

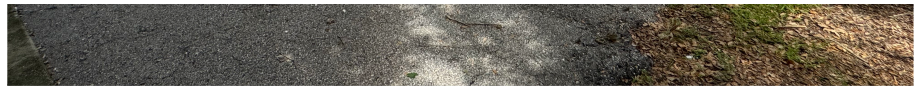


Commercial Property

**2566 60 HWY,
Valrico, FL 33594**
Property Type: Retail
Strip Center
Square Footage:
35,941 SF
Price: \$5,250,000
Operating Expenses:
\$90,390.42
(Taxes 2023)
Occupancy: 100
Date of Offering:
August 19, 2024



NICOLETTA



Property Overview

Location: The property is strategically located along State Road 60 in Valrico, FL, a high-traffic area with significant visibility. It benefits from excellent accessibility and is surrounded by a thriving commercial environment.

Property Description: This property consists of four buildings, each built between 2007 and 2009, including three retail strip centers and an auto service/repair garage. The buildings are constructed with concrete block and stucco exteriors, metal roofs, and are in average condition.

Land Area: 3.22 acres (140,300 SF)

Zoning: CG (Commercial General)

Parking: Ample parking is available on the site, including 52,156 SF of asphalt paving and additional concrete pavement.

Utilities: The property is equipped with modern infrastructure, including central air conditioning and typical commercial plumbing.

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Investment Highlights

Strategic Location: Situated along a major highway with high traffic exposure, this property is ideal for a wide range of commercial uses.

Generous Space: The property offers 35,941 SF of total space, suitable for retail, office, or service-oriented businesses.

Flexible Zoning: Zoned CG, the property allows for a diverse array of business possibilities

Growth Potential: Located in a dynamic and growing area, the property offers significant potential for future appreciation and business growth.

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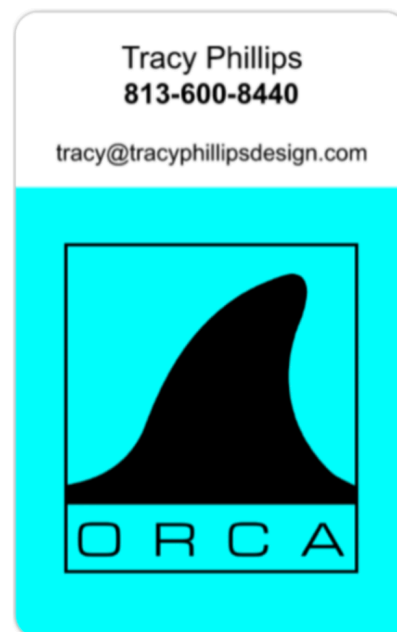
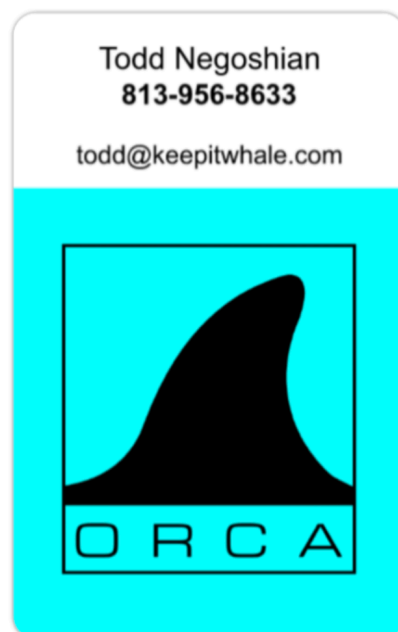
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Tenant Overview

Tenant Mix: The property has space for multiple tenants, offering flexibility for various commercial uses. Detailed tenant information will be provided upon request.

Tenant Profiles: Learning Academy, Collision Center, Two Churches

Listing Agents



Disclaimer:

This Offering Memorandum has been prepared by ORCA LLC solely for informational purposes. All information contained herein is deemed reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence.