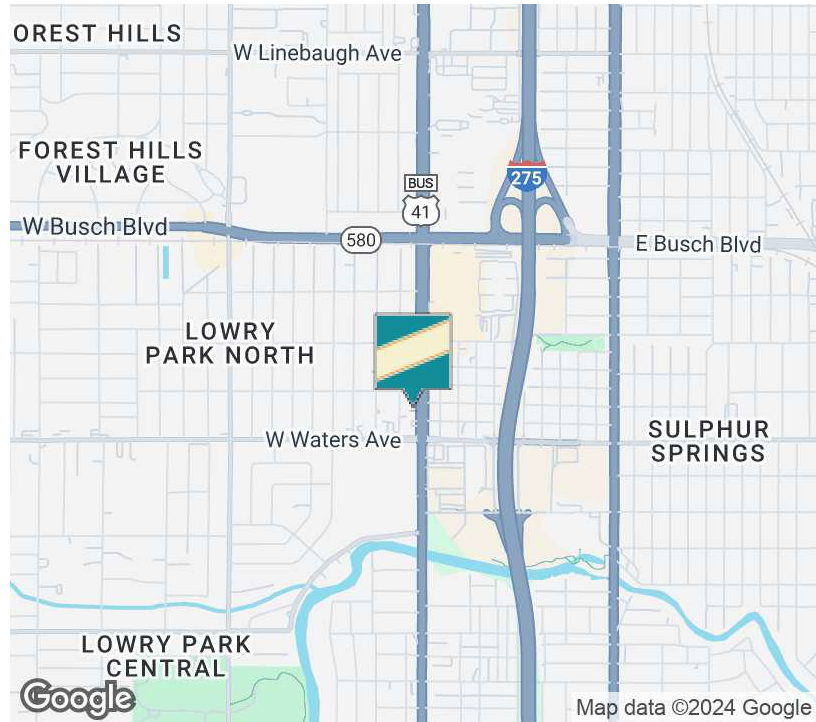




# ADVANCE AUTO REPAIR AND DIAGNOSTIC

8420 N Florida Ave, Tampa, FL 33604

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$1,150,000

Lot Size: 0.34 Acres

Building Size: 4,454 SF

Zoning: CI

CONTACT LISTING AGENT Michael Beckwith  
941-400-2292

Buyer Transaction Fee \$395

### PROPERTY OVERVIEW

Are you looking for a prime location to start or expand your auto repair business? Look no further than this commercial property at 8420 N Florida ave Tampa, FL. This property offers a spacious building with 4,454 SF of retail space, 20 parking spaces, a dedicated turn lane, and a pylon sign located on a .35 acre lot. The property is zoned CI (Commercial Intensive), which allows for a wide range of uses, including auto repair, auto sales, auto parts, auto service, and more! (14 year Book of business is included in sale if buyer desires.)

### LOCATION LOCATION LOCATION

The property is conveniently located on N Florida Ave, a major north-south thoroughfare in Tampa, with an average daily traffic count of over 30,000 vehicles. The property is also close to I-275, Busch Gardens, Lowry Park Zoo, and other attractions. The property is surrounded by a dense population of over 200,000 people within a 5-mile radius, with an average household income of over \$60,000.

### SELLER FINANCING AVAILABLE

For over a decade, this property has stood the test of time, being a staple of the community and a cornerstone of North Florida Avenue's vibrant landscape. Its longevity is a testament to its enduring appeal and the endless opportunities it offers to both entrepreneurs and investors.

### Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

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# ADVANCE AUTO REPAIR AND DIAGNOSTIC

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## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- Established auto repair property with significant potential
- Zoned CI (Commercial Intensive) for versatile business opportunities
- 4,454 gross sq ft on a spacious .35-acre lot
- Ample parking with 20 dedicated spaces for customer convenience
- Seller financing options available for flexible investment opportunities
- Direct frontage on highly trafficked N Florida Ave for maximum visibility
- New garage attached for enhanced functionality and service capabilities



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### YOUR GATEWAY TO BUSINESS SUCCESS!

- High Foot Traffic: Capitalize on the CONSTANT FLOW of potential customers passing by daily.
- Strategic Visibility: Enjoy MAXIMUM EXPOSURE and a massive lot and filled with bays that draw attention.
- Surrounded by Amenities: Benefit from PROXIMITY to established businesses, dining, and entertainment hubs.
- Accessibility: Convenient ACCESSIBILITY from major roads and thoroughfares, 275.

