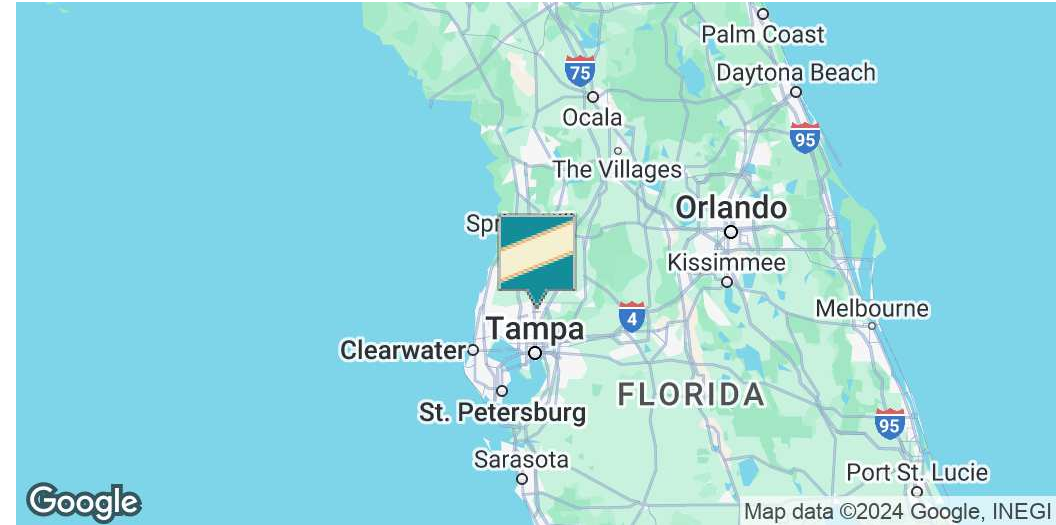
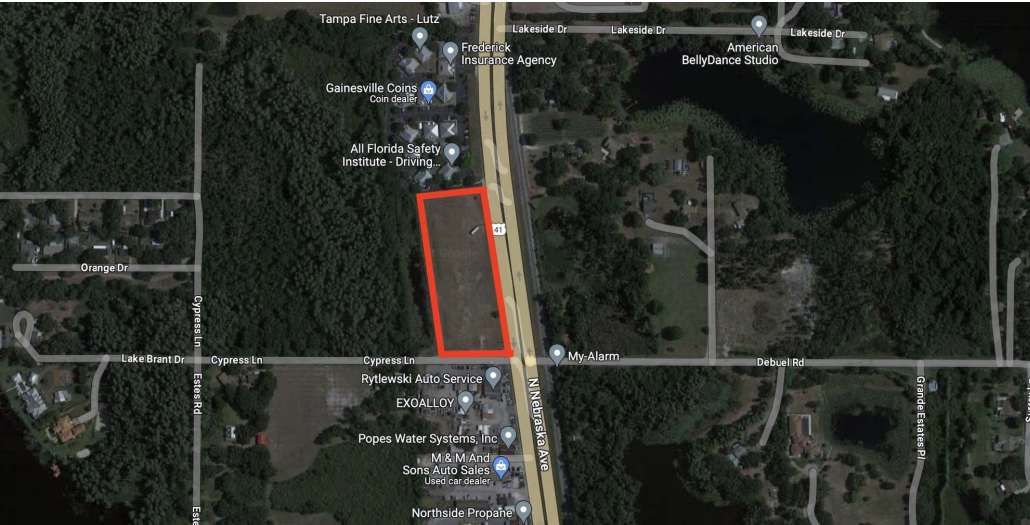




# TAMPA BAY 3.46 ACRES - SELLER FINANCING AVAILABLE OR FOR LEASE

17710 N 41 HWY, Lutz, FL 33549

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,700,000
Lot Size:	3.46 Acres
Price / Acre:	\$780,347
Zoning:	PD

