and one fully renovated restaurant.
- Buildings 6 and 7 (50,360 SF) available for lease; current owner will sublease to a fourth tenant and deliver 100% occupancy at closing.
- Three tenants ready to sign 10-year NNN leases at an 8% CAP rate; Auctionz LLC anchors with strong financials.
- Fully renovated in 2024: new roofs, HVAC systems (<3 yrs), spray foam insulation, and garage doors; restaurant upgraded in 2025.
- Ceiling heights up to 20 feet in warehouse buildings; office includes full kitchen, conference room, and on-site gym.
- Restaurant (2,100 SF) renovated in 2025 with new finishes and partial kitchen equipment.
- Citrus County Land Development confirms 1420 S Suncoast Blvd could support a hotel, motel, or restaurant up to 6 stories and 389 rooms.
- Zoned Industrial and General Neighborhood Commercial; all parcels buildable with no wetlands per county records.
- Within Tampa MSA (18th largest in U.S.); Citrus County projected to reach 350K residents by 2030; US-19 sees ~29K vehicles/day.



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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. It includes 109,406 SF of fully renovated space—seven climate-controlled industrial warehouses and one 2,100 SF restaurant—with ceiling heights up to 20 feet. All industrial buildings were comprehensively 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 with new bathrooms, drywall, lighting, and paint.

- 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 (available for lease)
- Building 7: 32,360 SF industrial (available for lease)
- Building 8: 2,100 SF restaurant (renovated in 2025)

Buildings 6 and 7 are available for lease and will be subleased by the current owner to a fourth tenant. The property will be delivered 100% leased at closing.

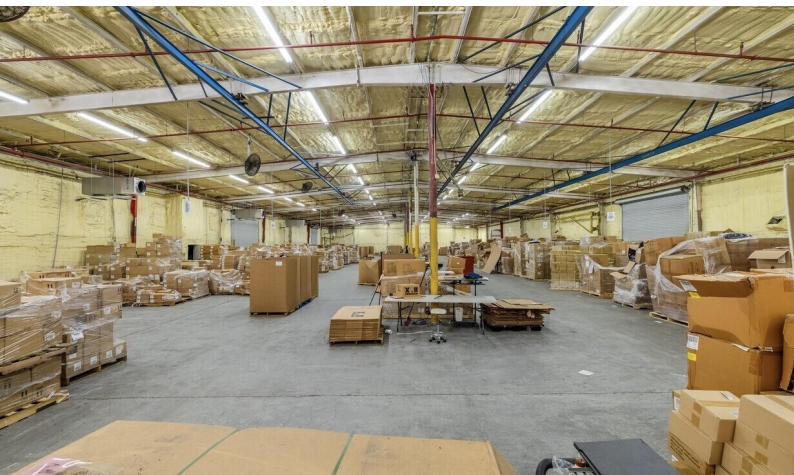
The property is divisible by parcel, building, or tenant footprint, and can be delivered vacant, partially occupied, or stabilized for investment. Three tenants are ready to sign 10-year NNN leases at an 8% CAP rate, with Auctionz LLC—an anchor tenant with strong financials—positioned to lead the income profile. Buildings 6 and 7 will be subleased to a fourth tenant by the current owner, ensuring full occupancy and stabilized income from day one.

Auctionz LLC and The Bin Spot operate high-volume discount retail models specializing in Amazon-sourced consumer goods, including electronics, apparel, and general merchandise. Their inventory is acquired through Amazon's liquidation and overstock channels, making this site a regional hub for redistributed e-commerce products. The site 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 and includes seven industrial buildings totaling 107,306 SF, zoned Industrial. 1470 S Suncoast Blvd is a 1.43-acre parcel with a fully renovated restaurant. Adjacent parcels include 8809 W River Glen Ct (2.03 acres) and 1420 S Suncoast Blvd (3.21 acres), both zoned General Neighborhood Commercial and buildable with no wetlands per county records; surveys are available. Citrus County Land Development has confirmed that 1420 S Suncoast Blvd could support a hotel, motel, or restaurant up to six stories and 389 rooms.

Each building is separately metered for electric; water is metered per parcel. All buildings are on municipal sewer except Building 7, which operates on septic. With unmatched scale, visibility, and flexible zoning, the site supports a wide range of uses including industrial, logistics, self-storage, retail, office, and mixed-use redevelopment.

