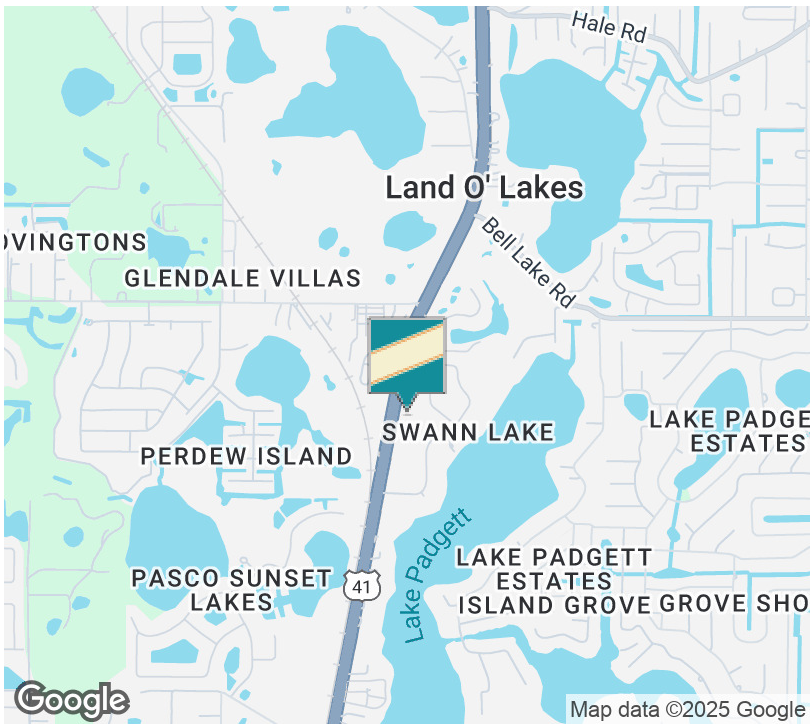
2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price:	$1,100,000
Available SF:	
Lot Size:	0.88 Acres
Year Built:	1973
Building Size:	2,458 SF
Renovated:	2014
Zoning:	C2- Commercial
Traffic Count:	46,000
CONTACT LISTING AGENT:	Ami Maikoski
	813.882.0884
	813.454.4354 (cell)
Buyer Transaction Fee	$395

PROPERTY OVERVIEW

PRICE IMPROVEMENT! AND SELLER FINANCE AVAILABLE!

Unique with Limitless Possibility 2,458 SF Free Standing Retail with High Visibility and Accessibility to US41 in Tampa Metro. The property is on a fenced lot with an open parking area that leads to the free standing building with a side entrance. Primary HVAC unit new 2021 and the secondary unit is 7 years old. The roof is 1 year new. The buildings electric was upgraded in 2014 with energy efficiency lighting to include signage at entrance. The well pump was updated in the last 7 years as well. The building is sitting on .88 Acres and C2 zoning allows a wide array of usage (see attached zoning guide). The grounds offer additional parking and room for growth. The 0.88 acres allows land redevelopment opportunity up to approx 19,166/SF based on .50 FAR on a prime lot on US-41. This would make a great owner user building for professional office use, medical office or even repurposed for either retail or residential.

28 year successful marine business (Marine sales parts and service, bait and tackle supplies, trailers) also available for purchase.

PLEASE CONTACT AGENT AMI MAIKOSKI FOR INFORMATION.

Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.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.

2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Free Standing Building - 2,458/ SF on 0.88 Fenced Acres
- SELLER FINANCE AVAILABLE
- Over 172 FEET of FRONTAGE on PRIME HIGHWAY US-41 in Land O Lakes/Tampa with Private Signage
- Traffic Count 46,000 - AADT
- C2 Retail/Service/Office/Residential Use with Expansion Possibility
- Multiple Detached Carports and Shed
- New 2021 HVAC unit on main building. Secondary unit replaced 2014.
- Roof 1 year new
- Well (Pump updated 2014) with Oversized septic field
- High and Dry - No Flood Insurance required
- Easily accessible to surrounding Quad-County areas of Hillsborough / Pasco / Pinellas / Hernando via US-41, SR 54, I-275, I-75, I-4
- 28 year successful marine business added to sale is an option.







Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.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.

2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

PRICE IMPROVEMENT, AND SELLER FINANCE AVAILABLE! 2,458 SF Standalone Office Space with Exceptional Visibility and Access to US41 (Land O'Lakes Blvd) - Endless Potential Awaits

Introducing a remarkable opportunity at 2,458 square feet of free-standing office space, perfectly situated for high visibility and easy access along US41 (Land O'Lakes Blvd). The property is enclosed by a secure fence and features an open parking area that leads to the stand-alone building, accessible through a convenient side entrance.

Upon entering, you'll find a small welcoming lobby area that seamlessly transitions into the expansive retail space. A well-designed hallway connects to various areas, including a private office, one of three bathrooms, and dedicated storage spaces. Positioned behind the reception area is a generously sized storage room complete with shelves, which in turn leads to the residential portion of the building. Here, you'll discover two bedrooms, a full kitchen, a complete bath, and an additional kitchenette.

A set of double doors within the spacious storage room offers access to the rear of the building and the yard area. Recent updates enhance the property's functionality, including a new primary HVAC unit installed in 2021, complemented by a secondary unit that's just seven years old. The roof is a mere year old, ensuring both durability and peace of mind. Noteworthy energy-efficient lighting upgrades were carried out in 2014, which extend to the signage at the entrance. Additionally, the well pump has been modernized within the past seven years.

Set on an expansive .88-acre plot, the property's C2 zoning paves the way for diverse usage possibilities (please refer to the attached zoning guide for comprehensive details). The extensive grounds accommodate ample parking and offer room for future expansion, with the impressive .88-acre footprint presenting an exciting opportunity for land redevelopment. With a potential of up to approximately 19,166 square feet based on a .50 FAR (Floor Area Ratio), this prime lot on the bustling US-41 provides a canvas for future growth and development.

The property's adaptability lends itself ideally to an owner-user scenario, catering to professional office needs, medical office setups, or even innovative repurposing for retail or residential ventures. Short-term seller financing options can be discussed for added flexibility. As an optional inclusion, a thriving 25-year marine business specializing in sales, parts, and service is also available.

Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.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.

2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

North of SR-54 on (US-41) Land O Lakes Blvd on the East side of the highway. Easily accessible to surrounding Quad-County areas of Hillsborough / Pasco / Pinellas / Hernando via Hwy 41, SR 54, I-275, I-75, I-4.

SITE DESCRIPTION

BEG AT NE COR OF SE1/4 OF NW1/4 OF SEC TH S00DG 05'E 141.57 FT FOR POB TH CONT S00DG 05'E 99.40 FT TH N88DG 32' 28"W 250.60 FT TH N10DG 58'E 100.13 FT TH S89DG 02' 15"E 231.10 FT TO POB AKA LOT B & BE[...]

EXTERIOR DESCRIPTION

2,458 SF Concrete one-story building with gabled shingle roof accompanied by two detached carport work areas and shed on 0.88 fenced high and dry acres with LED Signage on 172.81' of frontage on US-41. No flood insurance required.

INTERIOR DESCRIPTION

Original 1973 updated residence with reception, retail, office, shelved storage, 3 Bathrooms, fireplace and 1BR living area/kitchen/laundry on well water with central air-conditioning. Rear double-door access to yard.

PARKING DESCRIPTION

Surface Parking

UTILITIES DESCRIPTION

Electric upgraded 2014 - Energy efficient LED lighting. Well with oversized Septic field

PLUMBING DESCRIPTION

Well Water (Pump updated 2014) with oversized Septic field

Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.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.

