



## PREMIER WATERFRONT COMMERCIAL OPPORTUNITY | HIGH VISIBILITY US-19 FRONTAGE

13243 U.S. 19, Hudson, FL 34667

### EXECUTIVE SUMMARY

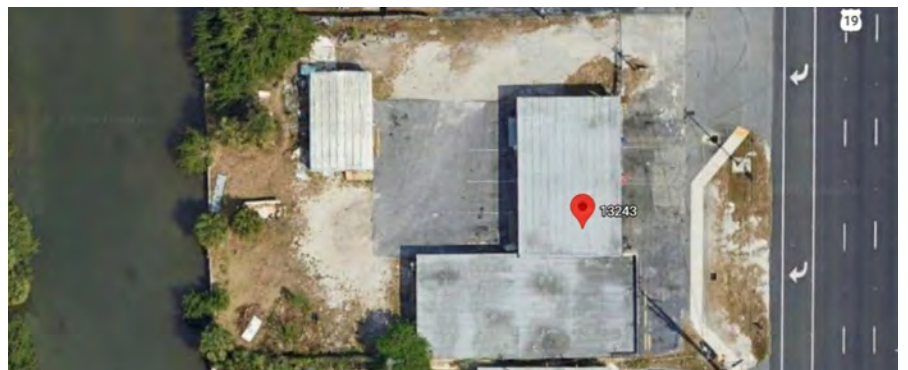


### OFFERING SUMMARY

Sale Price:	\$1,295,000
Available SF:	5,600 SF
Lot Size:	0.58 Acres
Building Size:	5,600 SF
Zoning:	C2
Market:	Greater Tampa Bay Area
Submarket:	West Pasco County
Traffic Count:	45,000
Price / SF:	\$231.25
Buyer Transaction Fee	\$395
Contact:	Jordan Levy Jim Tanner

### PROPERTY OVERVIEW

Rare dual-frontage gem in Hudson! This 5,600 sq ft facility offers 135' of high-impact US-19 exposure and 135' of direct Intracoastal waterfront with a concrete seawall and Gulf access. Ideal for marine or auto ventures, it features 5 service bays, vehicle lifts, and an alignment machine. Zoned C2 for maximum flexibility—perfect for retail, service, or landmark redevelopment. With Hudson's rapid growth and seller financing available, this site is primed to be a flagship destination. Don't miss this turn-key opportunity where the road meets the water!



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### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- **Expansive 5,600 SF Facility:** A generous primary building footprint complemented by a supplemental storage shed for maximum operational utility.
- **Flexible C2 Zoning:** Versatile commercial zoning allows for a wide array of intensive business uses, retail opportunities, or specialized services.
- **Commanding U.S. 19 Presence:** Perfectly situated on one of the region's most critical commercial arteries for immediate brand recognition.
- **Unique Waterfront Access:** Rare coastal-adjacent positioning provides exclusive water access, adding significant long-term value and lifestyle appeal.
- **Unrivalled High-Traffic Visibility:** Capture maximum consumer attention with a prominent storefront facing a massive flow of over **45,000 vehicles per day (VPD)**.
- **Highly Adaptable Layout:** The interior features a versatile configuration easily tailored to meet specific industrial, automotive, or retail requirements.
- **Strategic Investment Potential:** An ideal candidate for a seamless turn-key transition or a high-yield redevelopment project in a high-growth corridor.



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### PROPERTY DESCRIPTION

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##### The Ultimate Blend of Visibility and Access

Rarely does a property offer the dual advantage of prime highway exposure and serene waterfront utility. Situated directly on the bustling US Highway 19, this property commands high daily traffic counts with 135 linear feet of high-impact highway frontage. The rear of the site mirrors this with 135 feet of direct frontage on a wide Intracoastal waterway, complete with a solid concrete seawall. This unique "front-to-back" versatility makes it an ideal candidate for a variety of high-revenue ventures, from marine-service centers to landmark redevelopment projects.

