



PRICE IMPROVEMENT- RETAIL PROPERTY FOR SALE

2,458 SF FREE STANDING RETAIL-HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

CONFIDENTIAL OFFERING MEMORANDUM • JANUARY 01, 2025

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
grimaldcommercialrealty.com



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TABLE OF CONTENTS

CONTENTS

presented by:

Kari L. Grimaldi/ Broker

President

O: 813.882.0884

C: 813.376.3386

E: kari@grimaldcommercialrealty.com

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty 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 must take appropriate measures to verify all of the information set forth herein.

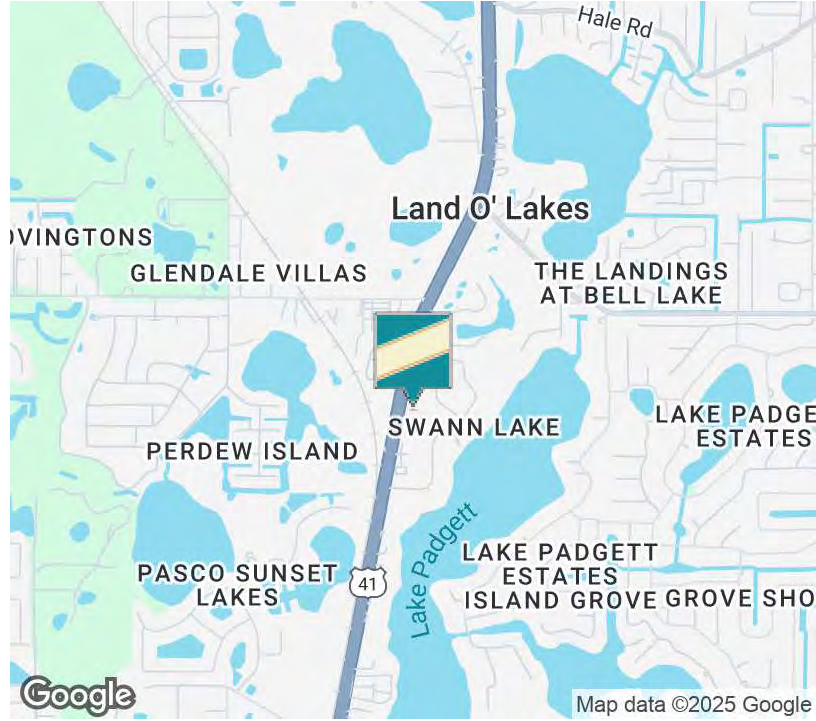
Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.88 Acres
Year Built:	1973
Building Size:	2,458 SF
Renovated:	2014
Zoning:	C2
Market:	Commercial
Submarket:	Store Combination
Traffic Count:	46,000
Listing Agent:	Ami Maikoski (813) 454-4354
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

2,458 SF Free Standing Retail/Service center with High Visibility and Accessibility to US41 in Tampa Metro. The property is on a fenced lot with an open parking area that leads to the free standing building with a side entrance. This building consists of a small lobby area at the entrance that leads directly to retail space. There is a hallway that connects the private office, one of three bathrooms and storage areas. Behind the reception area is a large shelved storage room that leads back to the residential area of the building with 2 Bedrooms, Full Kitchen, Full Bath and additional Kitchenette. There is a double door in the large shelved storage room that leads to the rear of the building and yard access. Primary HVAC unit new 2021 and the secondary unit is 7 years old. The roof is 1 year new. The buildings electric was upgraded in 2014 with energy efficiency lighting to include signage at entrance. The well pump was updated in the last 7 years as well. The building is sitting on .88 Acres and C2 zoning allows a wide array of usage (see attached zoning guide). The grounds offer additional parking and room for growth. The 0.88 acres allows land redevelopment opportunity up to approx 19,166/SF based on .50 FAR on a prime lot on US-41. This would make a great owner user building for professional office use, medical office or even repurposed for either retail or residential.