### A UNIQUE SELLING OPPORTUNITY!

After 14 years of prosperity, the time has come for a new chapter. This property presents an excellent OPPORTUNITY for visionary investors and entrepreneurs to OWN a piece of North Florida Avenue's history and future. Don't miss out on this EXCEPTIONAL chance to make your mark in the heart of Tampa's business landscape.

YOUR LEGACY BEGINS HERE ON NORTH FLORIDA AVENUE! Invest in the history, present, and future of Tampa's thriving business scene!

### LOCATION DESCRIPTION

Situated on the bustling and sought-after North Florida Avenue in the heart of Tampa, this exceptional commercial property is a RARE GEM in an unparalleled location! With heavy foot traffic and high visibility, you're positioned at the EPICENTER of business activity and growth. Just 2 parcels from N Florida ave & E Waters ave.

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# ADVANCE AUTO REPAIR AND DIAGNOSTIC

8420 N Florida Ave, Tampa, FL 33604

## PROPERTY DETAILS

Sale Price	<b>\$1,150,000</b>
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### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Vehicle Related
Zoning	CI
Lot Size	0.34 Acres
APN #	099975-0000
Lot Depth	1,010 ft

### PARKING & TRANSPORTATION

Number of Parking Spaces	20
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### LOCATION INFORMATION

Building Name	ADVANCE AUTO REPAIR AND DIAGNOSTIC
Street Address	8420 N Florida Ave
City, State, Zip	Tampa, FL 33604
County	hillsborough

### BUILDING INFORMATION

Building Size	4,454 SF
New Garage	2023
Number of Floors	1
Year Built	1963
Number of Buildings	1

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# ADVANCE AUTO REPAIR AND DIAGNOSTIC

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## ADDITIONAL PHOTOS



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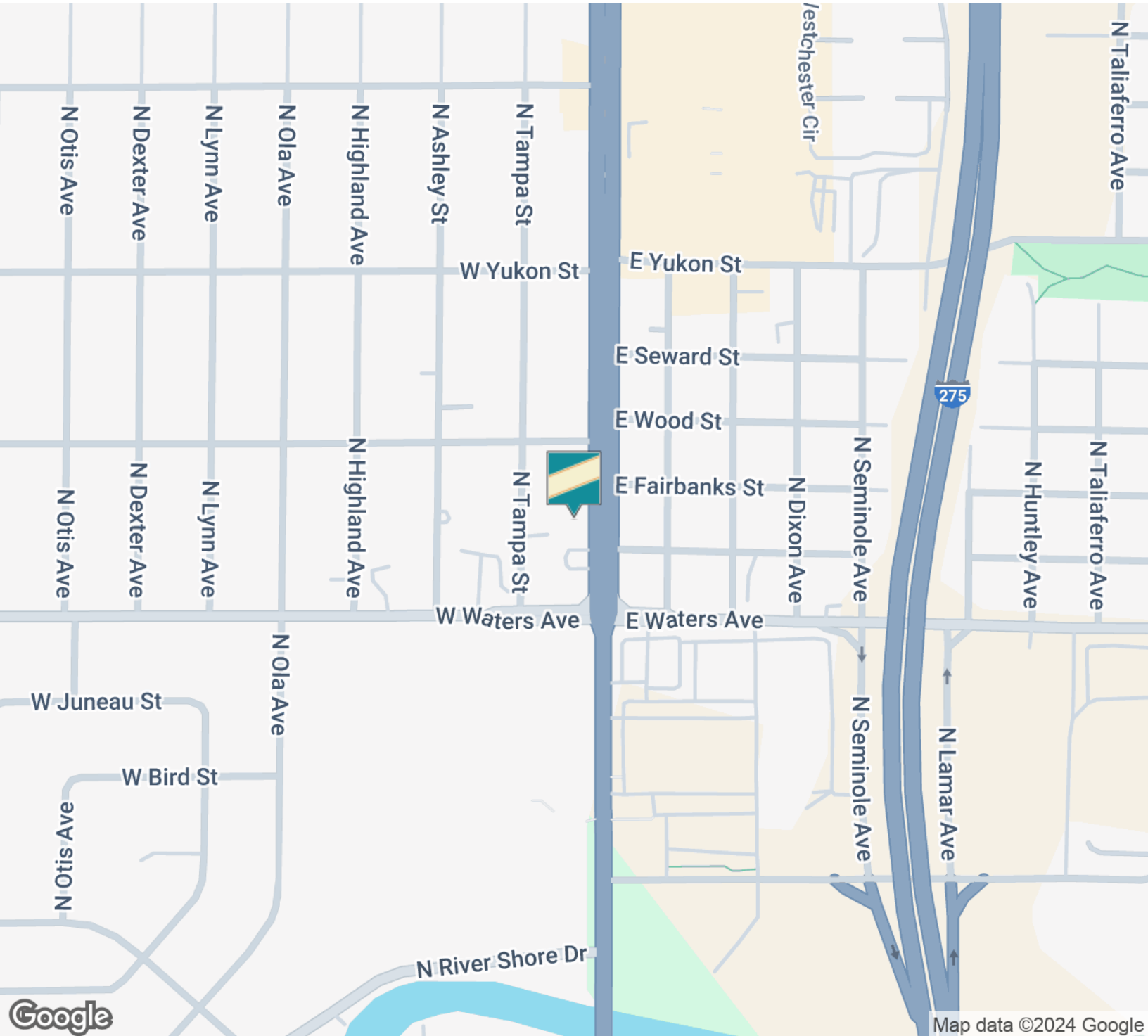
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# ADVANCE AUTO REPAIR AND DIAGNOSTIC