### PROPERTY OVERVIEW

Discover a rare opportunity in the vibrant Tampa Bay Area with this pristine 3.46-acre expanse of vacant land, boasting PD zoning for your dream development project. With an abundance of frontage, this prime location offers easy access and visibility, making it ideal for a range of commercial or residential single family and multi family development ventures. What sets this property apart is the seller financing package, featuring terms that surpass traditional bank offerings, making your investment journey even more accessible. Don't miss the chance to unlock the potential of this meticulously located property in one of Florida's most sought-after regions

### George William

727.482.2818  
 george@grimaldcommercialrealty.com

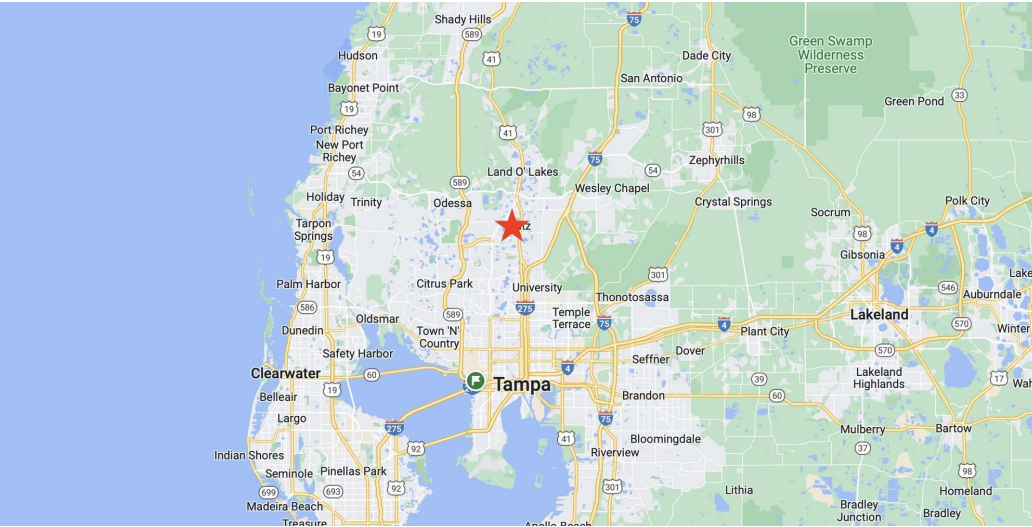
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



# TAMPA BAY 3.46 ACRES - SELLER FINANCING AVAILABLE OR FOR LEASE

17710 N 41 HWY, Lutz, FL 33549

**COMPLETE HIGHLIGHTS**



**George William**

727.482.2818

[george@grimaldcommercialrealty.com](mailto:george@grimaldcommercialrealty.com)

