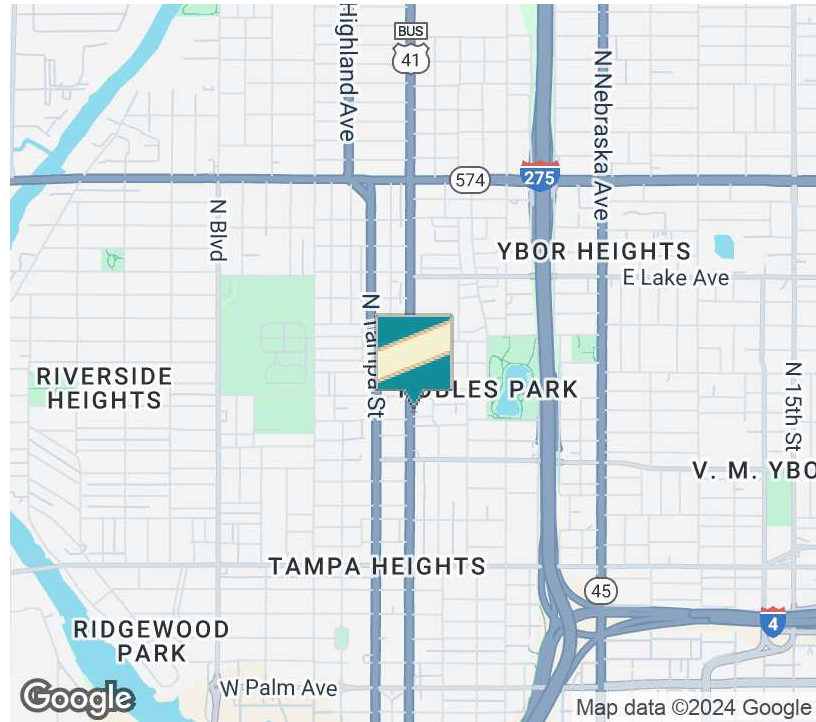




COMMERCIAL INTENSIVE LAND ON N FLORIDA AVE

3101 N Florida Ave, Tampa, FL 33603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	0.13 Acres
Zoning:	CI
Market:	Tampa Bay

PROPERTY OVERVIEW

This unique offering includes not only the land but also comes with attached plans for a prospective development. The proposed building, customizable to the buyer's wishes, holds the key to an array of possibilities. Whether you envision an industrial masterpiece or aspire to create the retail space of your dreams, this property caters to the discerning entrepreneur seeking a strategic foothold in Tampa's thriving real estate market.

The property is currently zoned Commercial Intensive (CI), providing the flexibility to bring diverse business concepts to life. As you contemplate the exciting prospects, it's essential to note that permitting is in progress, offering the buyer an opportunity to shape the final details of the project.

CONTACT LISTING AGENT Michael Beckwith
941-400-2292

Buyer Transaction Fee \$395

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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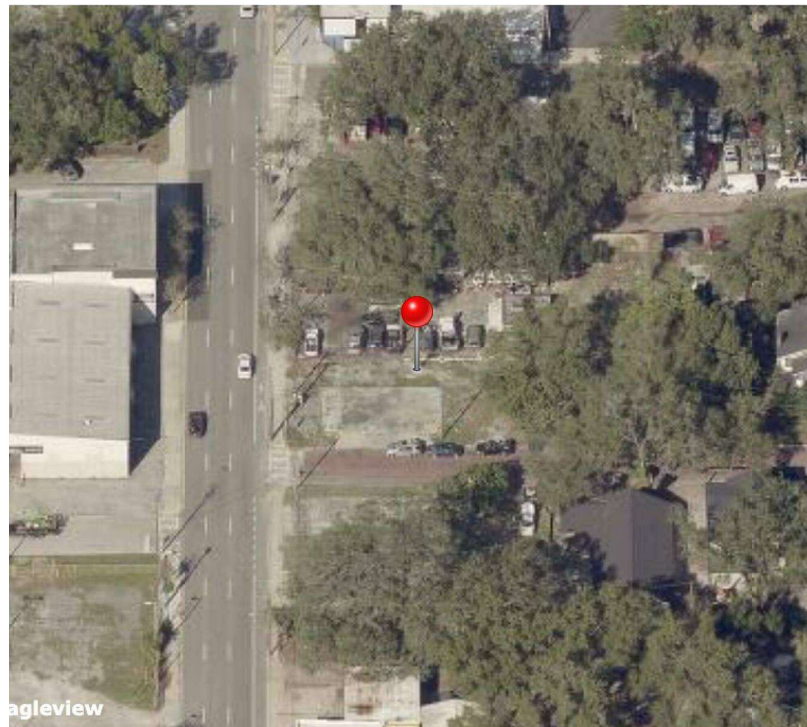
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Zoned CI for versatile commercial development options
- Corner lot location for high visibility and access
- Prime N Florida Ave location for maximum exposure
- Proximity to local amenities and transportation hubs
- Potential for high rental income in a desirable area
- City of Tampa Zoning
- Permissible uses: Office, Medical, Restaurant, Retail, Automotive/Repair, Cemetery, Living Facilities, Clinic, Club, Daycare, Hotel/Motel, Air Conditioned Storage, Cigar Factory, Bank, Rental, Parking Lot, etc.
- S1: Multi Family, Gas



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COMMERCIAL INTENSIVE LAND ON N FLORIDA AVE

3101 N Florida Ave, Tampa, FL 33603

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Welcome to a prime real estate opportunity on North Florida Avenue in Tampa, where the canvas for your vision awaits! This exclusive property presents an exceptional land deal with the promise of a groundbreaking project. The expansive corner lot, strategically located on the bustling North Florida Avenue, holds immense potential for savvy builders and investors.

This unique offering includes not only the land but also comes with attached plans for a prospective development. The proposed building, customizable to the buyer's wishes, holds the key to an array of possibilities. Whether you envision an industrial masterpiece or aspire to create the retail space of your dreams, this property caters to the discerning entrepreneur seeking a strategic foothold in Tampa's thriving real estate market.

The property is currently zoned Commercial Intensive (CI), providing the flexibility to bring diverse business concepts to life. As you contemplate the exciting prospects, it's essential to note that permitting is in progress, offering the buyer an opportunity to shape the final details of the project.

This property stands as a testament to innovation and growth, with its location poised to benefit from the continuous development and expansion in the area. Nestled in the heart of Tampa, this corner lot is a canvas awaiting the strokes of your imagination.

Don't miss the chance to be part of the evolving landscape of North Florida Avenue. Seize this opportunity to invest in a property that not only promises substantial returns but also allows you to leave an indelible mark on the vibrant community of Tampa. Explore the potential, embrace the vision, and make this property the cornerstone of your next successful venture. The future is yours to build!

LOCATION DESCRIPTION

This corner lot, strategically located on the bustling North Florida Avenue, holds immense potential for savvy builders and investors.

The proposed building, customizable to the buyer's wishes, holds the key to an array of possibilities.

Whether you envision an industrial masterpiece or aspire to create the retail space of your dreams, this property caters to the discerning entrepreneur seeking a strategic foothold in Tampa's thriving real estate market.

The property is currently zoned Commercial Intensive (CI), providing the flexibility to bring diverse business concepts to life.

This property stands as a testament to innovation and growth, with its location poised to benefit from the continuous development and expansion in the area. Nestled in the heart of Tampa, this corner lot is a canvas awaiting the strokes of your imagination.

Don't miss the chance to be part of the evolving landscape of North Florida Avenue.

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COMMERCIAL INTENSIVE LAND ON N FLORIDA AVE

3101 N Florida Ave, Tampa, FL 33603

PROPERTY DETAILS

Sale Price	\$390,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Zoning	CI
Lot Size	5,500 SF
APN #	183046.0000
Lot Depth	1,100 ft

LOCATION INFORMATION

Building Name	Commercial Intensive Land on N Florida Ave
Street Address	3101 N Florida Ave
City, State, Zip	Tampa, FL 33603
County	Hillsborough