Growth Potential: Citrus County is projected to grow from 153,600 residents to 350,000 by 2030. Located within the Tampa MSA—ranked 18th largest in the U.S.—the property benefits from an average daily traffic count of approximately 29,000 vehicles on US Highway 19. Whether for investment, owner-use, or long-term repositioning, this portfolio offers immediate income and lasting upside.



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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

LOCATION INFORMATION

Building Name	RARE 8-Bldg Industrial & Retail Portfolio ~110K SF 26.11 Acres 8% CAP or Owner-User
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

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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

Justin Worthington • Grimaldi Commercial Realty Corp • 813.882.0884 • justin@grimaldicommercialrealty.com

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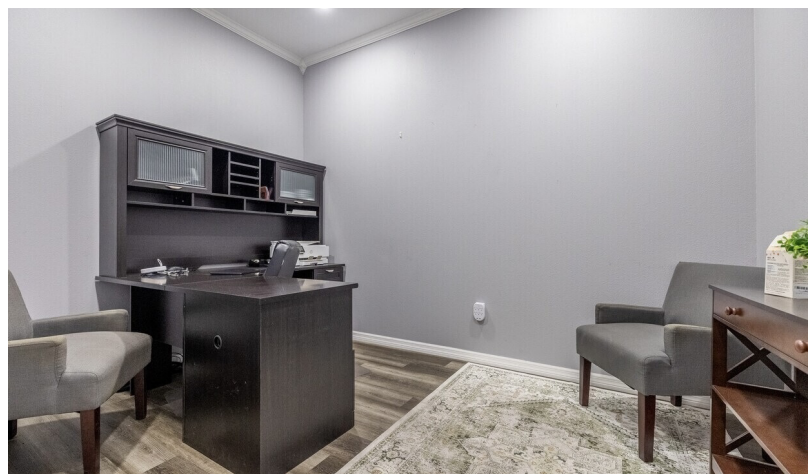
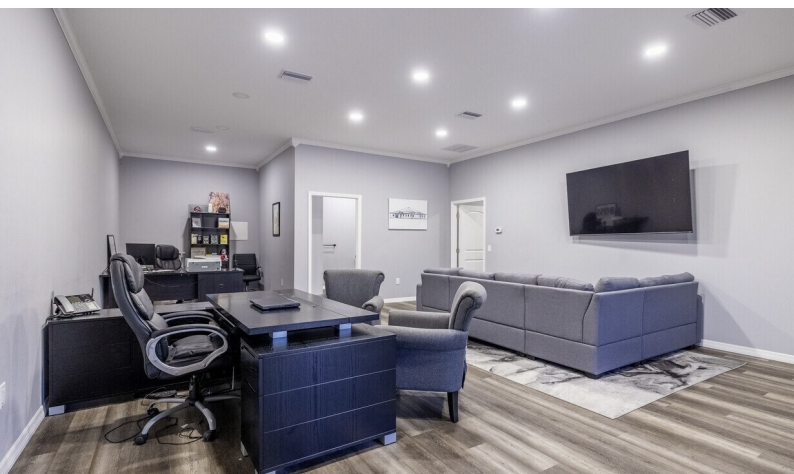
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ADDITIONAL PHOTOS



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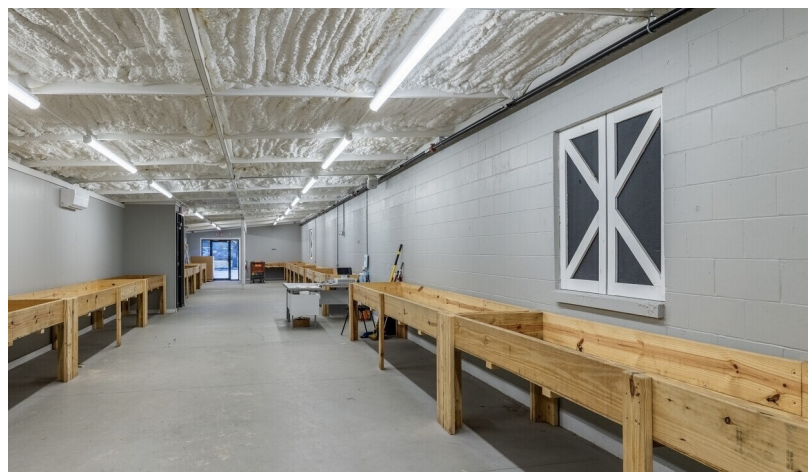
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LOCATION DESCRIPTION