##### Building & Site Features

**Main Building:** A robust 5,600 sq ft facility designed for high-capacity operations.

**Features five total bays:**

**Front:** (3) 10-foot tall bays and (1) 8-foot tall bay for easy vehicle intake.

**Rear:** (1) 8-foot tall bay facing the waterfront side.

**Storage:** Additional on-site metal storage building with two 8-foot tall bay doors, perfect for inventory, parts, or marine equipment.

**Included Equipment:** Fully equipped for immediate automotive or mechanical use, featuring 2 two-post vehicle lifts and a 4-wheel alignment machine.

##### Zoning & Redevelopment Potential

**Zoning:** C2 (General Commercial) – One of Pasco County's most flexible designations, allowing for retail, automotive, service, and more. Please doublecheck with Pasco County for all permitted uses.

**Waterfront Edge:** The concrete seawall and Intracoastal access offer a distinct competitive edge for marine-related businesses or "lifestyle" commercial concepts that capitalize on the Hudson water views.

Hudson is currently experiencing a surge in growth. This site is "ripe for redevelopment," perfectly positioned to be converted into a flagship waterfront destination as the local area continues its upward trajectory.

##### Investment Highlights

**Seller Financing Available**

**Dual Frontage:** 135' on US-19 and 135' on the Intracoastal waterway.

**Direct Waterfront:** Immediate access to the Gulf via the Intracoastal.

**Massive Signage:** Unparalleled potential on one of Florida's most traveled north-south corridors.

**Turn-key or Ground-up:** Ready-to-go setup for automotive/marine mechanics or a clean slate for a developer's vision.

**Don't miss the chance to own a piece of Hudson's future where the road meets the water!**

#### LOCATION DESCRIPTION

Discover the potential of the Greater Tampa Bay Area market surrounding this prime location on U.S. 19 in Hudson, FL. With its high visibility and strong traffic flow, this area presents an enticing opportunity for Retail and Vehicle Related investors. The nearby Gulf View Square mall offers ample shopping opportunities, while the presence of multiple vehicle dealerships makes it a hub for automotive commerce. Positioned strategically and within close proximity to major thoroughfares that sees 45,000+ vehicles daily, the area provides an exceptional opportunity for businesses looking to capitalize on a thriving market. Explore the possibilities in this dynamic and vibrant business environment.

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### PROPERTY DETAILS

Sale Price	\$1,295,000
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#### PROPERTY INFORMATION

Property Type	Automotive/Marine Service
Property Subtype	Vehicle Related
Zoning	C2
Lot Size	0.58 Acres
APN #	33-24-16-0170-00000-0211
Lot Frontage	135 ft
Lot Depth	182 ft
Corner Property	No
Traffic Count	45000
Traffic Count Street	US-19
Traffic Count Frontage	135 ft
Waterfront	Yes
Waterfront Frontage	135 ft

#### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

#### LOCATION INFORMATION

Building Name	Premier Waterfront Commercial Opportunity   High Visibility US-19 Frontage
Street Address	13243 U.S. 19
City, State, Zip	Hudson, FL 34667
County	Pasco
Market	Greater Tampa Bay Area
Sub-market	West Pasco County
Township	24
Range	16
Section	33
Side of the Street	West
Signal Intersection	No
Road Type	Highway
Nearest Highway	US-19
Nearest Airport	Tampa International Airport

#### BUILDING INFORMATION

Building Size	5,600 SF
Number of Floors	1
Average Floor Size	5,600 SF
Gross Leasable Area	5,600 SF
Number of Buildings	2