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





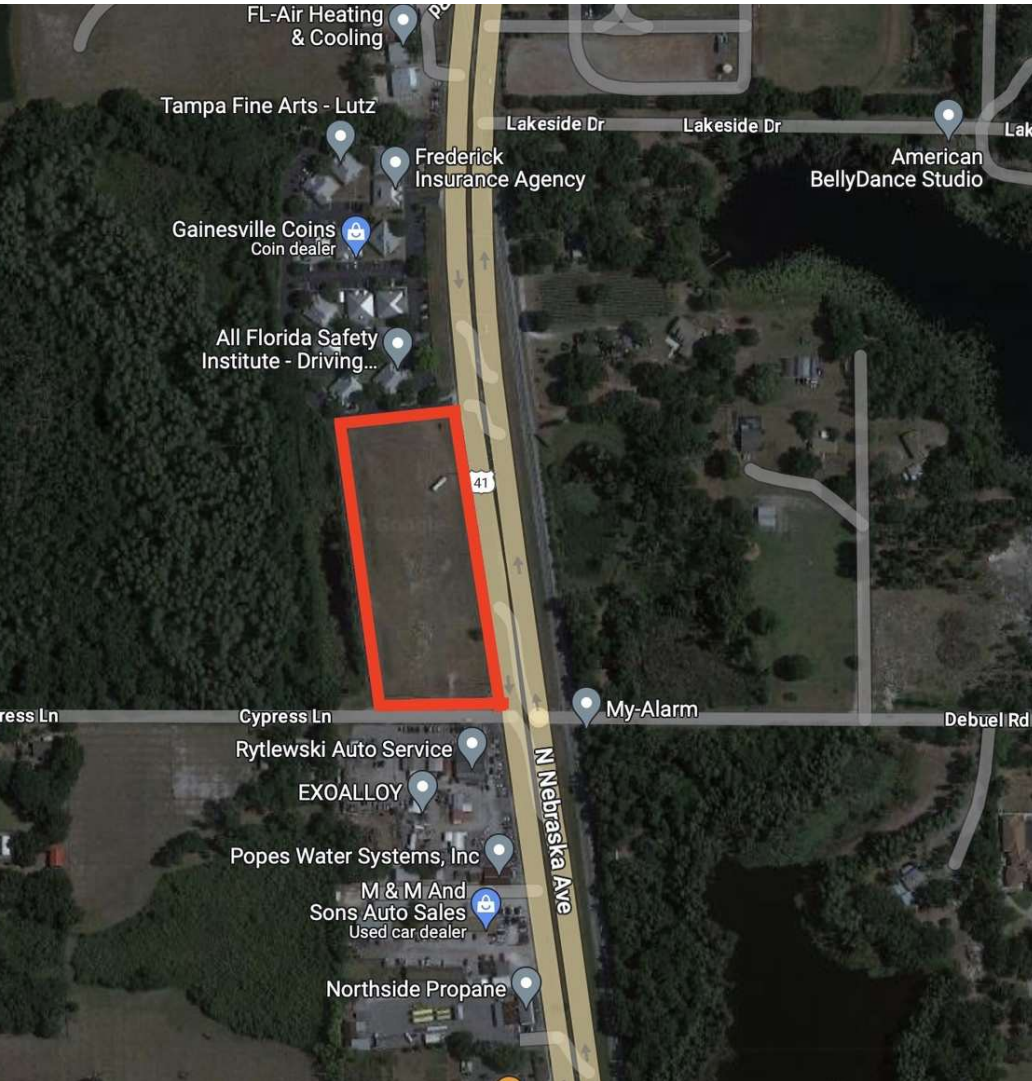
# TAMPA BAY 3.46 ACRES - SELLER FINANCING AVAILABLE OR FOR LEASE

17710 N 41 HWY, Lutz, FL 33549

## PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

Discover a rare opportunity in the vibrant Tampa Bay Area with this pristine 3.46-acre expanse of vacant land, boasting PD zoning for your dream development project. With an abundance of frontage, this prime location offers easy access and visibility, making it ideal for a range of commercial or residential single family and multi family development ventures. What sets this property apart is the seller financing package, featuring terms that surpass traditional bank offerings, making your investment journey even more accessible. Don't miss the chance to unlock the potential of this meticulously located property in one of Florida's most sought-after regions



### George William

727.482.2818

george@grimaldcommercialrealty.com

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



# TAMPA BAY 3.46 ACRES - SELLER FINANCING AVAILABLE OR FOR LEASE

17710 N 41 HWY, lutz, FL 33549

## PROPERTY DETAILS

Sale Price	\$2,700,000
------------	-------------

--	--

### LOCATION INFORMATION

Building Name	TAMPA BAY 3.46 ACRES - SELLER FINANCING AVAILABLE OR FOR LEASE
Street Address	17710 N 41 HWY
City, State, Zip	lutz, FL 33549
County	Hillsborough

### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
Zoning	PD
Lot Size	3.46 Acres
Lot Frontage	640 ft
Lot Depth	235 ft