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Kari L. Grimaldi/ Broker

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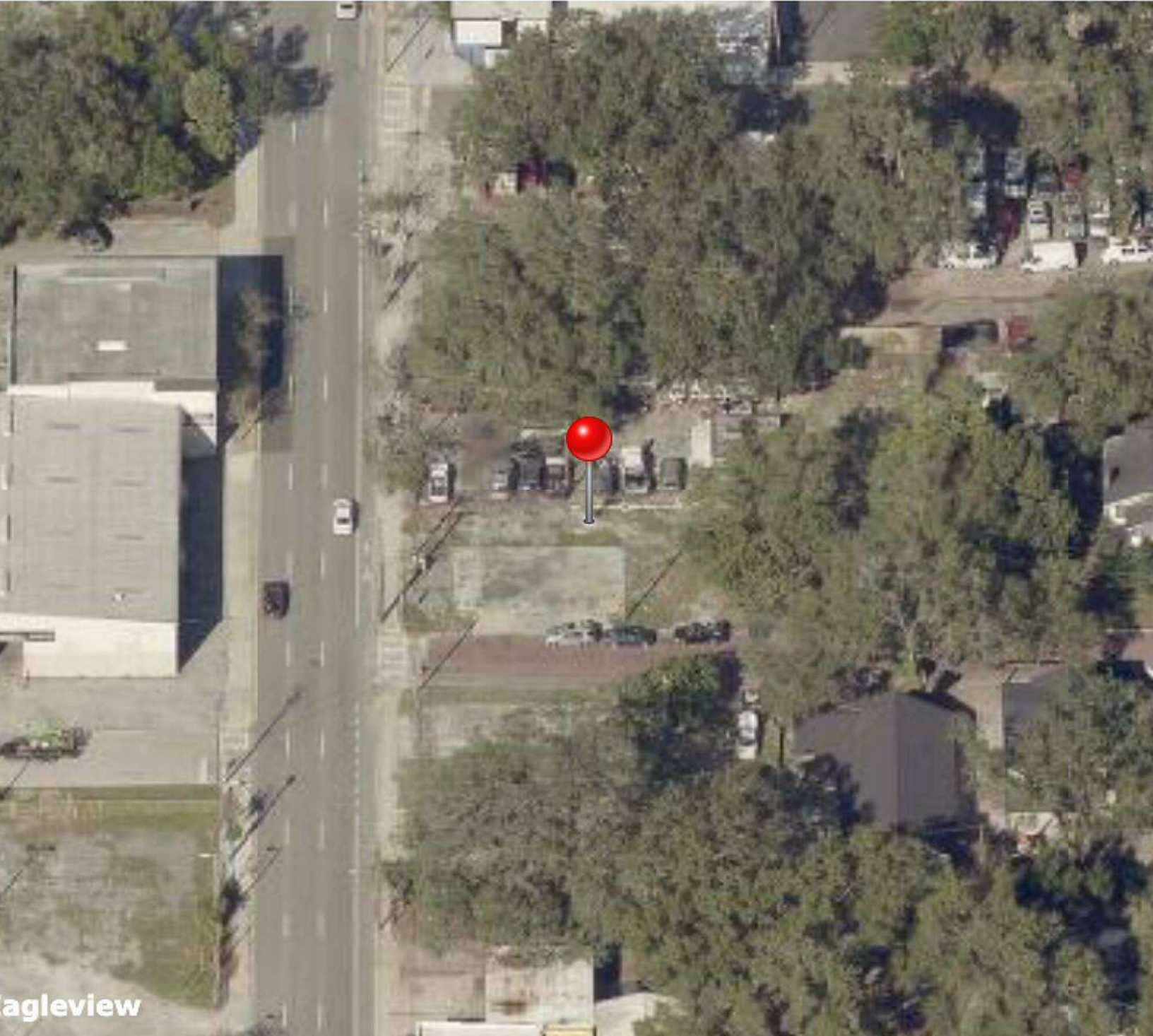
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COMMERCIAL INTENSIVE LAND ON N FLORIDA AVE

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ADDITIONAL PHOTOS



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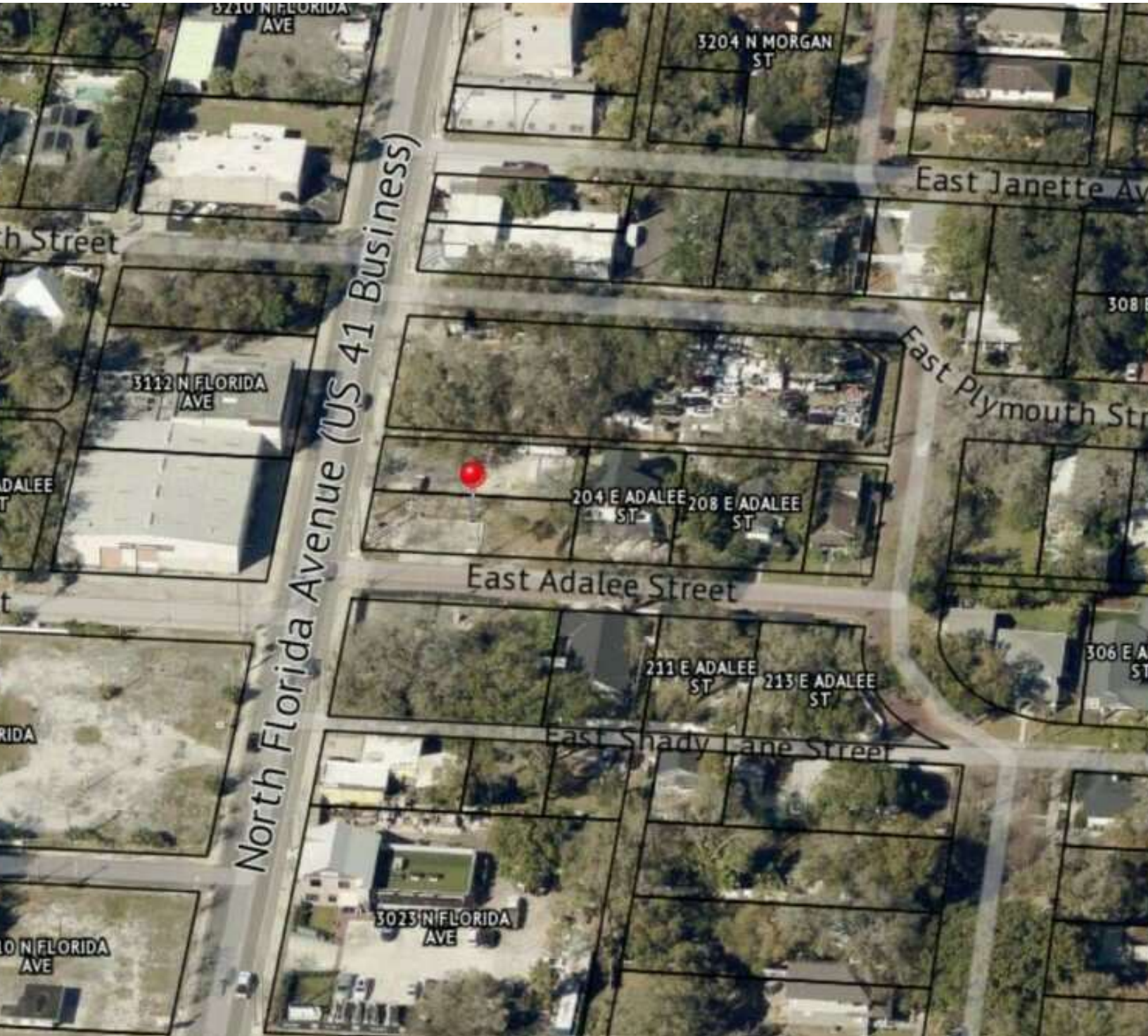
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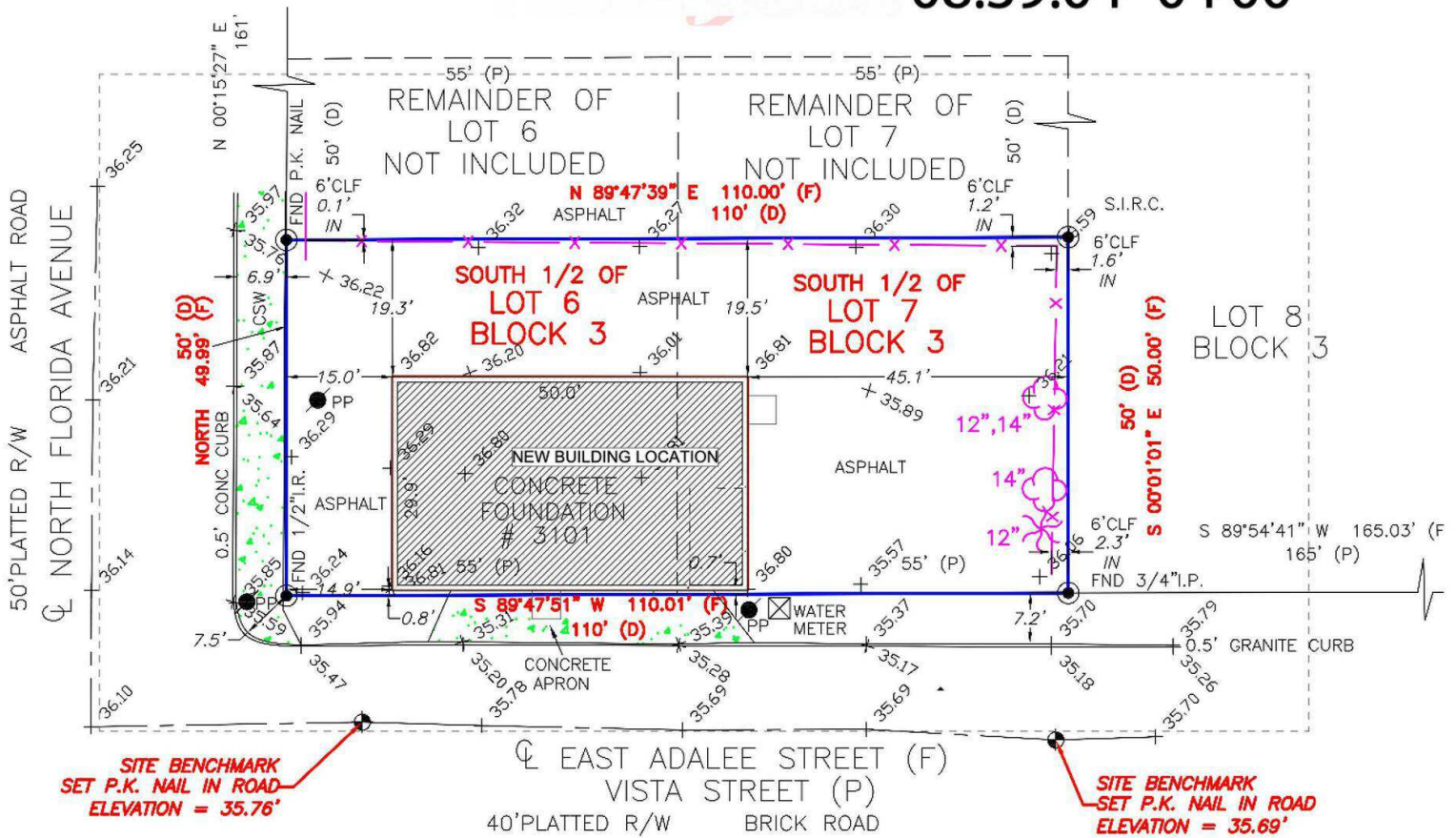
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ADDITIONAL PHOTOS

THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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Architectural Site Plan

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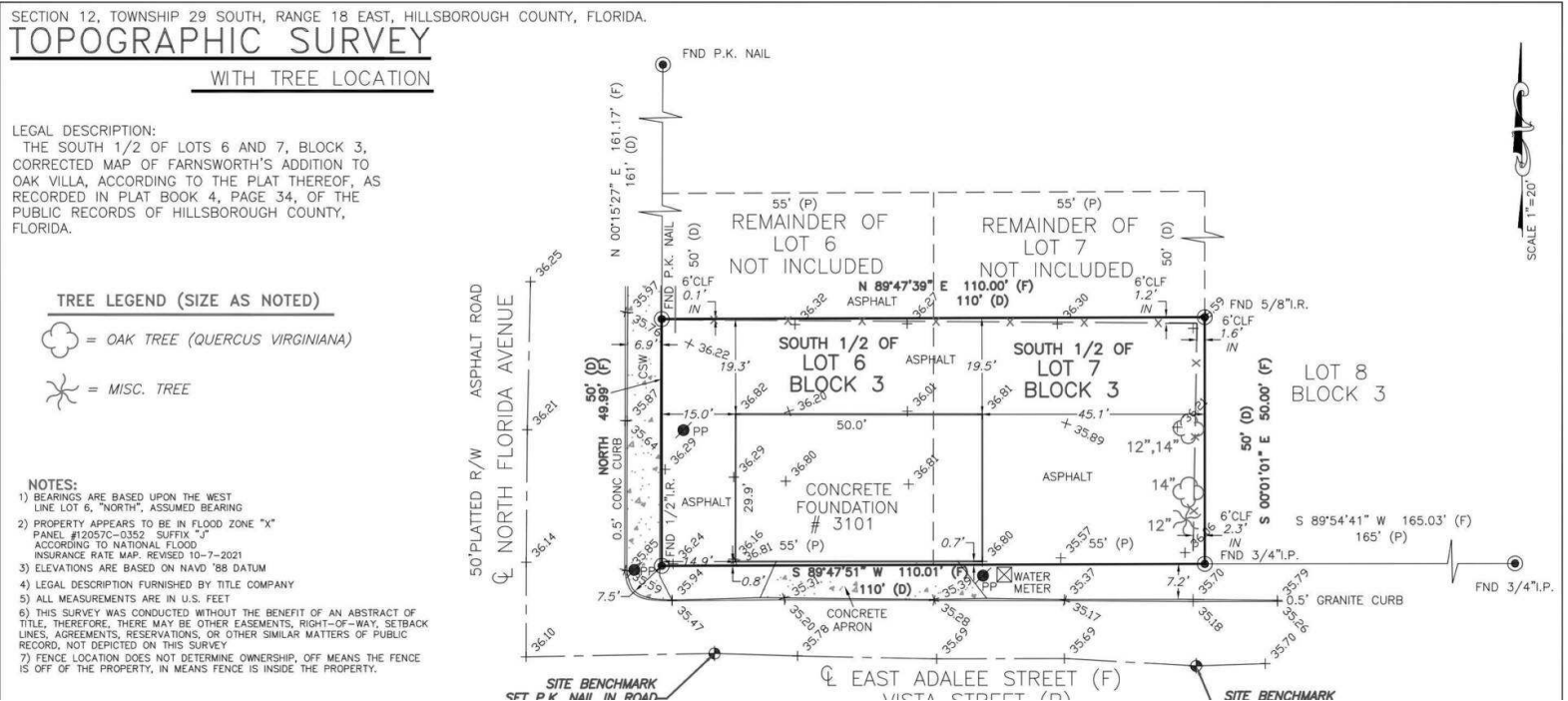
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SURVEY



