



RETAIL PROPERTY FOR SALE

PRIME PLAZA INVESTMENT OPPORTUNITY IN TAMPA

3021 W Waters Ave, Tampa, FL 33614

SALE BROCHURE • DECEMBER 17, 2024

Kari L. Grimaldi/ Broker

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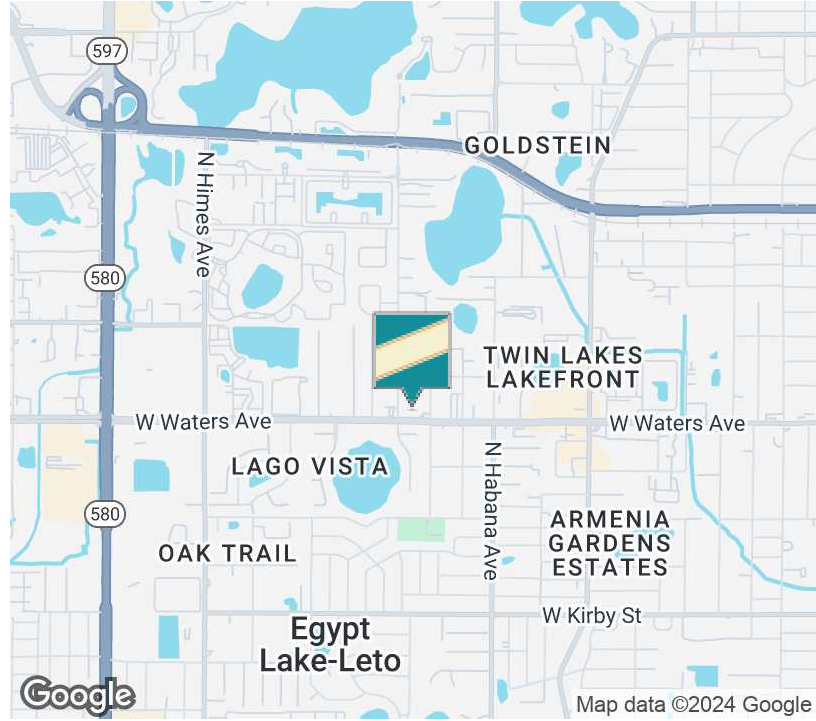
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PRIME PLAZA INVESTMENT OPPORTUNITY IN TAMPA

3021 W Waters Ave, Tampa, FL 33614

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,160,000
Lot Size:	0.46 Acres
Building Size:	4,456 SF
Zoning:	CN
Market:	Tampa Bay
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

Discover a lucrative opportunity at the plaza on 3021 W Waters Ave, poised for redevelopment or investment in the heart of Tampa's vibrant commercial district. Strategically situated near Interstate 275, this plaza commands exceptional visibility and foot traffic. Currently, two spaces—2800 sqft and 1600 sqft—are already leased, providing guaranteed income for 3 years with renewals every 2 years featuring a 3% annual increase. Whether you envision a dynamic redevelopment project or a personalized property conversion, this opportunity promises immediate returns while you plan your next move.

