



# TAMPA RETAIL/BANK BUILDING AND LAND FOR SALE

CONFIDENTIAL OFFERING MEMORANDUM • SEPTEMBER 29, 2024

**TAMPA BAY RETAIL (FORMER BANK BUILDING) ON SIGNALIZED INTERSECTION**

5252 Ehrlich Rd, Tampa, FL 33624

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

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Grimaldi Commercial Realty Corp. in compliance with all applicable fair housing and equal opportunity laws.

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# PROPERTY INFORMATION

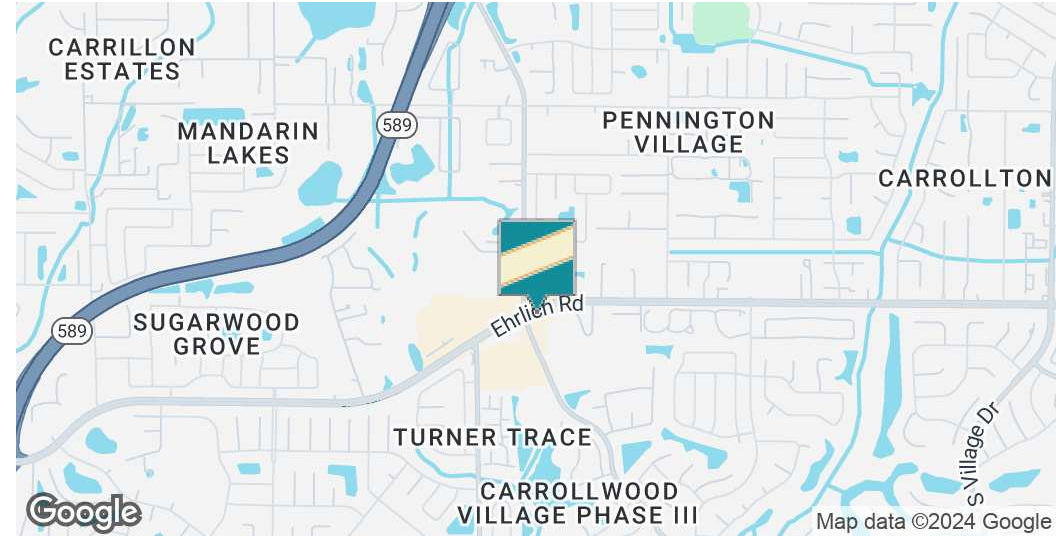




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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,900,000
Building Size:	4,212 SF
Available SF:	4,212 SF
Lot Size:	48,721 SF
Number of Units:	1
Year Built:	2007
Zoning:	PD
Market:	Tampa
Submarket:	Northwest Tampa

### PROPERTY OVERVIEW

This commercial property is an excellent investment for those looking to capitalize on its prime location, flexible usage potential, and existing high-quality infrastructure. The property's versatile zoning and extensive list of permitted uses make it suitable for a variety of tenants and business types. Potential uses of Retail/Restaurant/Bank/Office, etc

Built in 2007, the property has been exceptionally maintained and provides professional curb appeal, high signage opportunity, and ample parking. This bank includes a three-lane drive-through, 1.12 acres of land situated on a signalized corner Lot located Directly on Ehrlich Road, which has high traffic counts,

### SECTION 1 • PROPERTY INFORMATION



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## COMPLETE HIGHLIGHTS



## SALE HIGHLIGHTS

- Attract Investment Grade Tenants
- High Quality Construction Building
- Excellent Owner User Opportunity
- 1.12 Acres of land of land in TAMPA, FLORIDA
- Versatile Zoning
- Built in 2007
- Professional Curb Appeal
- Ample Parking
- Perfect for 1031 exchange buyers
- Surrounded by many national and local tenants including
- Traffic counts of over 23,500 Vehicles Per Day (VPD)
- Average household income of \$125,451.00
- Population of 85,389 within a three-mile radius.