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## LOCATION MAP



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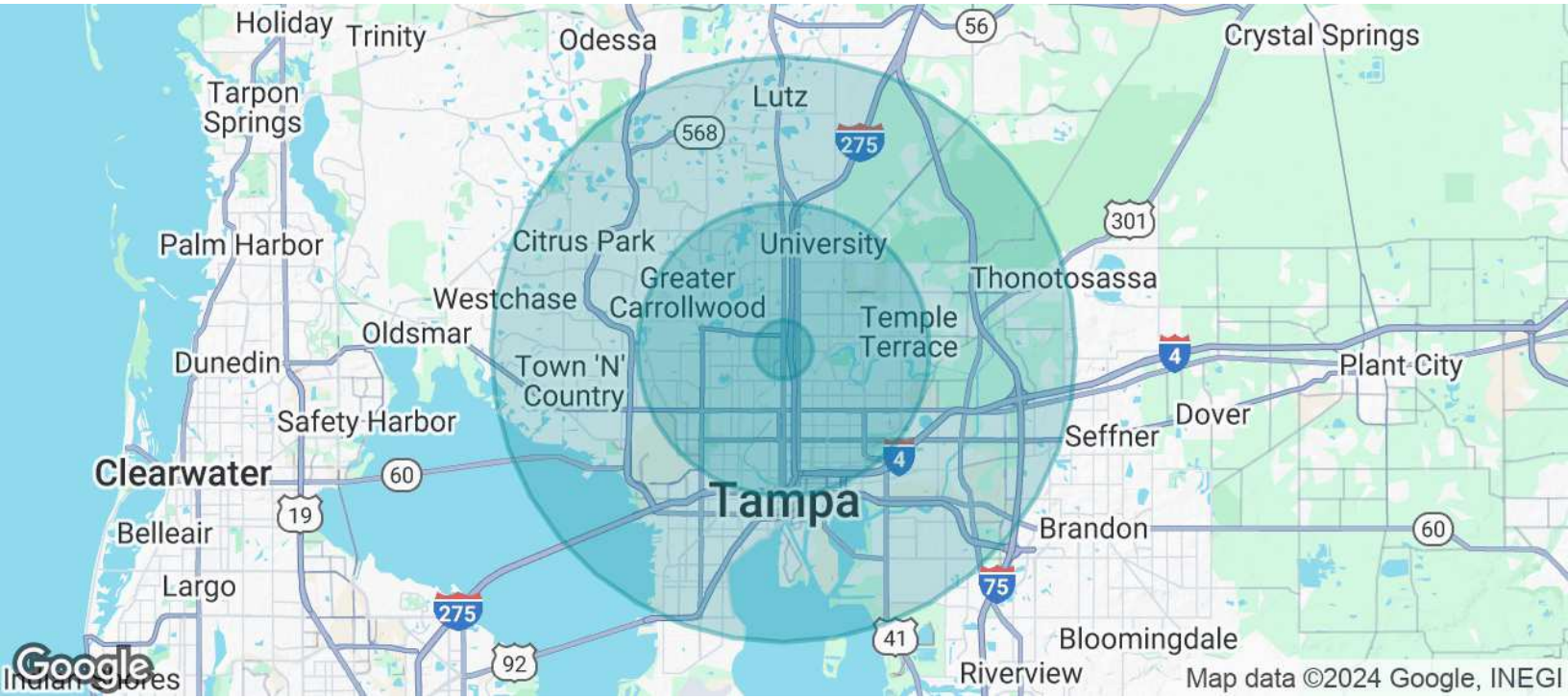