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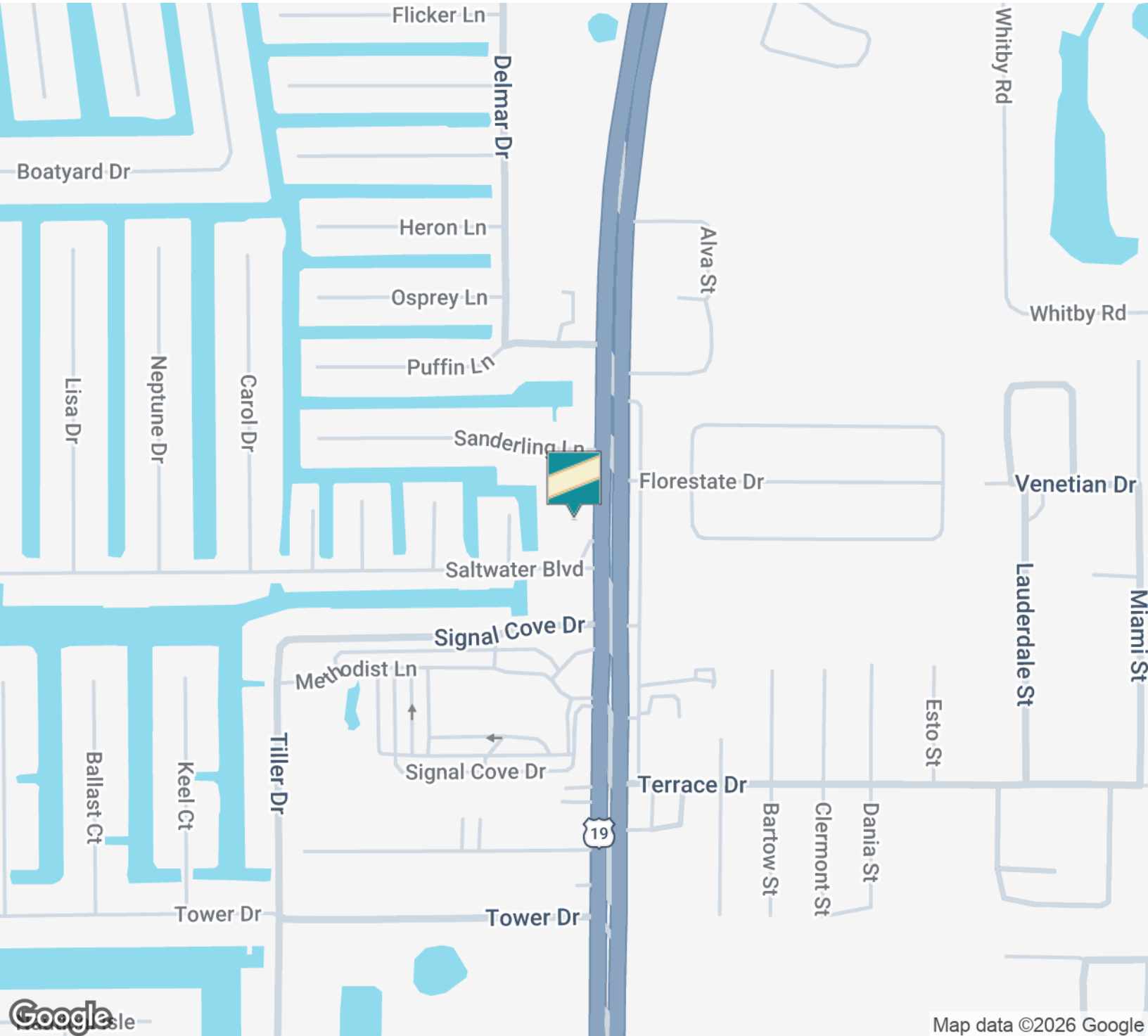
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### LOCATION MAP



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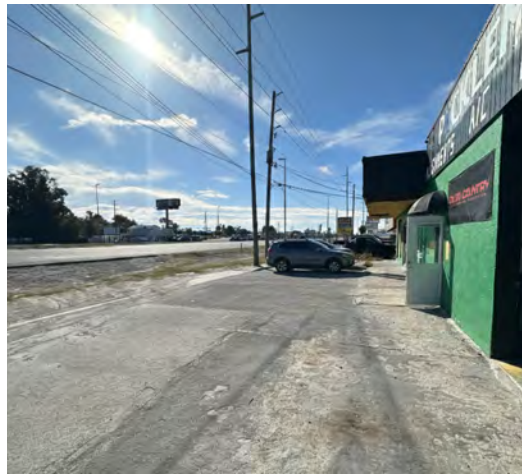
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### ADDITIONAL PHOTOS



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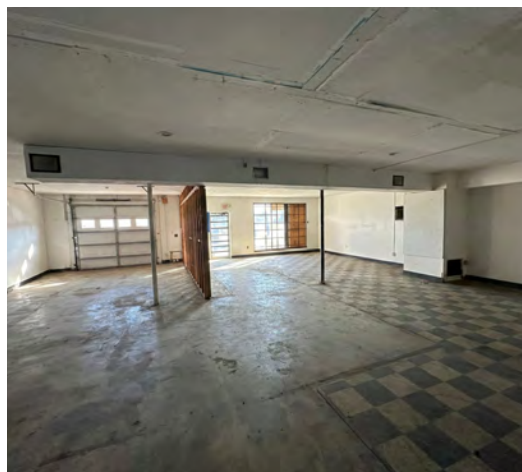
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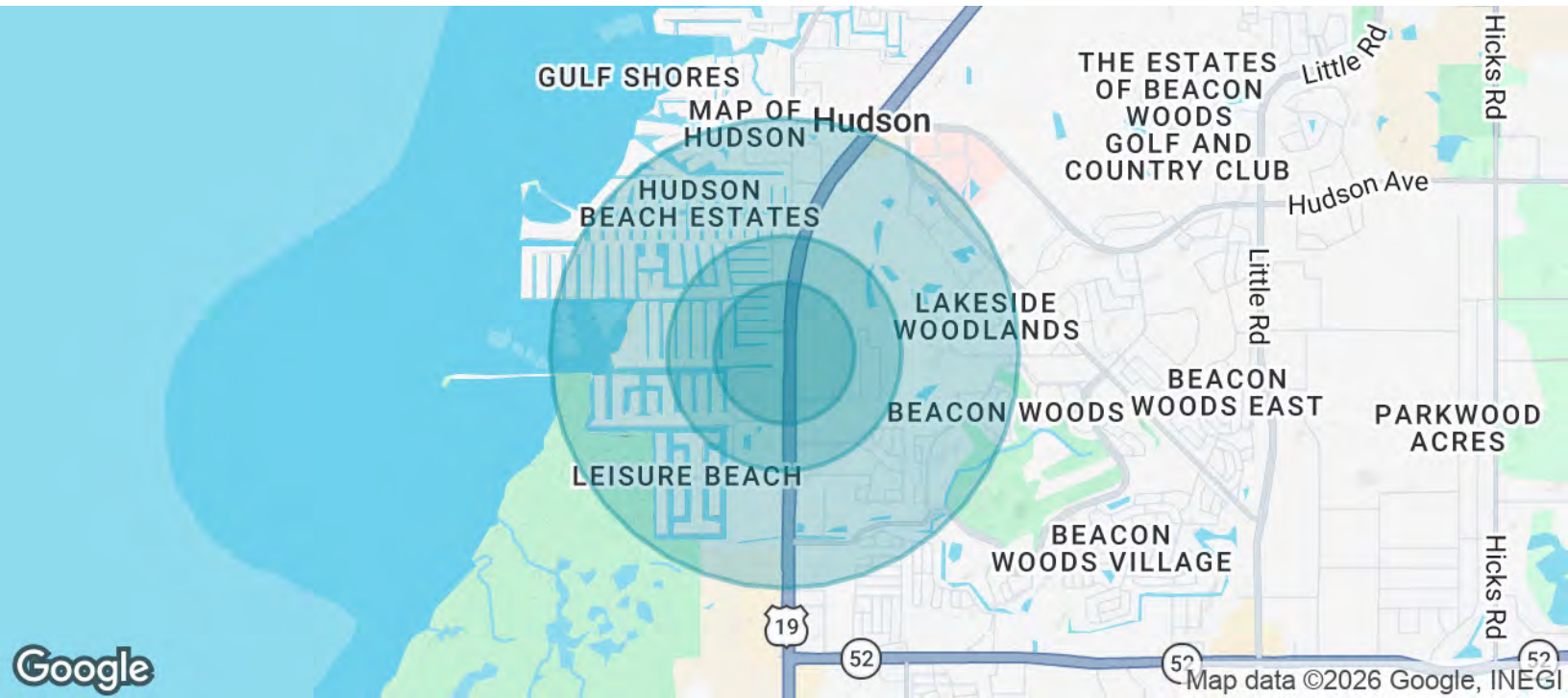
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### DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	625	1,734	7,526
Average Age	54	54	55
Average Age (Male)	53	53	53
Average Age (Female)	55	55	56