### SECTION 1 • PROPERTY INFORMATION



# TAMPA BAY RETAIL (FORMER BANK BUILDING) ON SIGNALIZED INTERSECTION

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## PROPERTY DESCRIPTION

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### LOCATION DESCRIPTION

TAMPA, FLORIDA property located on a unique corner lot with direct frontage on Ehrlich Road and West Village Drive, which offers high traffic counts of over 23,500 Vehicles Per Day (VPD). This property is situated on a signalized intersection across from Chase Bank on a 1.12-acre lot of land (or 48,802 square feet) and offers approximately 4,212 square feet of leasable space. This property is in the Northwest Tampa submarket, characterized primarily by residential properties with an intense retail commercial development in the immediate vicinity of the subject property. The physical location of the property is 5252 Ehrlich Road Tampa, Florida 33624.

The subject property is surrounded by many national and local tenants including, McDonald's, KFC, Pizza Hut, Dunkin Donuts, Little Caesars Pizza, La Casa Della Pasta, Publix, and a U.S Post Office. Additionally, the property is less than three miles from Westfield Citrus Park, a one million square foot shopping center which anchors JC Penny, Macy's, Sporting Goods and Regal Cinemas multiplex theater. The property is in a robust Tampa area with an average household income of \$125,451 and a population of 85,389 within a three-mile



## SECTION 1 • PROPERTY INFORMATION



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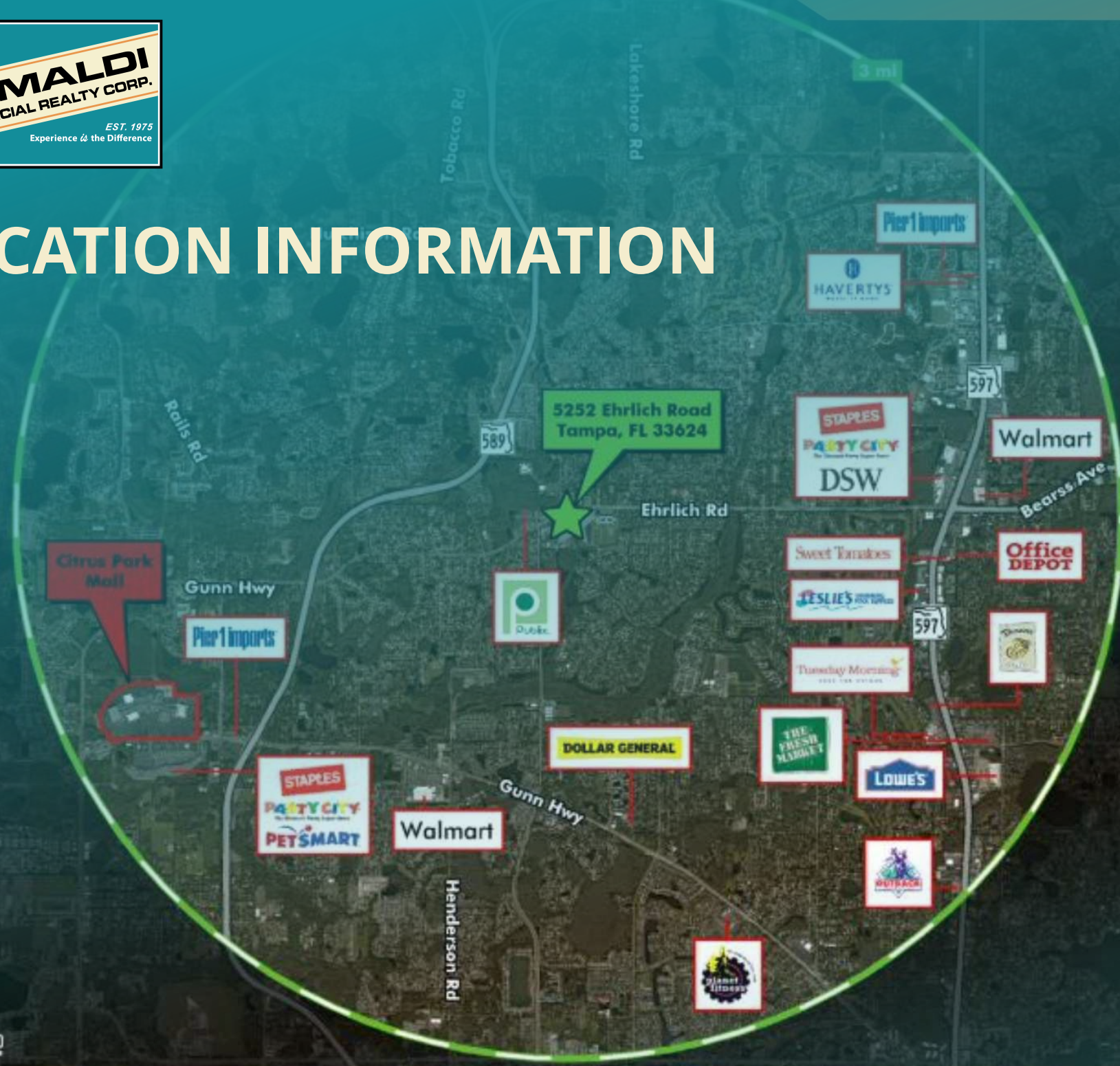
## ADDITIONAL PHOTOS