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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Free Standing Building - 2,458/ SF on 0.88 Fenced Acres
- Almost 173 FEET of FRONTAGE on PRIME HIGHWAY US-41 in Land O Lakes with Signage
- Traffic Count 46,000 - AADT
- C2 Retail/Service/Office/Residential Use with Expansion Possibility
- Multiple Detached Carports and Shed
- New 2021 HVAC unit on main building. Secondary unit replaced 2014.
- Roof 1 year new
- Well (Pump updated 2014) with Oversized septic field. City Water is available.
- High and Dry - No Flood Insurance required
- Easily accessible to surrounding Quad-County areas of Hillsborough / Pasco / Pinellas / Hernando via US-41, SR 54, I-275, I-75, I-4



SECTION •



3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Unique with Priceless Possibility 2,458 SF Free Standing Office with High Visibility and Accessibility to US41 (Land O'Lakes Blvd). The fenced property has an open parking area that leads to the free standing building with a side entrance. This building consists of a small lobby area at the entrance that leads directly to retail space. There is a hallway that connects the private office, one of three bathrooms and storage areas. Behind the reception area is a large shelved storage room that leads back to the residential area of the building with 2 Bedrooms, Full Kitchen, Full Bath and additional Kitchenette. There is a double door in the large shelved storage room that lead to the rear of the building and yard access.

Primary HVAC unit new 2021 and the secondary unit is 7 years old. The roof is 1 year new. The buildings electric was upgraded in 2014 with energy efficiency lighting to include signage at entrance. The well pump was updated in the last 7 years as well. The building is sitting on .88 Acres and C2 zoning allows a wide array of usage (see attached zoning guide). The grounds offer additional parking and room for growth. The 0.88 acres allows Land redevelopment opportunity up to approx 19,166/SF based on .50 FAR on a prime lot on US-41. This would make a great owner user building for professional office use, medical office or even repurposed for either retail or residential. Short term Seller Financing is negotiable. 25 year successful marine business added to sale as an option.





3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

PROPERTY DESCRIPTION

LOCATION DESCRIPTION

North of SR-54 on (US-41) Land O Lakes Blvd on the East side of the highway. Easily accessible to surrounding Quad-County areas of Hillsborough / Pasco / Pinellas / Hernando via Hwy 41, SR 54, I-275, I-75, I-4.

SITE DESCRIPTION

BEG AT NE COR OF SE1/4 OF NW1/4 OF SEC TH S00DG 05'E 141.57 FT FOR POB TH CONT S00DG 05'E 99.40 FT TH N88DG 32' 28"W 250.60 FT TH N10DG 58'E 100.13 FT TH S89DG 02' 15"E 231.10 FT TO POB AKA LOT B & BE[...]

EXTERIOR DESCRIPTION

2,458 SF Concrete one-story building with gabled shingle roof accompanied by two detached carport work areas and shed on 0.88 fenced high and dry acres with LED Signage on 172.81' of frontage on US-41. No flood insurance required.

INTERIOR DESCRIPTION

Original 1973 updated residence with reception, retail, office, shelved storage, 3 Bathrooms, fireplace and 1BR living area/kitchen/laundry on well water with central air-conditioning. Rear double-door access to yard.

PARKING DESCRIPTION

Surface Parking

UTILITIES DESCRIPTION

Electric upgraded 2014 - Energy efficient LED lighting. Well with oversized Septic field