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	296	827	3,635
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$59,755	\$60,681	\$61,704
Average House Value	\$277,627	\$274,647	\$255,840

Demographics data derived from AlphaMap

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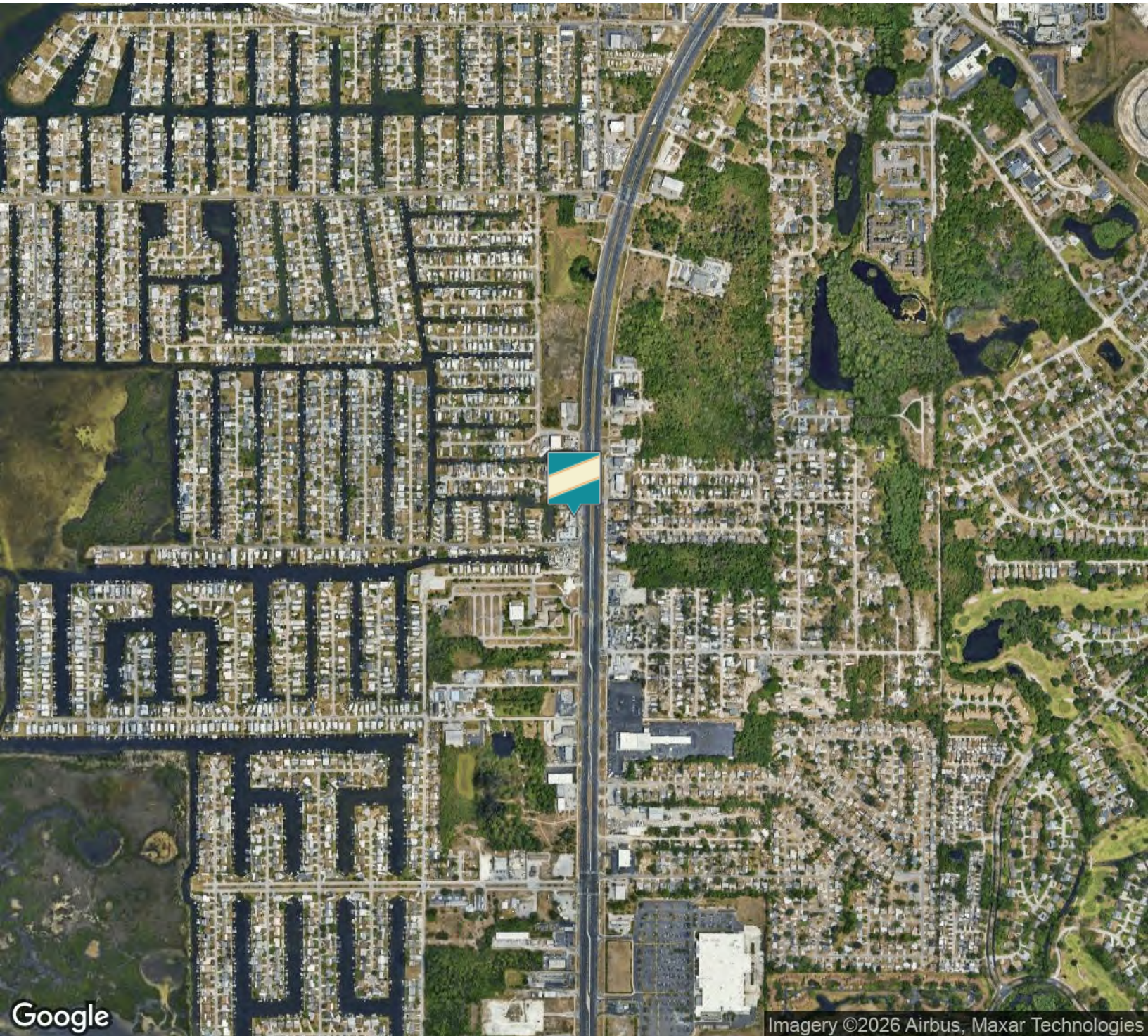
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**AERIAL MAP**