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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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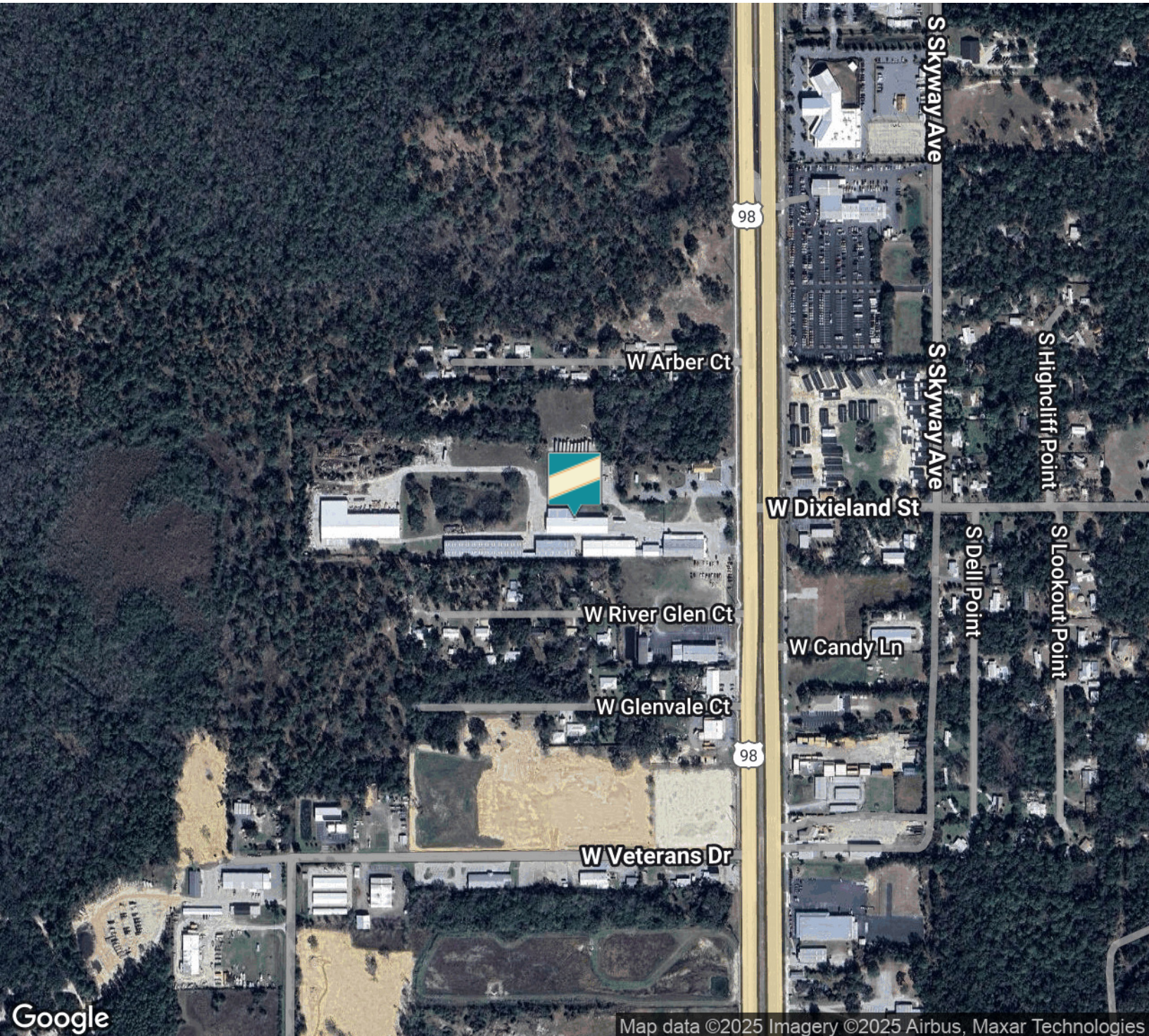
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LOCATION MAP