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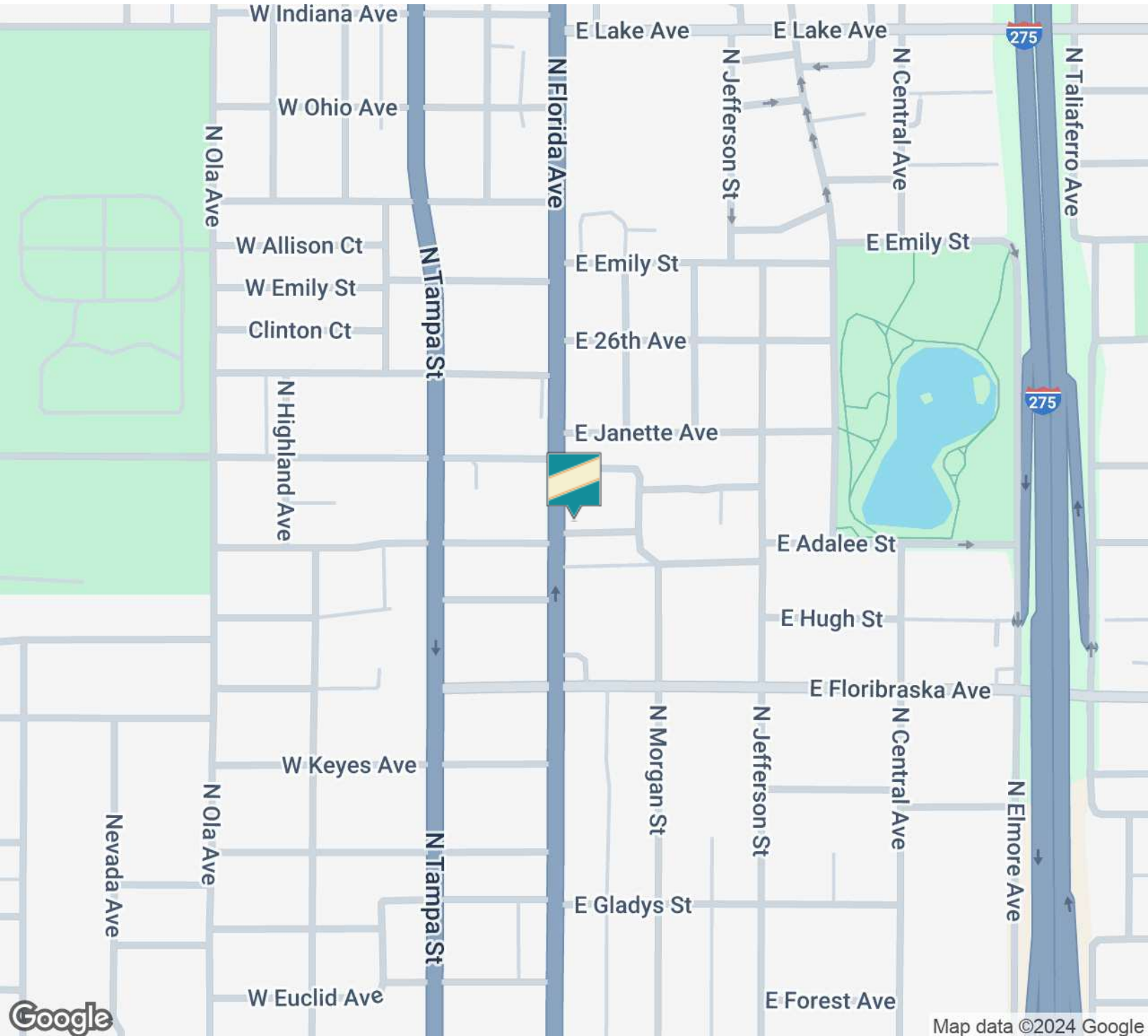
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LOCATION MAP



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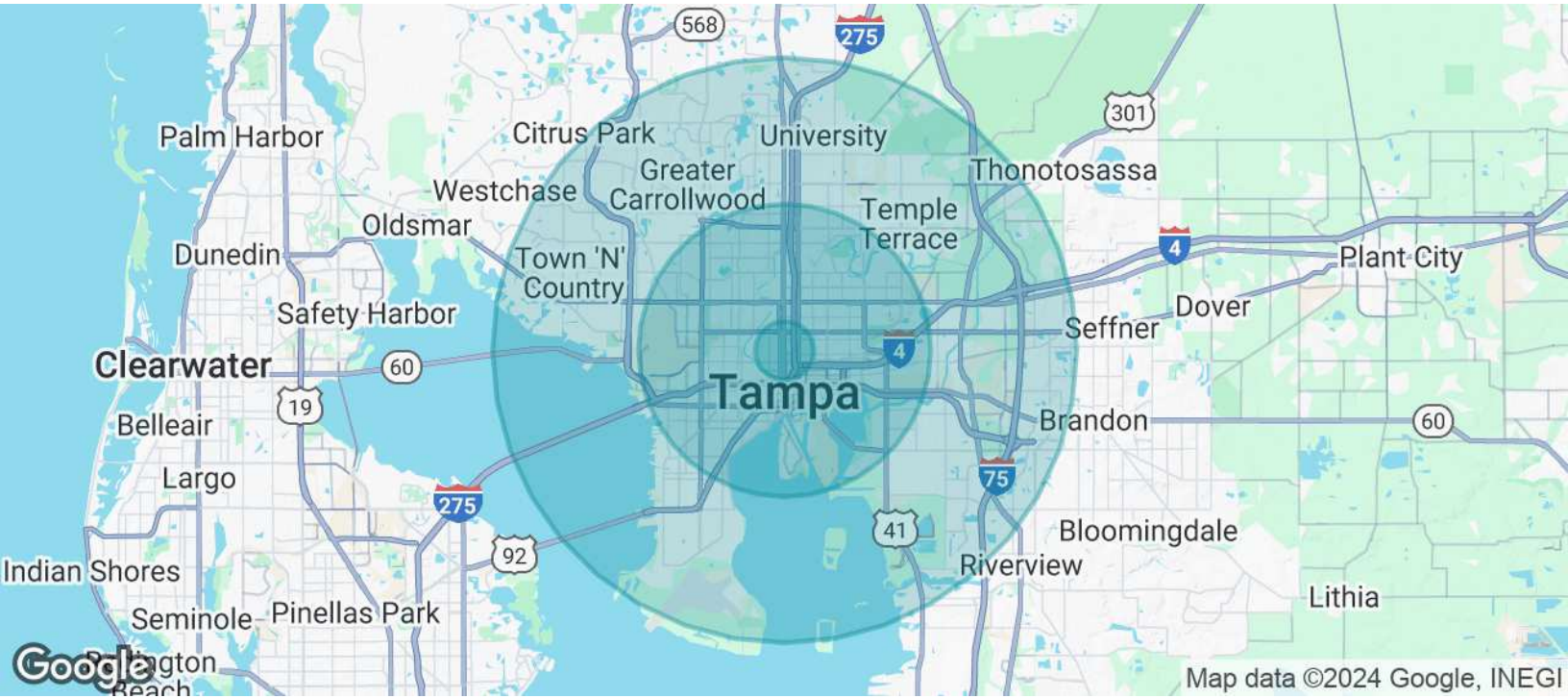
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,631	283,378	814,344
Average Age	36.7	37.4	36.9
Average Age (Male)	37.0	36.3	35.9
Average Age (Female)	37.8	38.8	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,616	125,510	348,160
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$53,242	\$71,242	\$70,863
Average House Value	\$198,883	\$257,064	\$224,486