2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

PROPERTY DETAILS

Sale Price	**$1,100,000**

LOCATION INFORMATION

Building Name	2,458 SF Free Standing Retail- High Visibility on US41 in Tampa Metro
Street Address	3702 Land O Lakes Blvd
City, State, Zip	Land O' Lakes, FL 34639
County	Pasco
Market	Commercial
Sub-market	Store Combination
Cross-Streets	North of SR-54 & US-41
Side of the Street	East
Road Type	Highway
Market Type	Medium
Nearest Highway	Hwy 41
Nearest Airport	Tampa International

BUILDING INFORMATION

Building Size	2,458 SF
Occupancy %	100.0%
Ceiling Height	8 ft
Number of Floors	1
Year Built	1973
Year Last Renovated	2014
Construction Status	Existing
Condition	Good
Roof	Gable Shingle
Free Standing	Yes
Number of Buildings	1
Foundation	Concrete

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C2
Lot Size	0.88 Acres
APN #	24-26-18-0000-01500-0000
Lot Frontage	172.81 ft
Lot Depth	247.48 ft
Traffic Count	46000
Traffic Count Street	US41
Traffic Count Frontage	173
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	10

UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	Central Air - 2 units Main building unit Brand new 2021 / Secondary unit 7 years old
Restrooms	3
Landscaping	Mature Oaks

CONTACT LISTING AGENT

Ami Maikoski	813.882.0884

Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.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.

2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

ADDITIONAL PHOTOS

























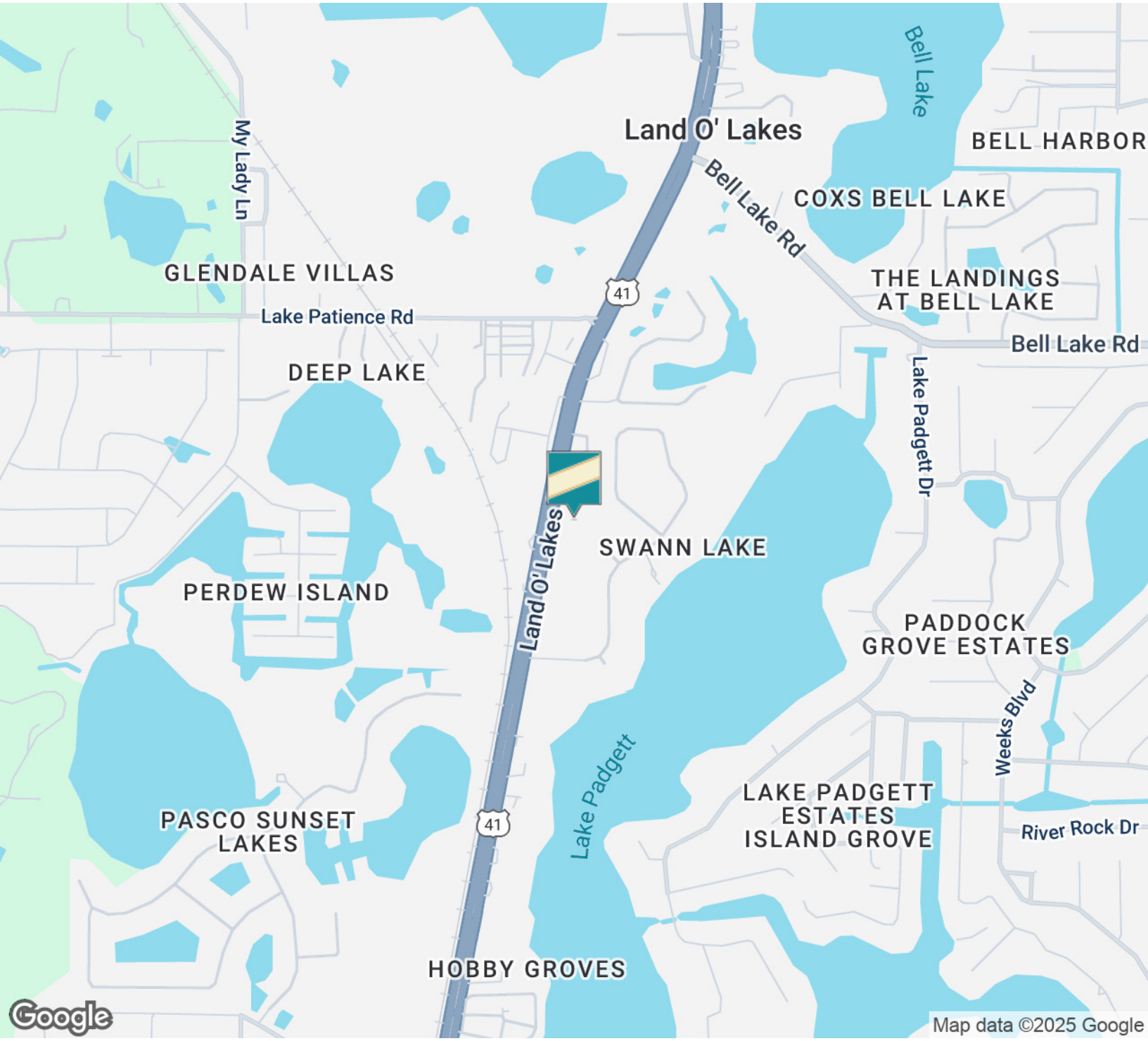
Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.com

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.

2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

LOCATION MAP



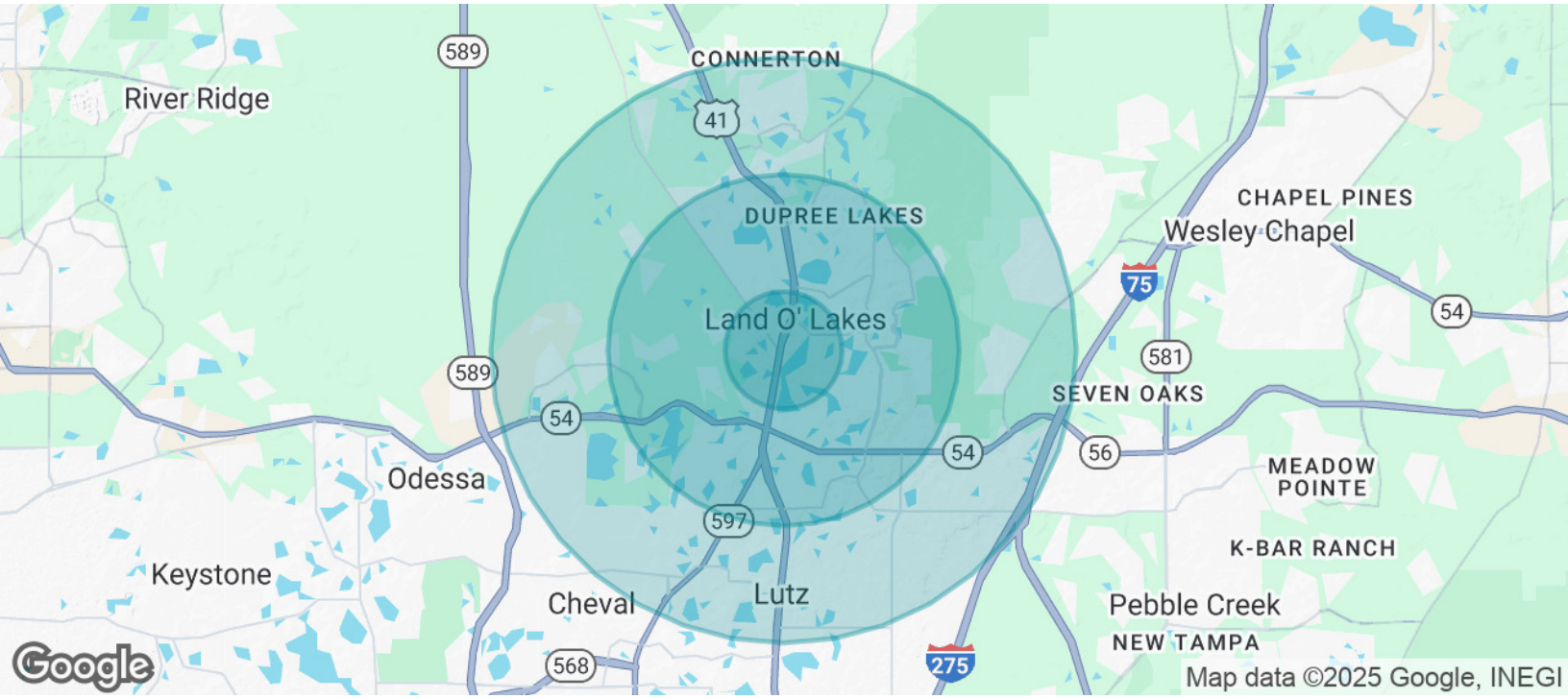
Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.com

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.

2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,493	29,438	69,864
Average Age	42.5	40.1	38.5
Average Age (Male)	42.5	39.5	38.2
Average Age (Female)	41.9	40.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,355	10,752	24,801
# of Persons per HH	2.6	2.7	2.8
Average HH Income	$77,334	$78,826	$84,257
Average House Value	$298,877	$307,591	$295,010

** Demographic data derived from 2020 ACS - US Census*

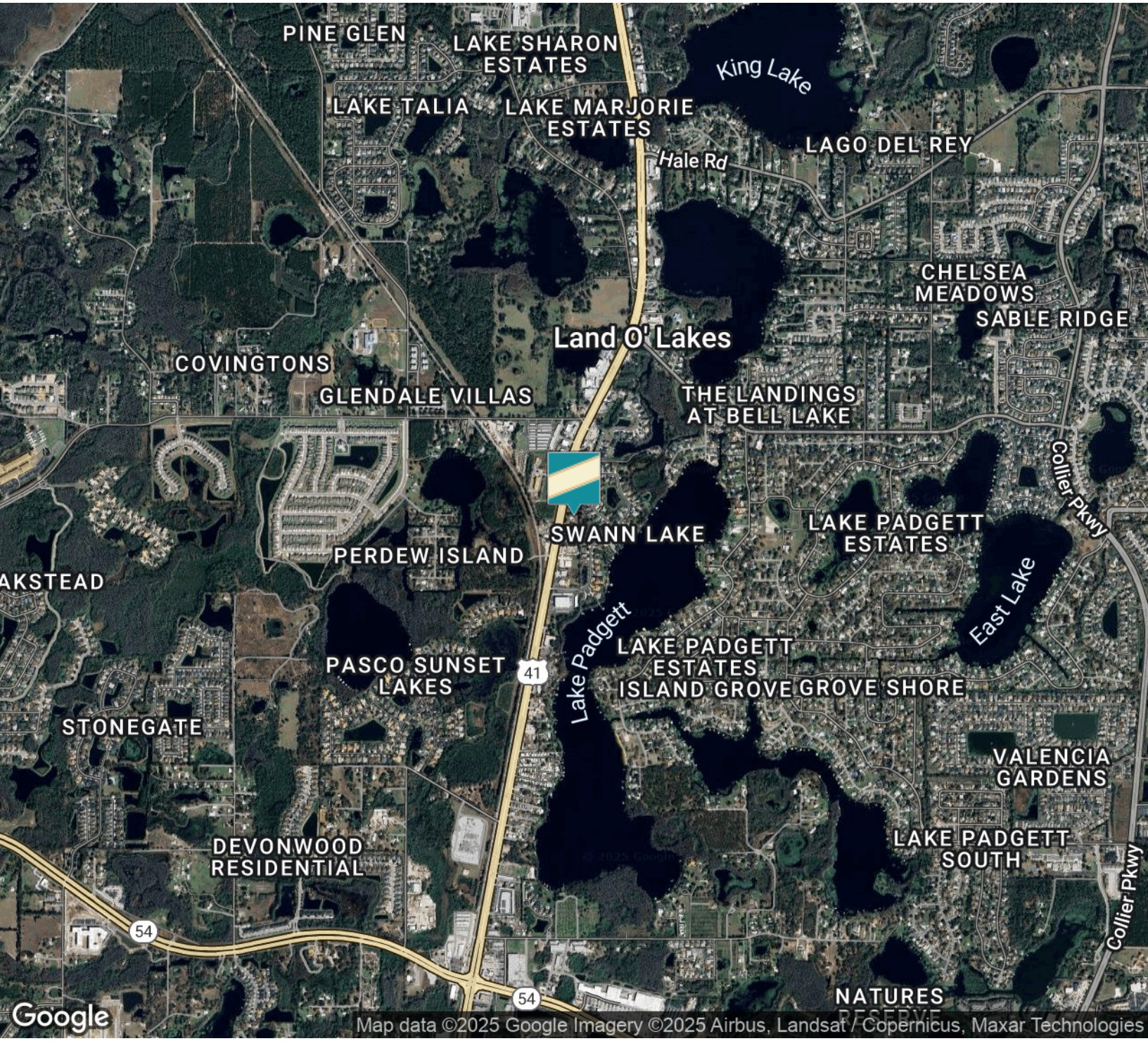
Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.com

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.