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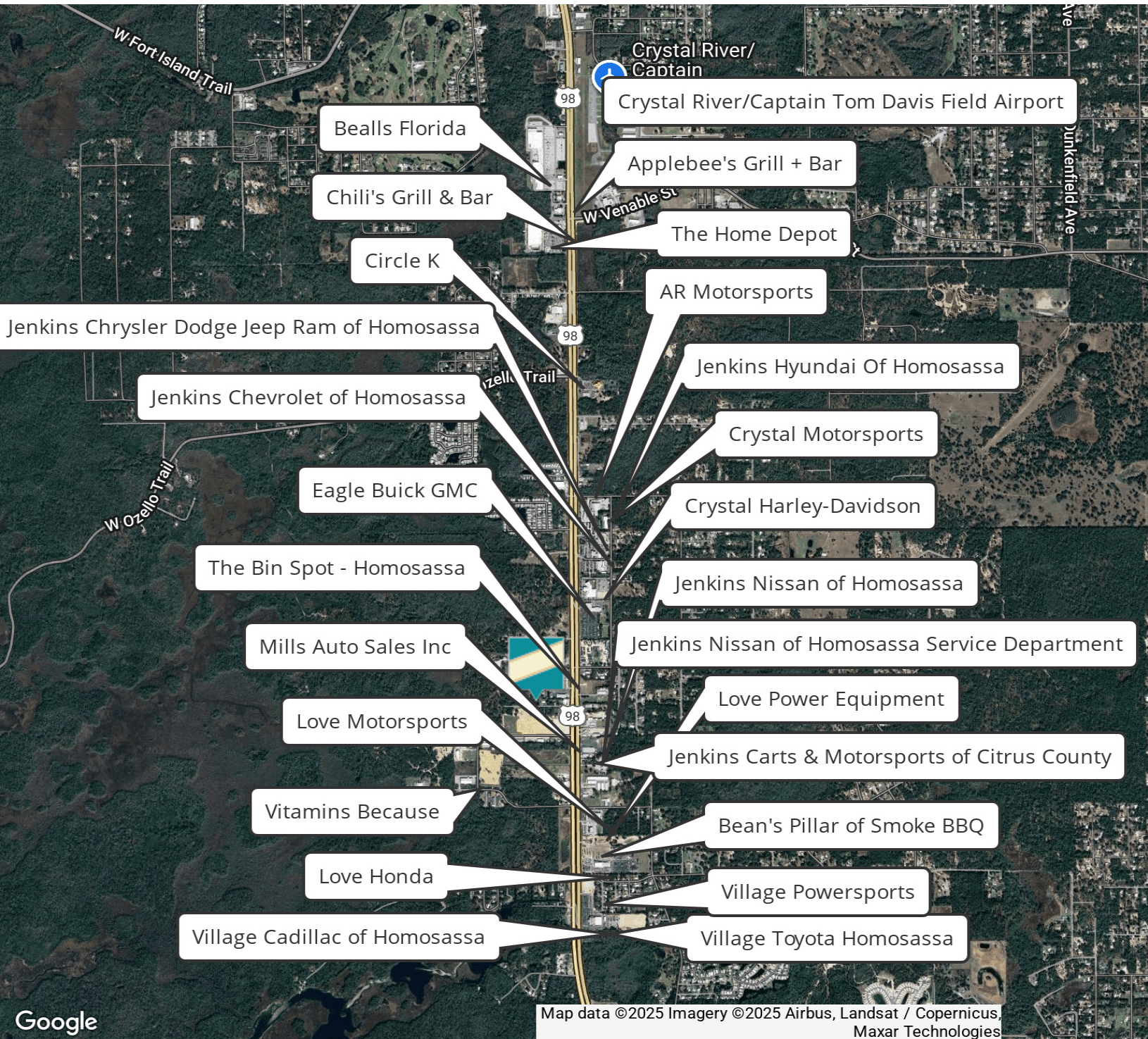
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RETAILER MAP



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ADVISOR BIO & CONTACT 1

JUSTIN WORTHINGTON

Commercial Real Estate Advisor



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 727.709.6216
justin@grimaldicommercialrealty.com
FL #SL3603509

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



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

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