2020 American Community Survey (ACS)

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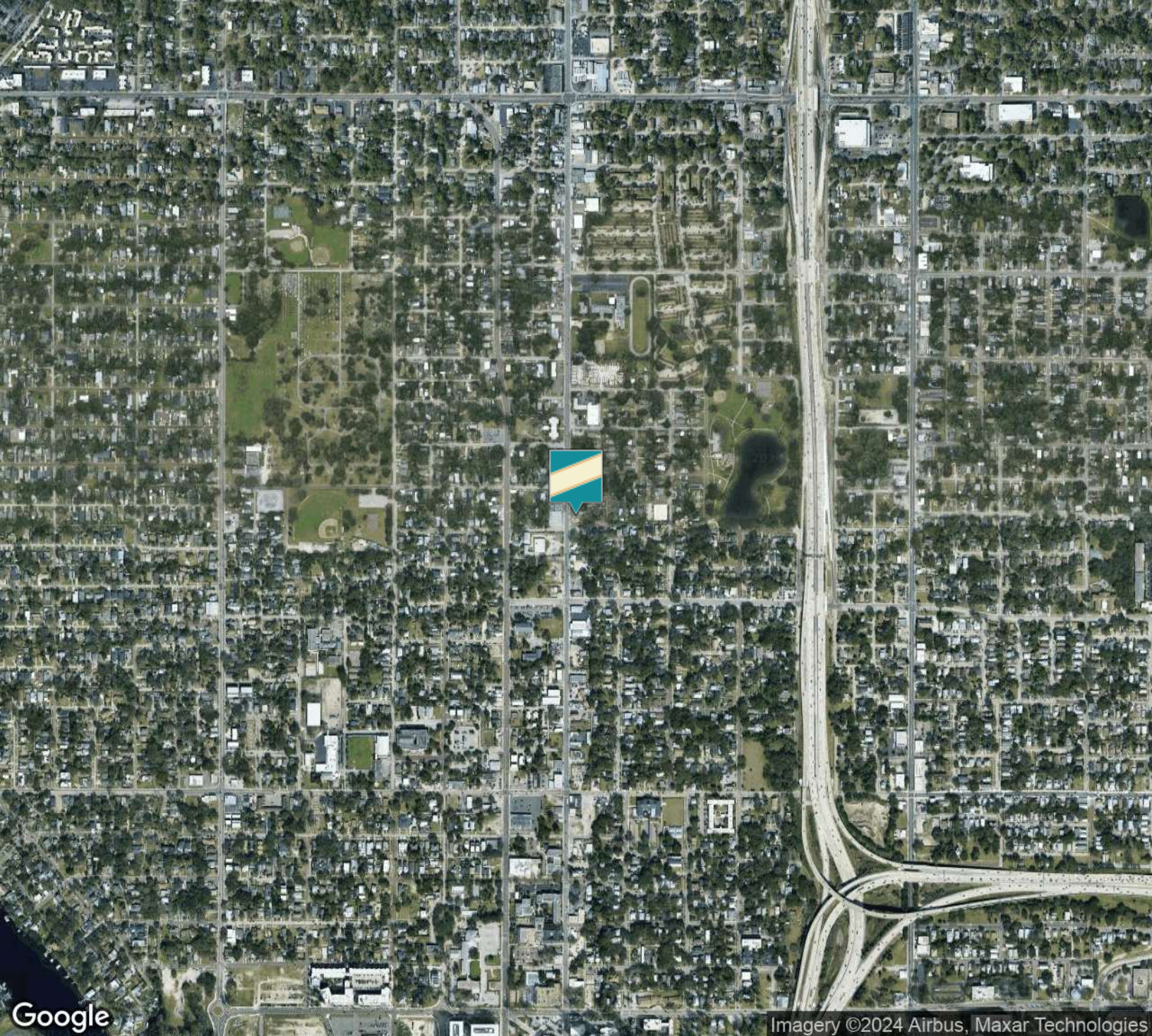
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AERIAL MAP