2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

AERIAL MAP



Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.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.

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

SALE COMPS

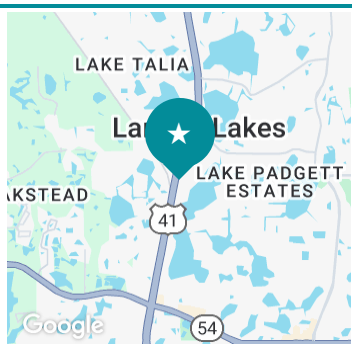
★



2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

Price:	$1,100,000	Bldg Size:	2,458 SF
Lot Size:	0.88 Acres	Year Built:	1973
Price/Acre:	$1,250,000		



1

1.07 AC C2 LAND AND RETAIL BUILDINGS ON HIGHWAY 41 GROWTH CORRIDOR

4334 - 4400 Land O Lakes Blvd, Land O Lakes, FL 34639

Price:	$1,237,500	Bldg Size:	6,000 SF
Lot Size:	1.07 Acres	Year Built:	1973
Price/Acre:	$1,156,542.06		



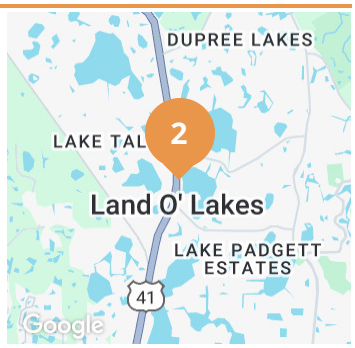
2



4502 LAND O LAKES BLVD

4502 Land O Lakes Blvd, Land O Lakes, FL 34639-3921

Price:	$707,000	Bldg Size:	1,472 SF
Lot Size:	0.63 Acres	Year Built:	1952
Price/Acre:	$1,122,222.22		



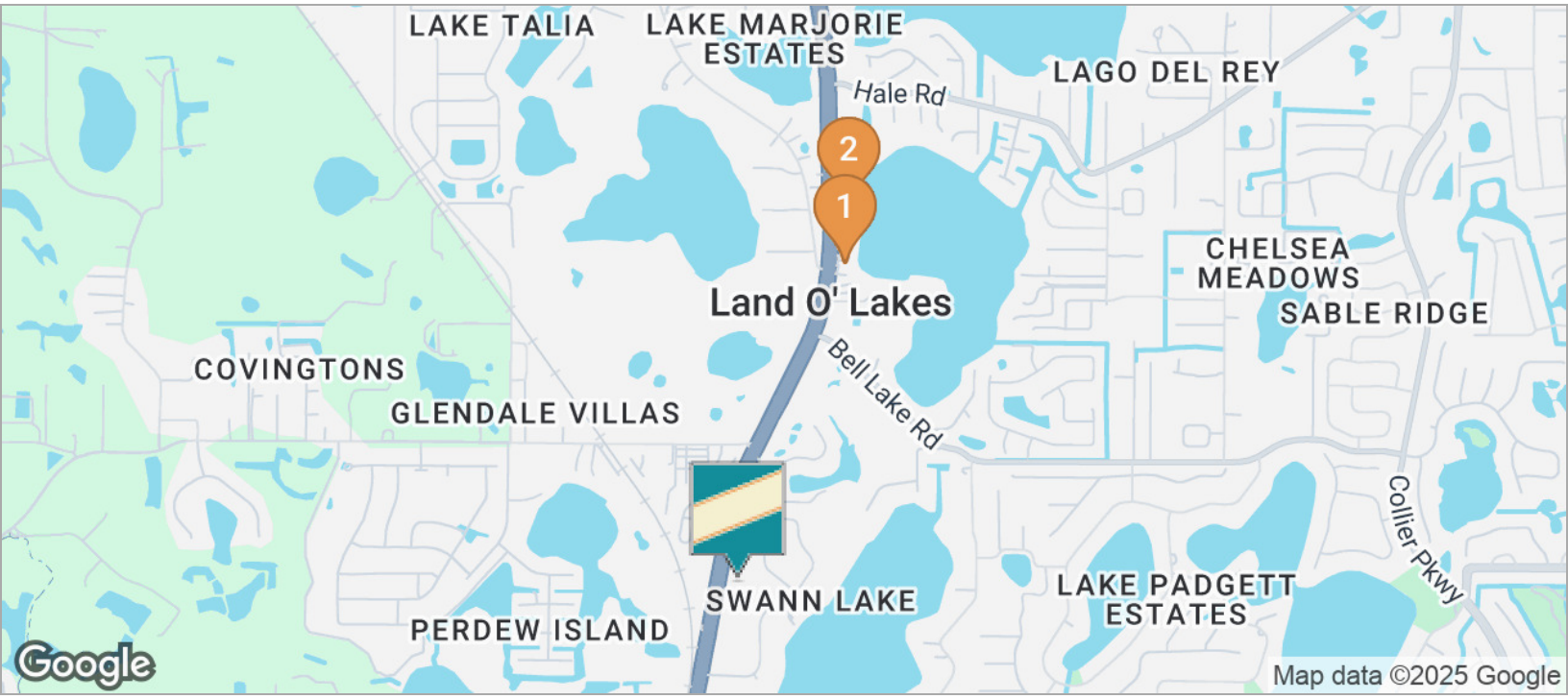
Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.com