### George William

727.482.2818

george@grimaldcommercialrealty.com

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

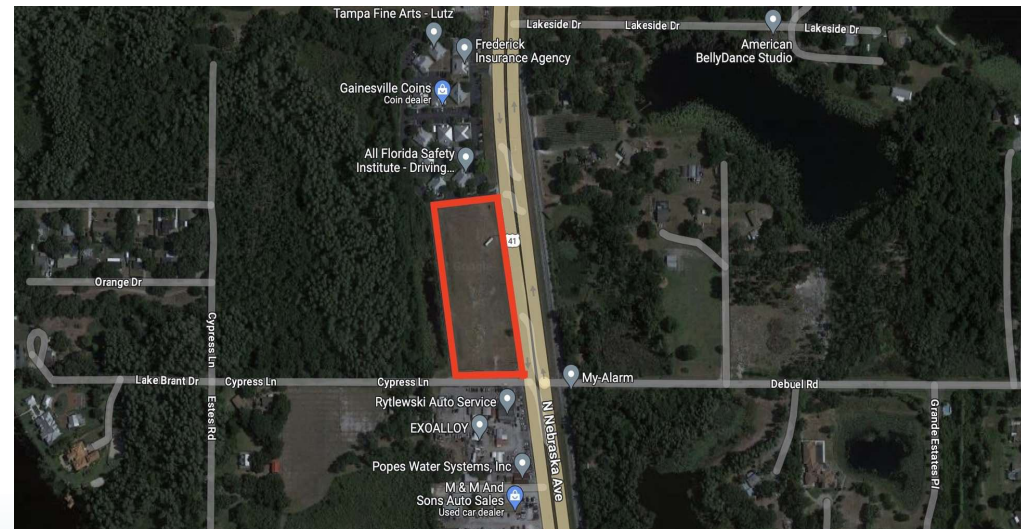
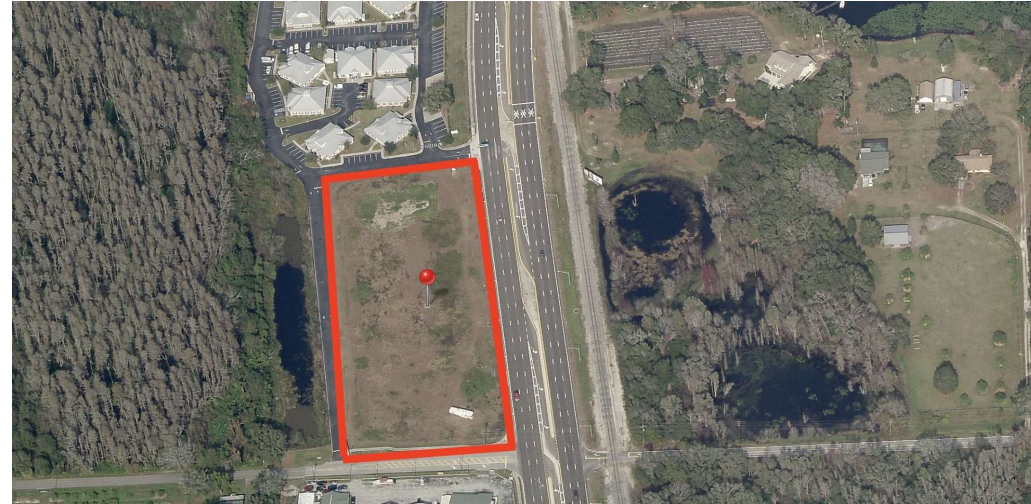
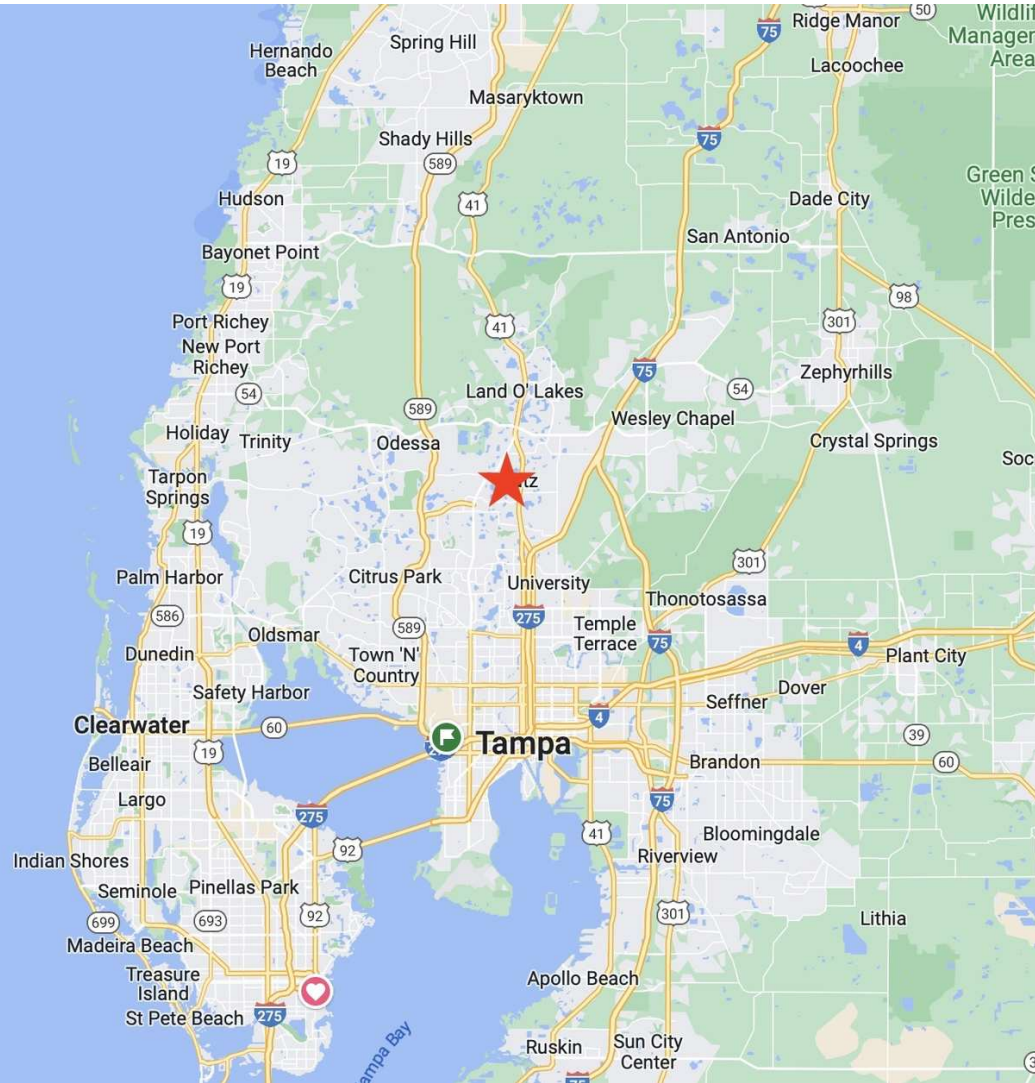




# TAMPA BAY 3.46 ACRES - SELLER FINANCING AVAILABLE OR FOR LEASE

17710 N 41 HWY, Lutz, FL 33549

[ADDITIONAL PHOTOS](#)



**George William**

727.482.2818

[george@grimaldcommercialrealty.com](mailto:george@grimaldcommercialrealty.com)

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





# TAMPA BAY 3.46 ACRES - SELLER FINANCING AVAILABLE OR FOR LEASE

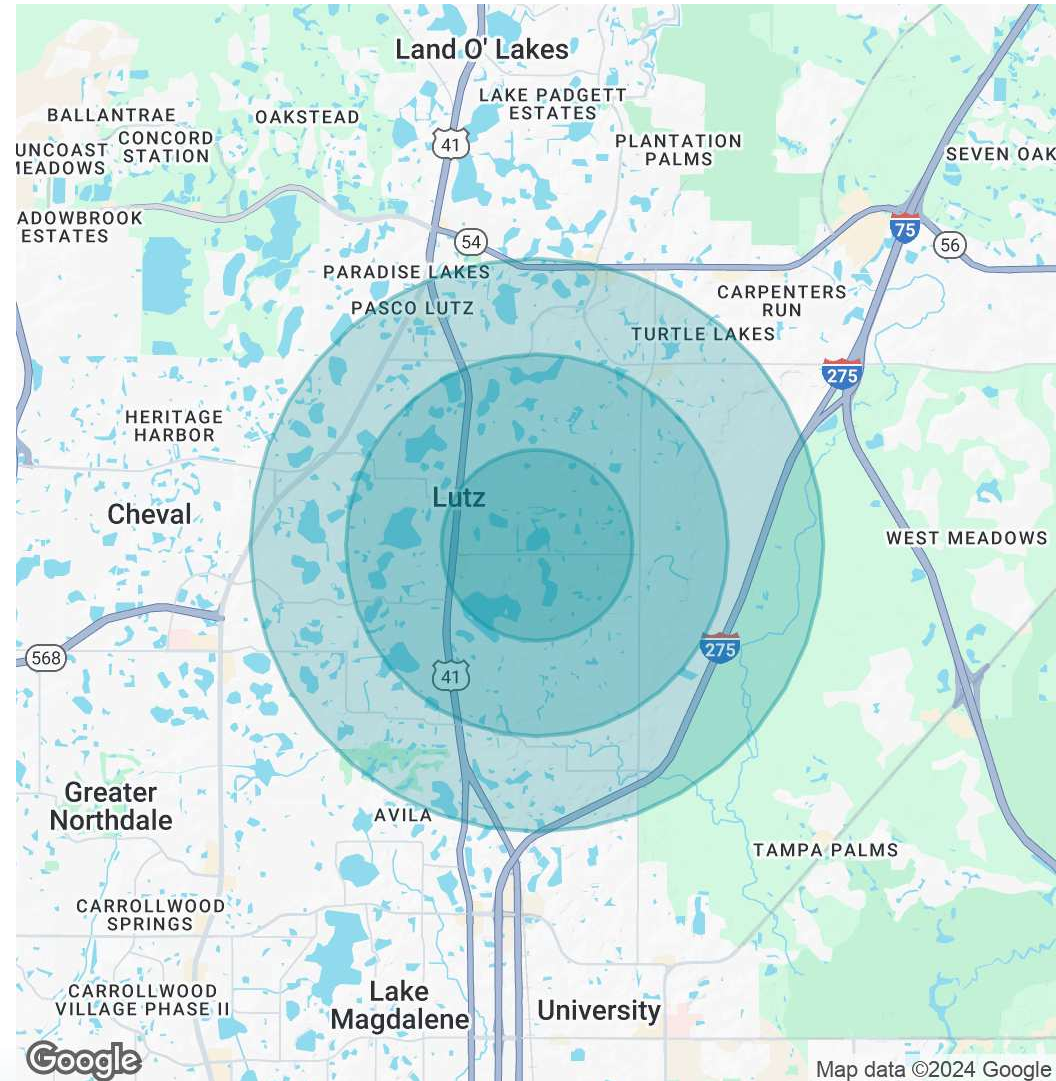
17710 N 41 HWY, Lutz, FL 33549

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,002	11,778	28,845
Average Age	37.6	42.0	44.0
Average Age (Male)	34.3	40.5	43.1
Average Age (Female)	46.9	44.6	45.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,135	4,603	11,229
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$116,630	\$111,289	\$112,749
Average House Value	\$474,311	\$368,645	\$362,624

2020 American Community Survey (ACS)



### George William

727.482.2818

george@grimaldcommercialrealty.com

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



## ADVISOR BIO 1

**GEORGE WILLIAM**

Senior Broker Associate

george@grimaldicommercialrealty.com

**Direct:** 727.482.2818



### PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

#### Areas of Expertise:

Investment and income producing properties

Sale of businesses

Retail Sales and Leasing

Industrial Sales and Leasing

Self Storage

Gas Stations and Convenience Stores

#### Grimaldi Commercial Realty Corp.

115 W Bearss Ave

Tampa, FL 33613

813.882.0884