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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	17,153	349,602	797,466
Average Age	39.7	36.3	37.5
Average Age (Male)	35.6	34.9	36.4
Average Age (Female)	43.8	37.9	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,765	146,997	336,778
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$46,285	\$52,821	\$75,242
Average House Value	\$129,062	\$154,945	\$238,176

2020 American Community Survey (ACS)

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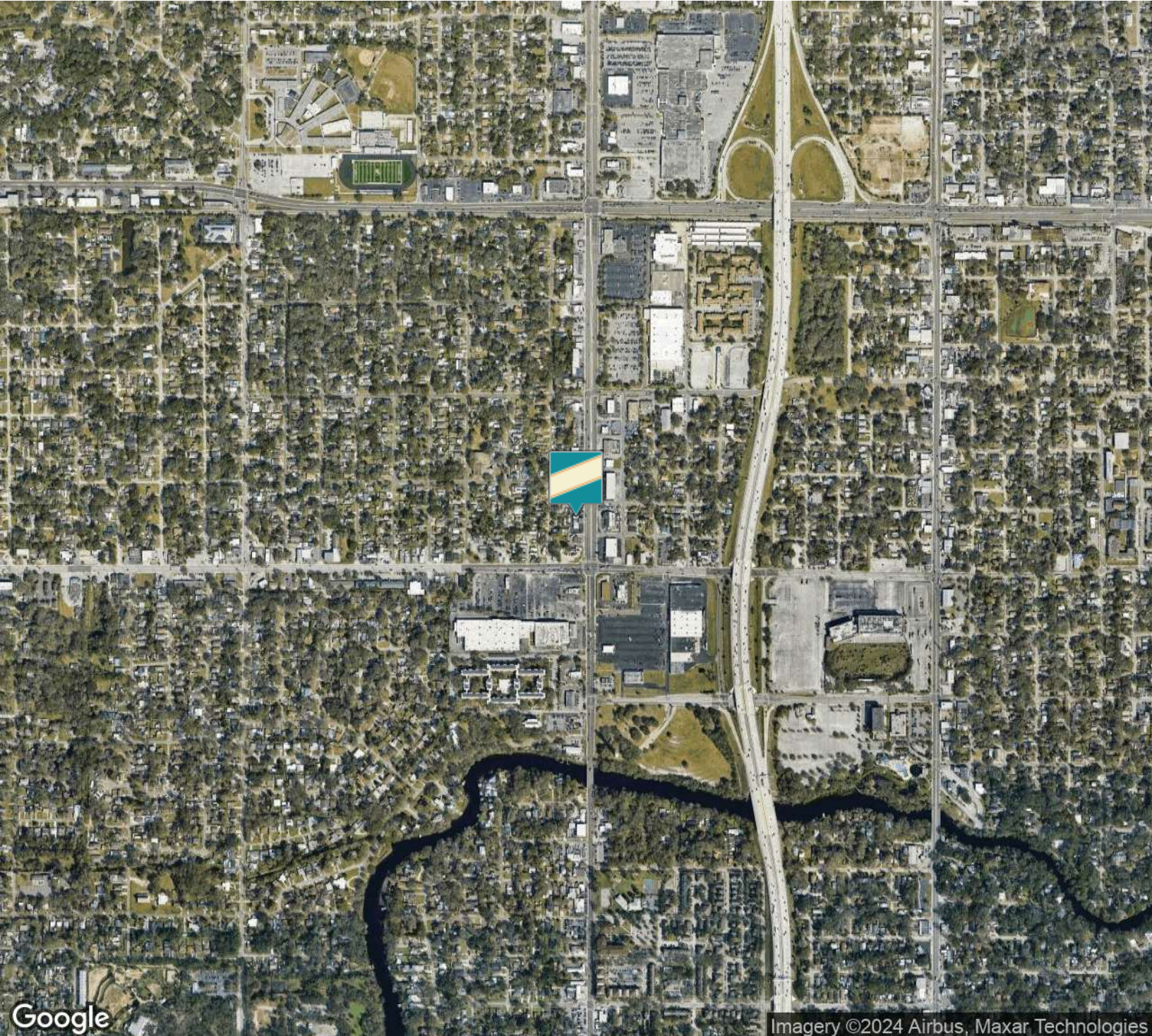




# ADVANCE AUTO REPAIR AND DIAGNOSTIC

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**AERIAL MAP**



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# ADVANCE AUTO REPAIR AND DIAGNOSTIC

8420 N Florida Ave, Tampa, FL 33604

## ADVISOR BIO & CONTACT 1

### 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

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