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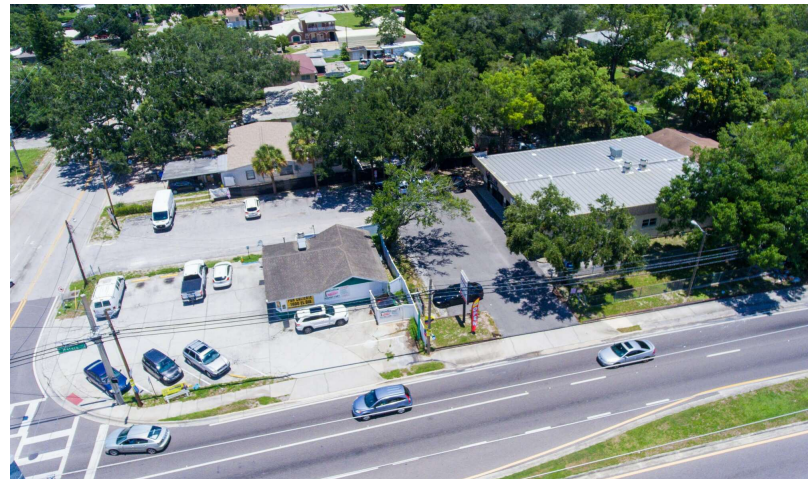
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Prime Investment Opportunity: Explore potential for redevelopment or investment at the plaza on 3021 W Waters Ave, centrally located in Tampa's bustling commercial hub.
- Strategic Location: Positioned near Interstate 275 for maximum visibility and high foot traffic, ensuring exceptional business prospects.
- Stable Income: Currently leased with two spaces (2800 sqft and 1600 sqft) generating guaranteed income for 3 years, with renewals every 2 years and a 3% annual increase.
- Redevelopment potential: Ideal for dynamic redevelopment projects or personalized property conversions, promising immediate returns and long-term growth.
- High Traffic Area: Located along Interstate 275, a primary North/South thoroughfare with 188,000 vehicles per day, ensuring maximum exposure.
- Convenient Access: Within a 15-minute drive to Tampa International Airport, enhancing convenience for tenants and visitors.
- Excellent Parking: Offering excellent parking facilities with over 6 spaces per 1000 sq ft, catering to various types of tenants and businesses



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For inquiries or to schedule a viewing, please contact Kari Grimaldi at 813-376-3386

LOCATION DESCRIPTION

Conveniently located on W Waters Ave in Tampa, FL, this plaza benefits from a prime position with excellent access to major transportation routes, surrounded by prominent retailers, universities, and essential amenities. Situated in an area with robust demographics and ongoing redevelopment initiatives, the location ensures continuous demand and promising growth prospects. Only 8 miles from both the University of Tampa and the University of South Florida, as well as downtown Tampa, and within a 15-minute drive to Tampa International Airport, this plaza offers unparalleled convenience and accessibility.

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PROPERTY DETAILS

Sale Price	\$2,160,000
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	CN
Lot Size	20,153 SF
APN #	24647.0000

LOCATION INFORMATION

Street Address	3021 W Waters Ave
City, State, Zip	Tampa, FL 33614
County	Hillsborough
Market	Tampa Bay

BUILDING INFORMATION

Building Size	4,456 SF
Number of Floors	1
Number of Buildings	1

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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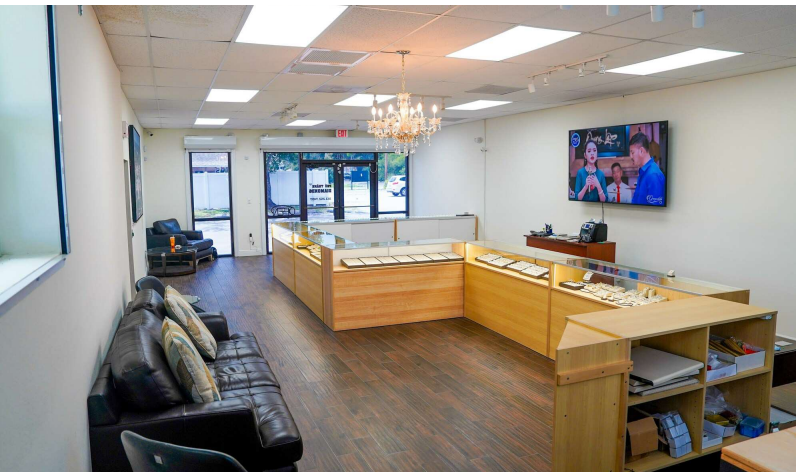
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ADDITIONAL PHOTOS



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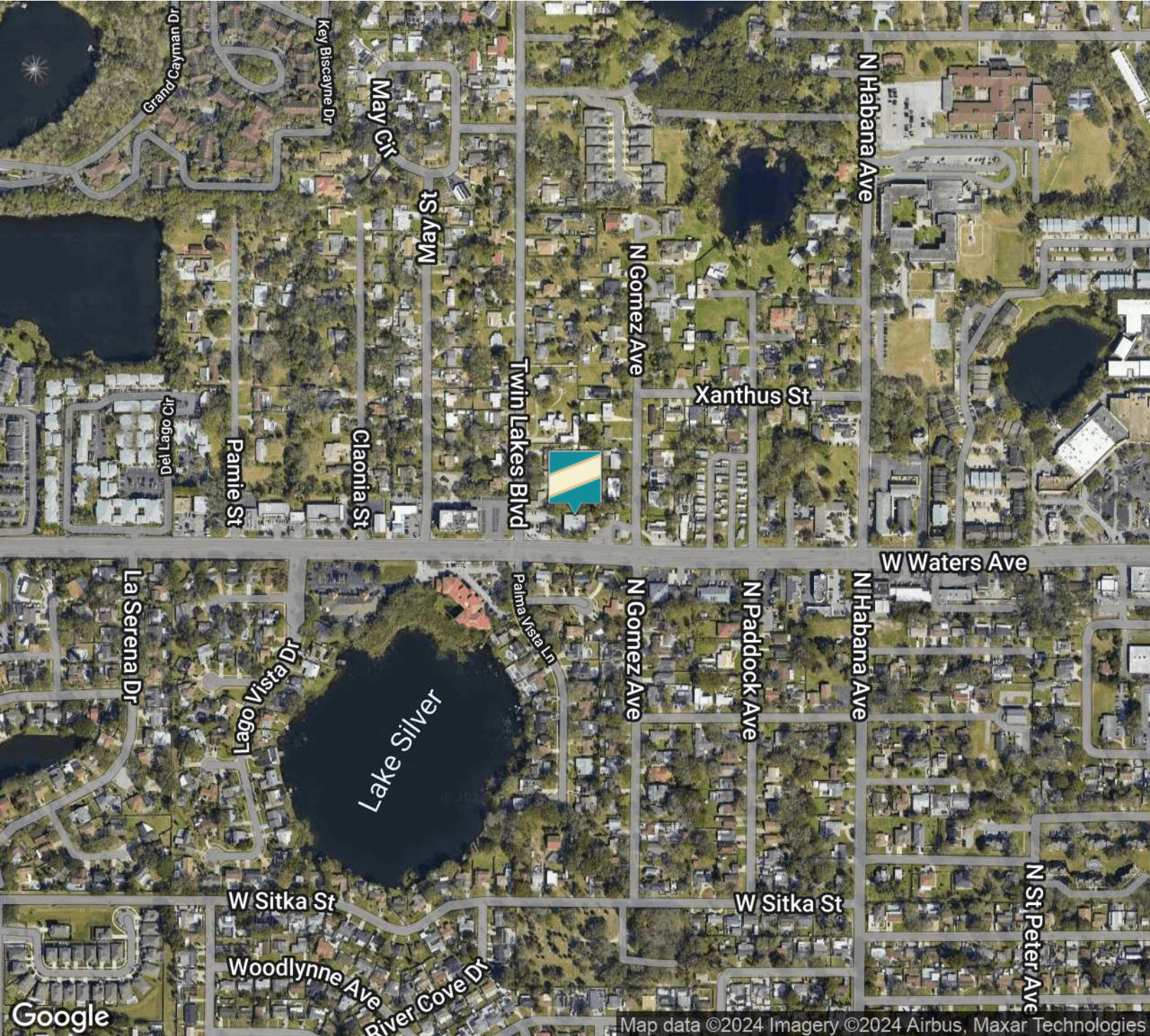
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LOCATION MAP