### SECTION 1 • PROPERTY INFORMATION



# LOCATION INFORMATION



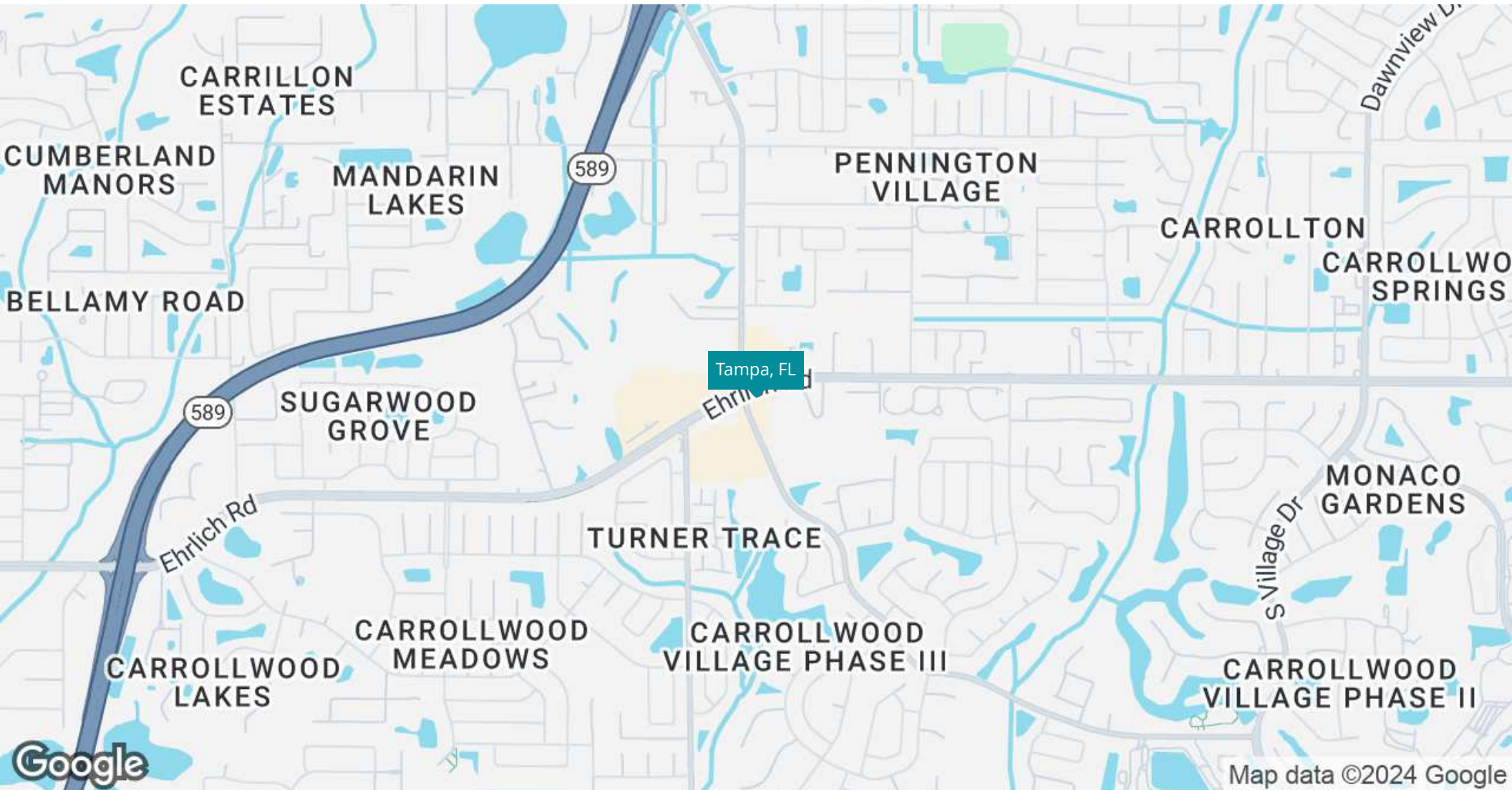




# TAMPA BAY RETAIL (FORMER BANK BUILDING) ON SIGNALIZED INTERSECTION

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## REGIONAL MAP



### SECTION 2 • LOCATION INFORMATION



# TAMPA BAY RETAIL (FORMER BANK BUILDING) ON SIGNALIZED INTERSECTION

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LOCATION MAP



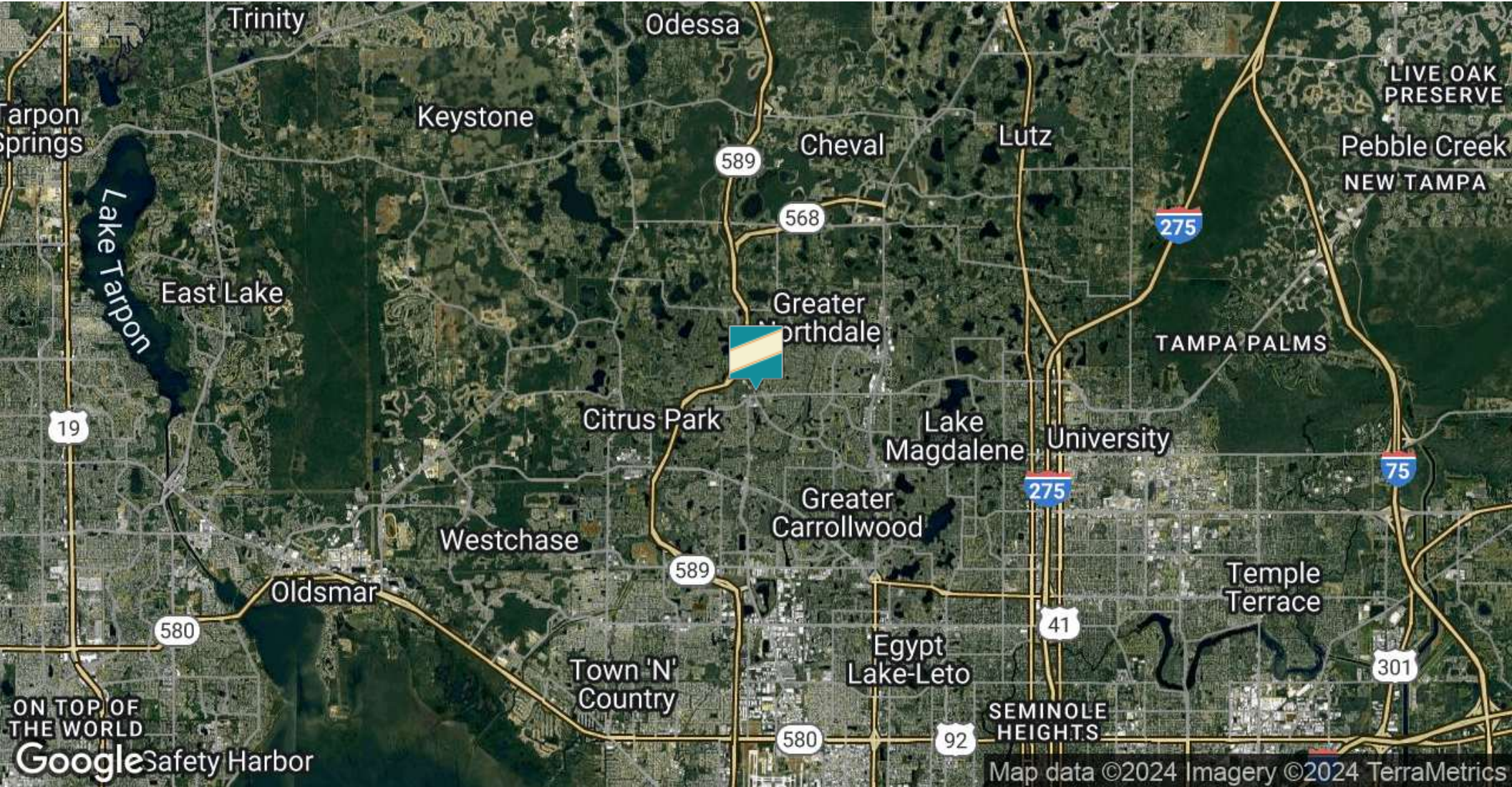
## SECTION 2 • LOCATION INFORMATION



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**AERIAL MAP**



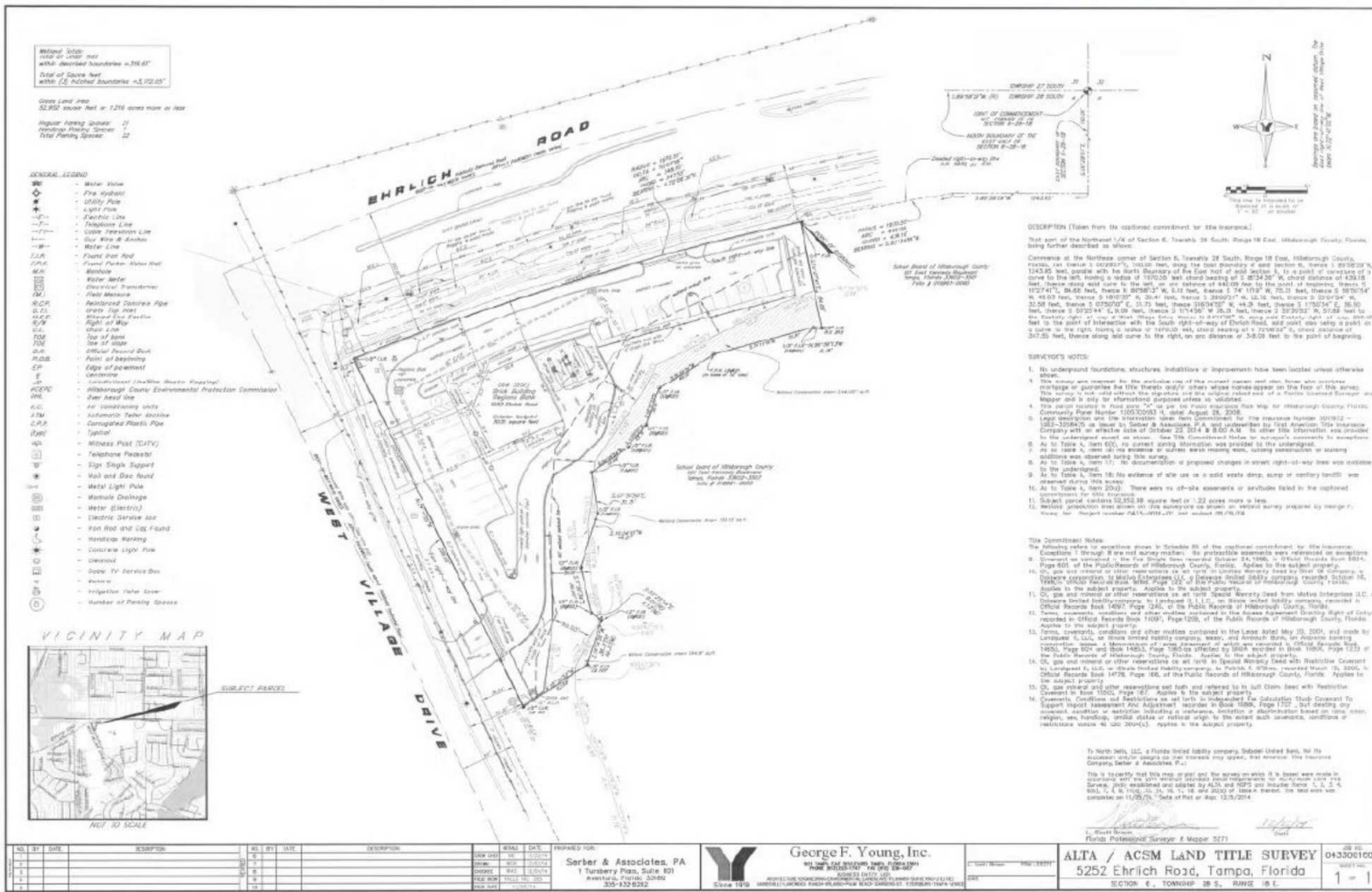