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.

2,458 SF FREE STANDING RETAIL- HIGH VISIBILITY ON US41 IN TAMPA METRO

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
★	**2,458 SF Free Standing Retail- High Visibility on US41 in Tampa Metro** 3702 Land O Lakes Blvd Land O' Lakes, FL	$1,100,000	2,458 SF	0.88 Acres
1	**1.07 AC C2 Land and Retail Buildings on Highway 41 Growth Corridor** 4334 - 4400 Land O Lakes Blvd Land O Lakes, FL	$1,237,500	6,000 SF	1.07 Acres
2	**4502 Land O Lakes Blvd** 4502 Land O Lakes Blvd Land O Lakes, FL	$707,000	1,472 SF	0.63 Acres
	AVERAGES	**$972,250**	**3,736 SF**	**0.85 ACRES**

Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.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 & CONTACT

AMI MAIKOSKI

Commercial Real Estate Advisor



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.454.4354
ami@grimaldicommercialrealty.com
FL #SL 3509890

PROFESSIONAL BACKGROUND

Ami L Maikoski was brought to Tampa, FL in 1994 by the USAF to MacDill AFB and has submerged herself in the Tampa Bay area ever since. After her service, Ami ran a company for several years that worked directly with small businesses through licensing, development, operations and finance. She transitioned into the banking industry for 6 years working with premier and business banking clients of many levels passionately assuring clients financial confidence in their banking, lending and investment portfolios. She then moved on as the Operations Director for a custom luxury home developer in the South Tampa area continuing her attention to detail and execution on its finest level for clients, vendors and city/county officials for 3 years.

Her love for the thriving success of Tampa businesses and residents heavily persuaded her to move her career to commercial real estate and to work with the finest firm in Tampa – Grimaldi Commercial Realty Corp. She is driven and motivated to assure her personal values: Leadership, Trust, Integrity, Ethics, Passion, Persistence and Tenacity. When she is not working, Ami enjoys family, sports, outdoors and people. Life is all about the adventure!

Areas of Expertise:
Sales and Leasing
Leasing Buyer/Tenant Rep Retail Sales
Leasing Office Sales
Leasing Medical Office

Kari L. Grimaldi/ Broker
813.882.0884
kari@grimaldicommercialrealty.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.

3702 Land O Lakes Blvd, Land O' Lakes, FL 34639

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 and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the $200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

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

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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.