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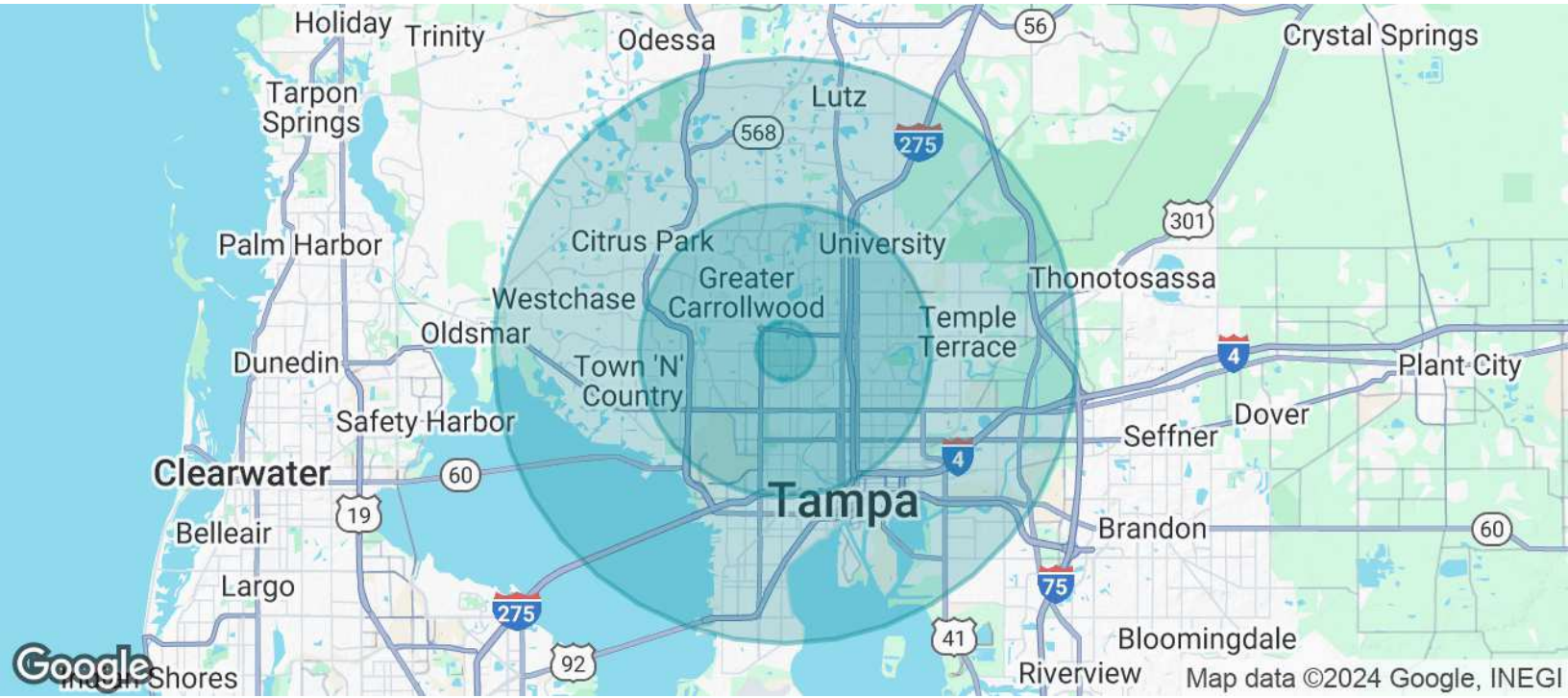
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	19,202	325,273	784,977
Average Age	36.6	38.1	37.7
Average Age (Male)	35.9	36.8	36.7
Average Age (Female)	39.2	39.6	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,933	135,156	333,494
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$51,779	\$59,410	\$77,342
Average House Value	\$131,652	\$178,525	\$247,522