## SECTION 2 • LOCATION INFORMATION

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## SITE PLANS

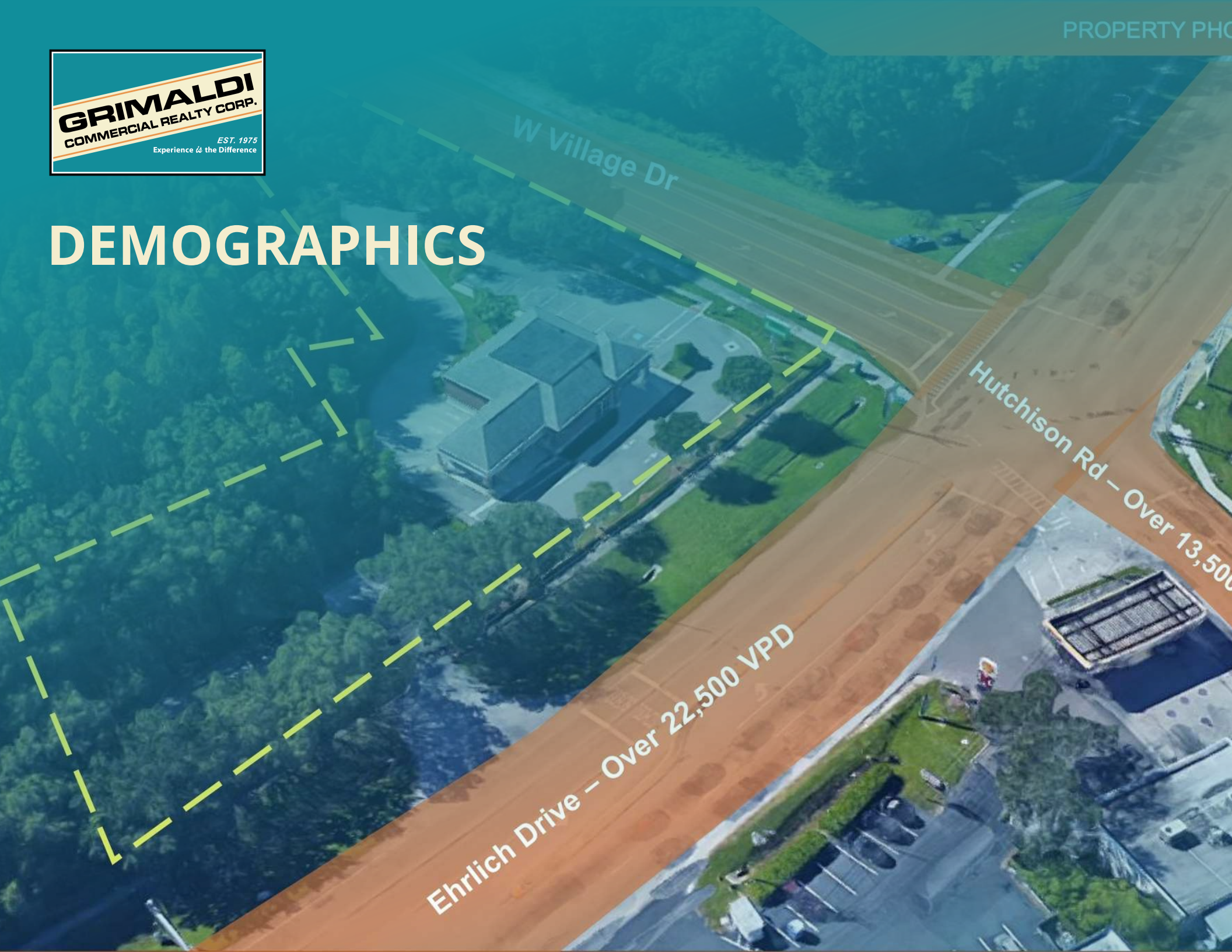
### SURVEY



### SECTION 2 • LOCATION INFORMATION



# DEMOGRAPHICS





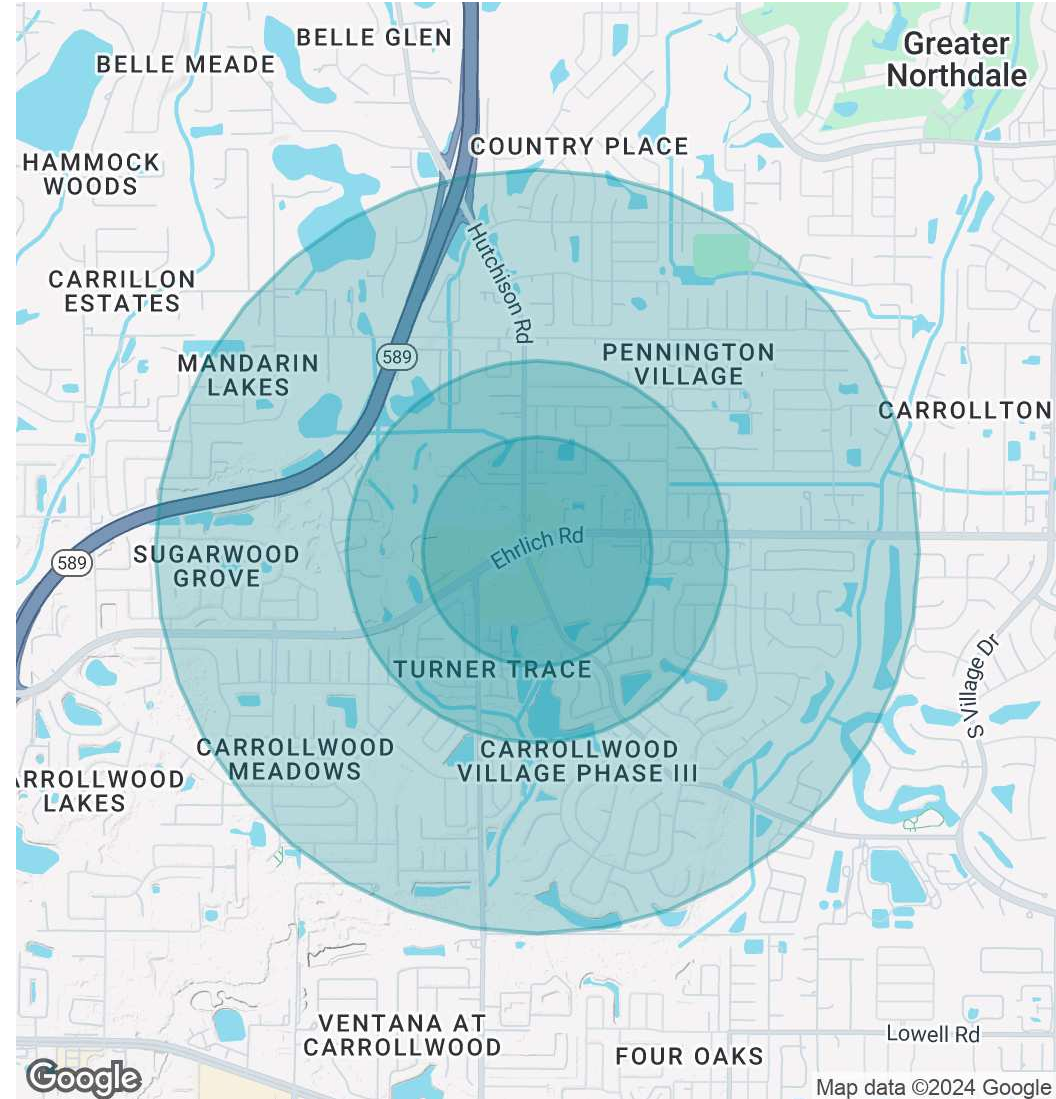
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## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	796	2,915	11,531
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	46	46	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	313	1,134	4,414
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$125,451	\$123,520	\$120,984
Average House Value	\$428,374	\$426,039	\$431,567

Demographics data derived from AlphaMap





# ADVISOR BIOS





## ADVISOR BIO 1

**GEORGE WILLIAM**

Senior Broker Associate

george@grimaldcommercialrealty.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.**

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