PLUMBING DESCRIPTION

Well Water (Pump updated 2014) with oversized Septic field





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ADDITIONAL PHOTOS



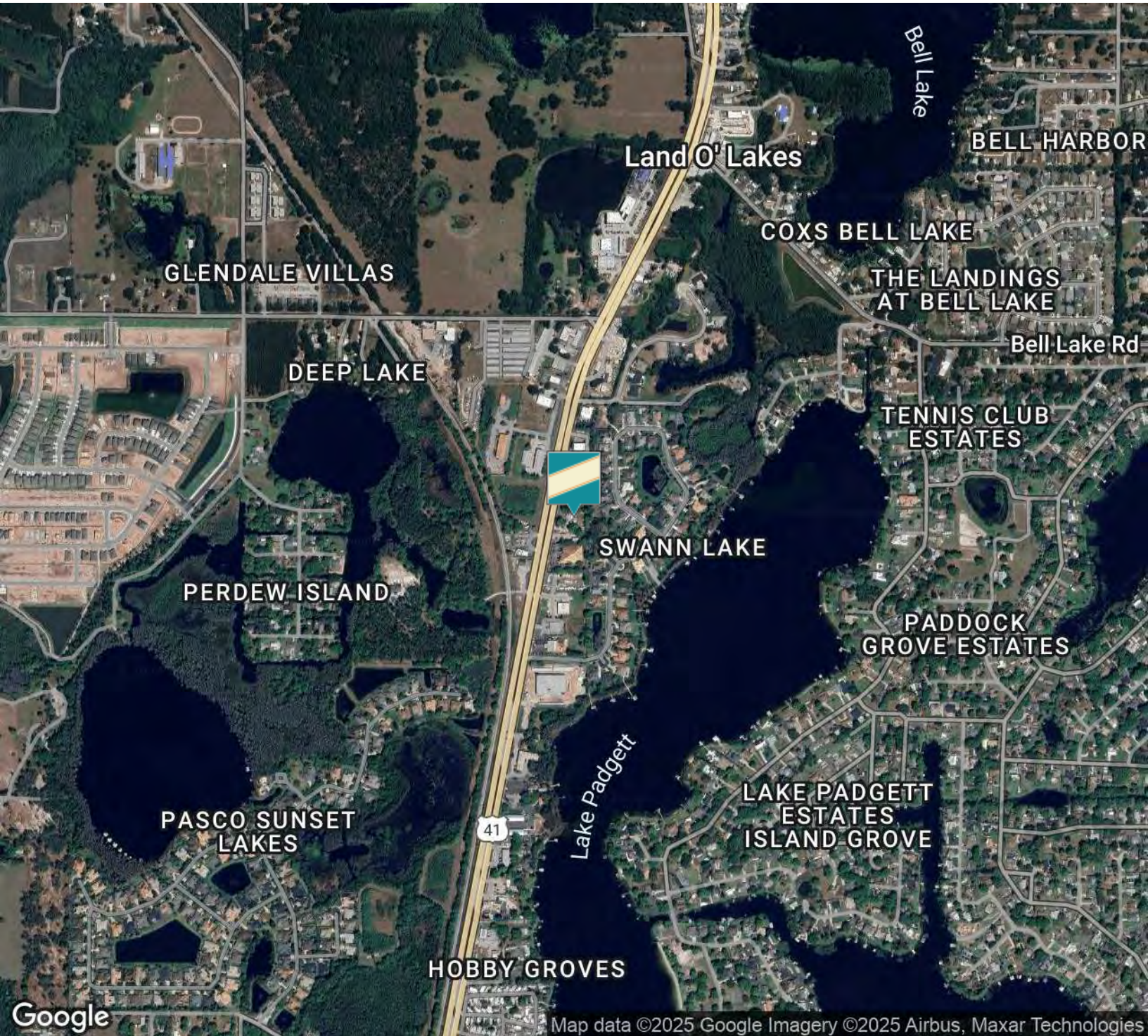
SECTION •



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AERIAL MAP



SECTION •



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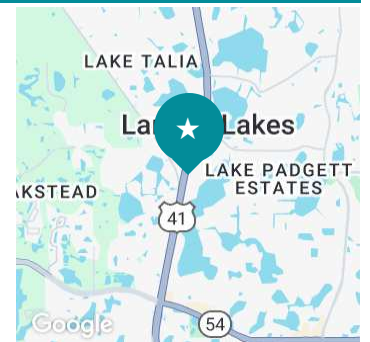
SALE COMPS



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3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

Price:	\$1,300,000	Bldg Size:	2,458 SF
Lot Size:	0.88 Acres	Cap Rate:	N/A
Year Built:	1973	Price/Acre:	\$1,477,273



1

1.07 AC C2 LAND AND RETAIL BUILDINGS ON HIGHWAY 41 GROWTH CORRIDOR

4334 - 4400 Land O Lakes Blvd, Land O Lakes, FL 34639

Price:	\$1,237,500	Bldg Size:	6,000 SF
Lot Size:	1.07 Acres	Cap Rate:	N/A
Year Built:	1973	Price/Acre:	\$1,156,542.06



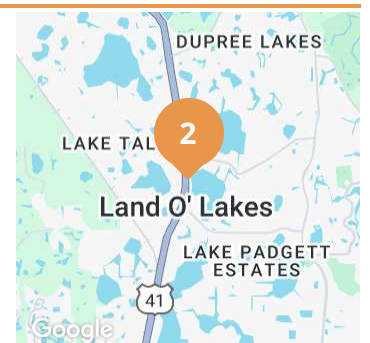
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4502 LAND O LAKES BLVD

4502 Land O Lakes Blvd, Land O Lakes, FL 34639-3921

Price:	\$707,000	Bldg Size:	1,472 SF
Lot Size:	0.63 Acres	Cap Rate:	N/A
Year Built:	1952	Price/Acre:	\$1,122,222.22