2020 American Community Survey (ACS)

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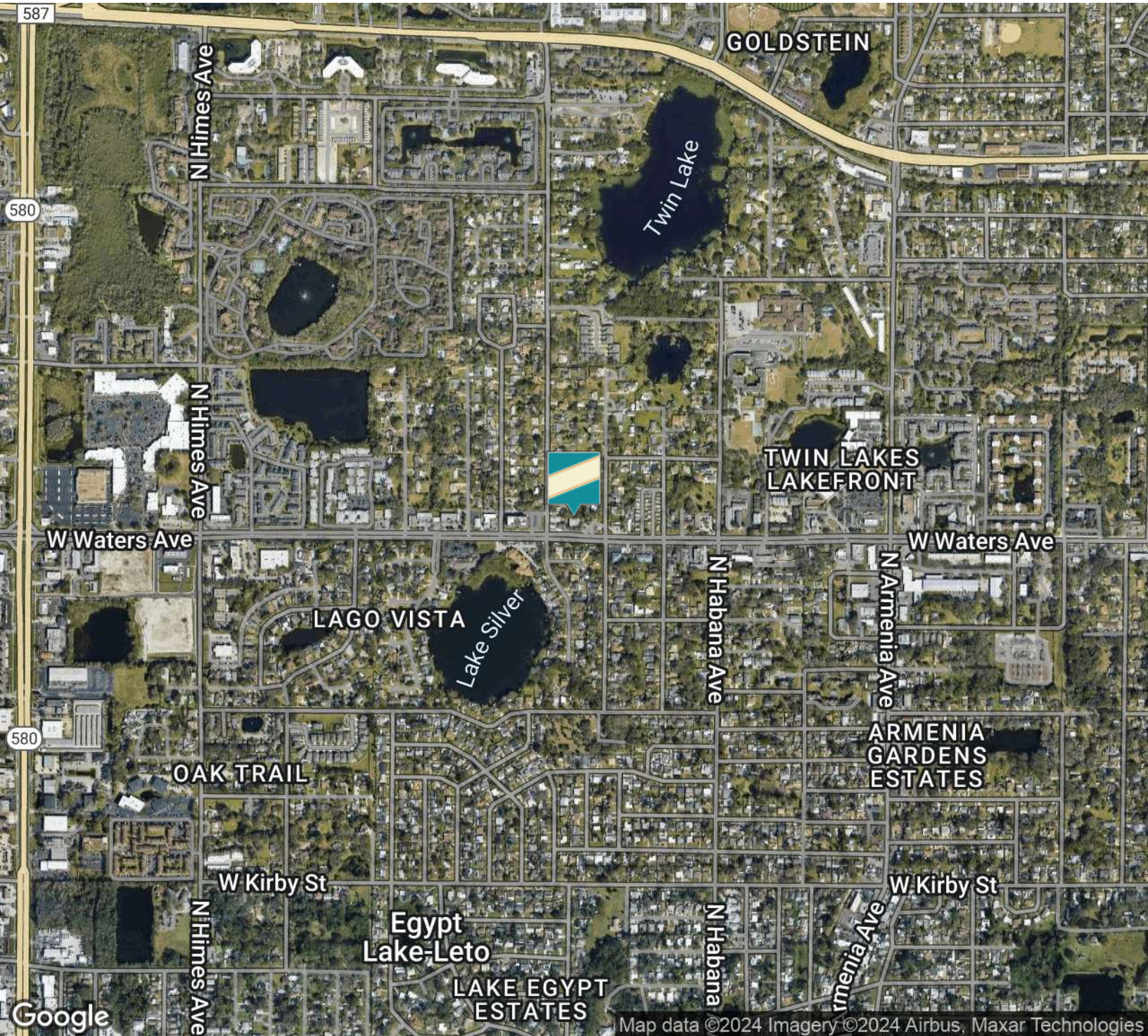
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President



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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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