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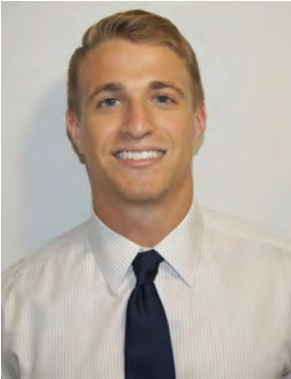


# GRIMALDI COMMERCIAL REALTY CORP.

## ADVISOR BIO

### JORDAN LEVY

Commercial Real Estate Advisor



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### PROFESSIONAL BACKGROUND

Originally from St. Louis, Jordan Levy moved to Tampa in 2019. A student-athlete graduate from Southern Illinois University with a Sports Administration degree, he later received an MBA from Maryville University. Jordan then became an NFL Agent, representing players in contract negotiations, while also implementing their strategic marketing and career plans.

As an agent, he prided himself on his ability to cultivate relationships and prioritize his client's needs. His decision to transition his skill set into commercial real estate was driven by his passion for market dynamics and his desire to apply his negotiation expertise and strategic thinking to his interest in commercial real estate. His deep understanding of client needs, coupled with his experience in managing complex transactions, make him a valuable asset to the commercial real estate industry. Joining the Grimaldi Commercial Realty team, renowned for their expertise and legacy, was an effortless decision for Jordan, who understood the importance of being mentored by the best in the industry.

Jordan believes in the power of integrity, transparency, and relentless pursuit of excellence. His approach is client-focused, ensuring that each transaction is handled with the utmost professionalism and dedication. He remains committed to delivering results that exceed expectations and building lasting relationships based on trust and mutual success. In his off time, Jordan likes to work out, play golf, and enjoy the beach.

#### Areas of Expertise:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Gas Stations/Convenience Stores
- Investment Assets

### Jordan Levy

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# GRIMALDI COMMERCIAL REALTY CORP.

## ADVISOR BIO

### JIM TANNER

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### PROFESSIONAL BACKGROUND

Jim Tanner is a native Floridian and lifelong resident of Pinellas County, where his family's roots span three generations. Born and raised in the Tampa Bay area, Jim brings unmatched local knowledge, integrity, and a deep commitment to service in his role in commercial real estate.

Jim studied Criminal Justice at St. Petersburg College before serving five years in the United States Army as a Military Police Officer, both stateside and overseas. After his military service, he dedicated 25 years to law enforcement, including a distinguished career as a detective in a specialized unit. During this time, Jim built strong, lasting relationships with residents, business owners, and community leaders throughout the region—further deepening his understanding of the area he calls home.

With a career rooted in service and leadership, Jim developed a strong foundation in communication, investigation, negotiation, and problem-solving. These skills naturally transferred to his work in commercial real estate, where he is passionate about helping clients succeed.

Jim joined the Grimaldi Commercial Realty team because of their reputation for integrity, market expertise, and a client-first approach. He saw an opportunity to align his values with a firm that shares his deep commitment to the community and to delivering results with professionalism and transparency. Through Grimaldi, Jim continues his mission of service—helping clients navigate the commercial real estate market with confidence and care.

### Areas of Focus:

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



# GRIMALDI COMMERCIAL REALTY CORP.

## ADVISOR BIO

### 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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