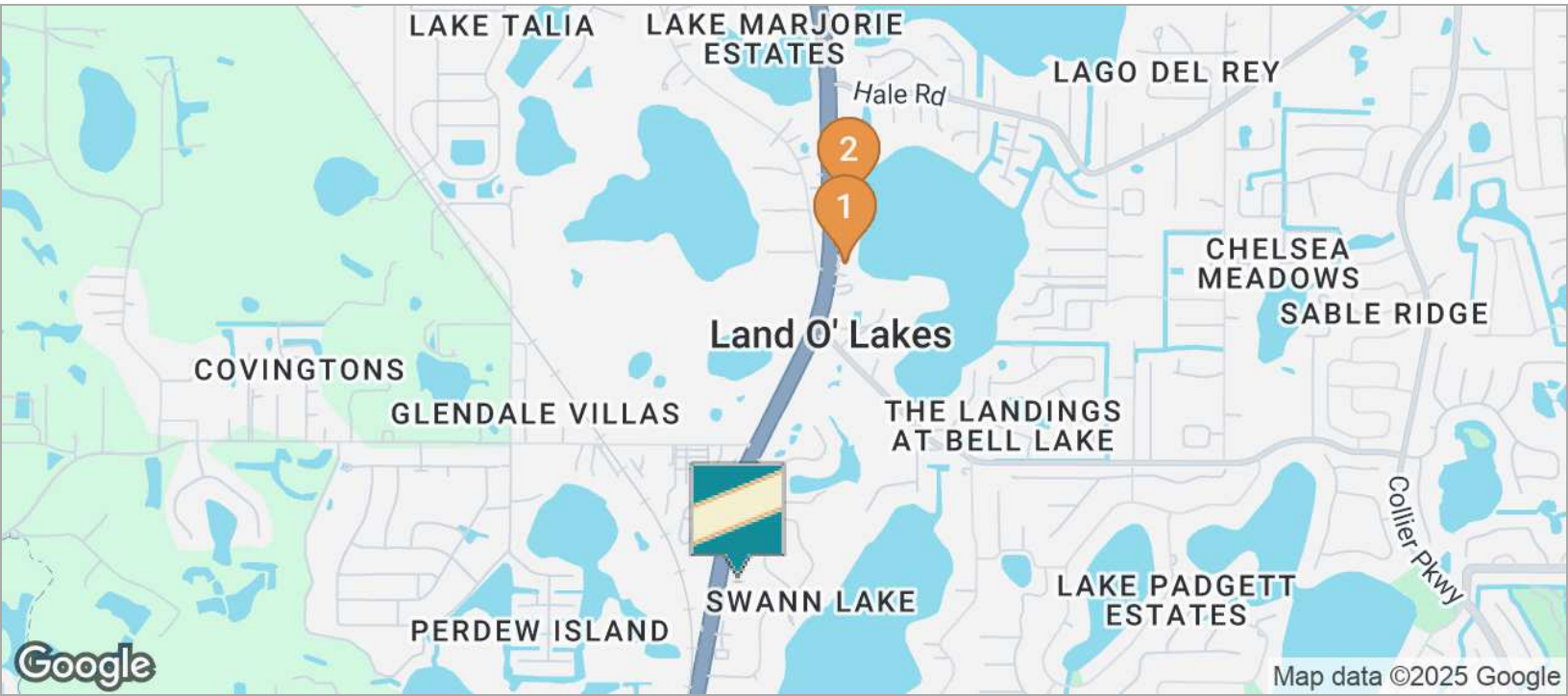




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SALE COMPS MAP & SUMMARY

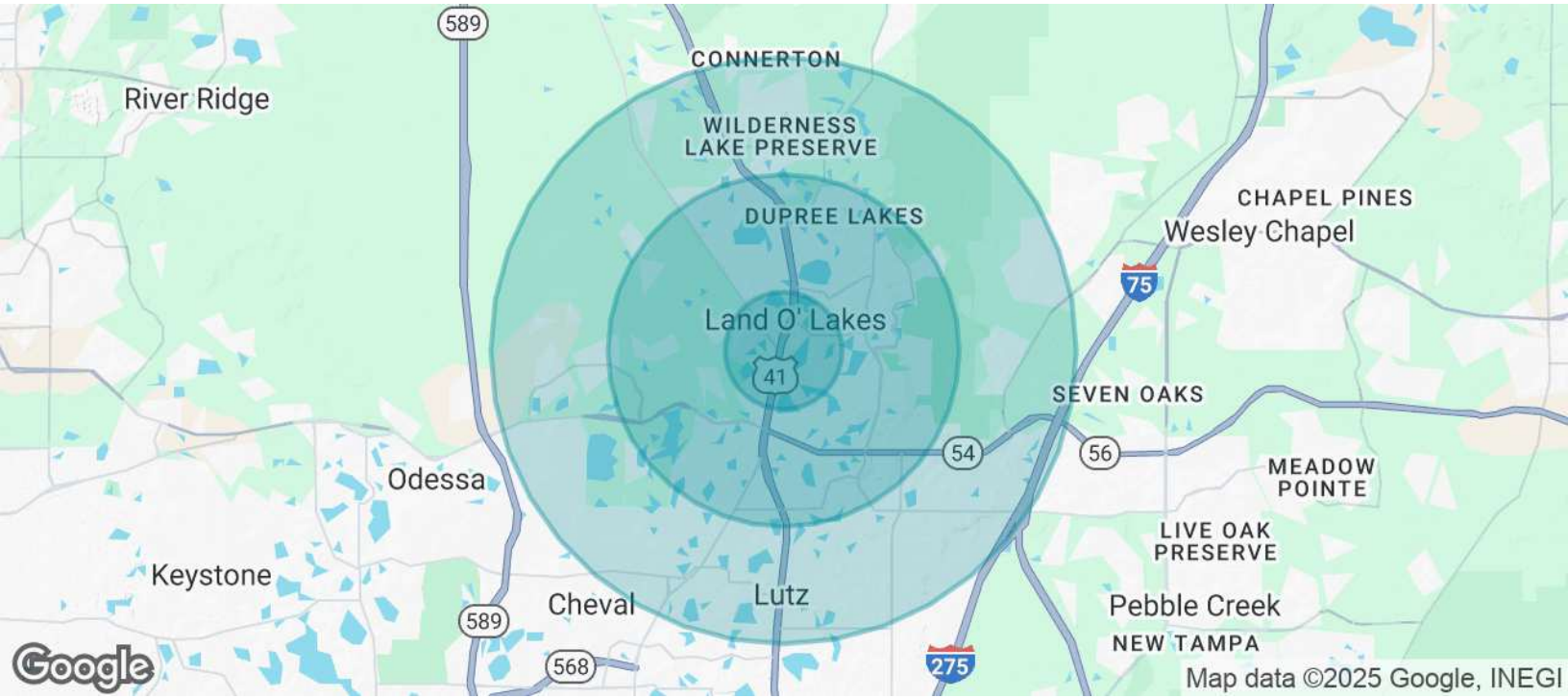


NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
2,458 SF Free Standing Retail- High Visibility on US41 in Tampa Metro ★ 3702 Land O Lakes Blvd Land O' Lakes, FL	\$1,300,000	2,458 SF	0.88 Acres
1.07 AC C2 Land and Retail Buildings on Highway 41 Growth Corridor 1 4334 - 4400 Land O Lakes Blvd Land O Lakes, FL	\$1,237,500	6,000 SF	1.07 Acres
4502 Land O Lakes Blvd 2 4502 Land O Lakes Blvd Land O Lakes, FL	\$707,000	1,472 SF	0.63 Acres
AVERAGES	\$972,250	3,736 SF	0.85 ACRES



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,493	29,438	69,864
Average Age	42.5	40.1	38.5
Average Age (Male)	42.5	39.5	38.2
Average Age (Female)	41.9	40.2	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,355	10,752	24,801
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$77,334	\$78,826	\$84,257
Average House Value	\$298,877	\$307,591	\$295,010

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO

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/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Multiple Year Crexi Platinum Broker Award Winner

Areas of Expertise:

- Office and Build-to-Suit Sales & Leasing
- Medical Office Sales
- Retail Sales
- Industrial Sales
- Multifamily Investments
- Single NNN National Investments
- Land & Commercial Development
- Foreign Investors & Investment Specialist
- Seller Finance and Creative Financing
- 1031 & Reverse Exchanges
- Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

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

- REIC Member- Real Estate Investment Council
- CCIM Candidate- Certified Commercial Investment Member
- ICSC Member- International Council of Shopping Centers