Google

Imagery ©2024 Airbus, Maxar Technologies

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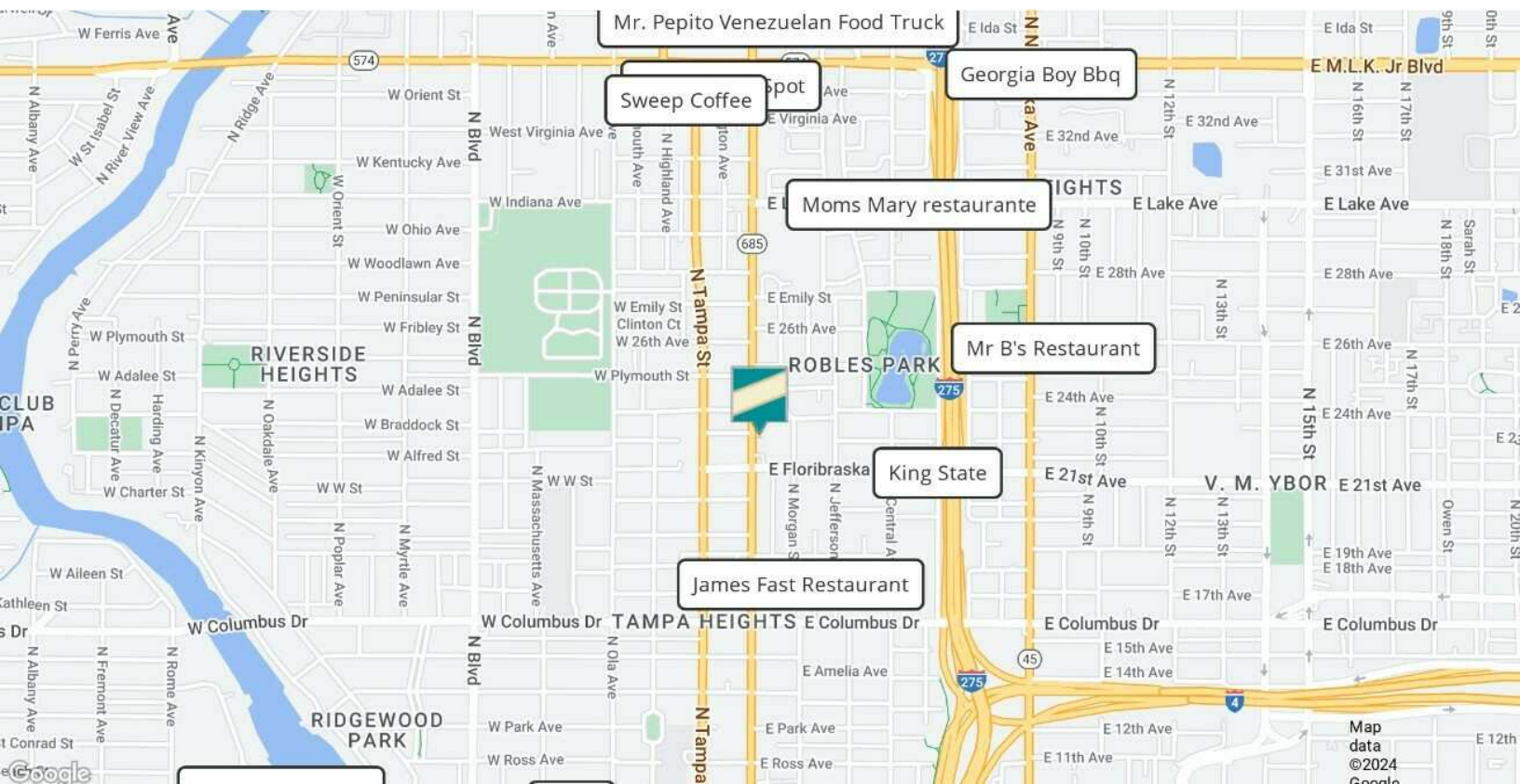
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RETAILER MAP



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3101 N Florida Ave, Tampa, FL 33603

ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President



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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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