



1618 LAND O LAKES BLVD

Lutz, FL 33549

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1.2 Acres

Lease Rate: \$4,900.00 per month (MG)

Lot Size: 1.22 Acres

Zoning: C2

PROPERTY OVERVIEW

AVAILABLE SPACES

| SPACE | LEASE RATE | LEASE TYPE | SIZE (SF) |
|-------|------------|------------|-----------|
|-------|------------|------------|-----------|

| | | | |
|------------------------|-------------------|--|-----------|
| 1618 Land o Lakes BLVD | \$4,900 per month | | 1.2 Acres |
|------------------------|-------------------|--|-----------|

George William

727.482.2818

george@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.



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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- 1.2 ACRES OF LAND
- C2 COMMERCIAL ZONING
- OFFICE AND RESTROOM
- FENCED IN LOT



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PROPERTY DESCRIPTION

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\$4,900 A MONTH!

DO NOT VISIT PROPERTY WITHOUT MAKING APPT WITH BROKER GEORGE WILLIAM AS THIS MAY DISQUALIFY YOU FROM LEASING THE PROPERTY PER OWNERS REQUEST

A small office space with a private restroom and a 1.2-acre outdoor lot that can be used for an automotive dealer, landscaping company, heavy equipment, outdoor storage, or fleet parking. Located on a high-traffic corridor near major thoroughfares, this property offers excellent visibility and accessibility for commercial use.

Automotive sales (car dealership) RV SALES , boats , etc

LOCATION DESCRIPTION

The property is surrounded by businesses, retail centers, and residential neighborhoods, with convenient access to major roads including SR-54 and the Veterans Expressway, providing excellent connectivity throughout the Tampa Bay and surrounding areas.



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PROPERTY DETAILS

| | |
|------------|-----------------------------|
| Lease Rate | \$4,900.00 PER MONTH |
|------------|-----------------------------|

PROPERTY INFORMATION

| | |
|------------------|--------------------------|
| Property Type | Land |
| Property Subtype | Office |
| Zoning | C2 |
| Lot Size | 53,000 SF |
| APN # | 36-26-18-0000-02100-0000 |

LOCATION INFORMATION

| | |
|------------------|------------------------|
| Street Address | 1618 Land O Lakes Blvd |
| City, State, Zip | Lutz, FL 33549 |
| County | Pasco |

UTILITIES & AMENITIES

| | |
|-----------|---|
| Restrooms | 1 |
|-----------|---|

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ADDITIONAL PHOTOS



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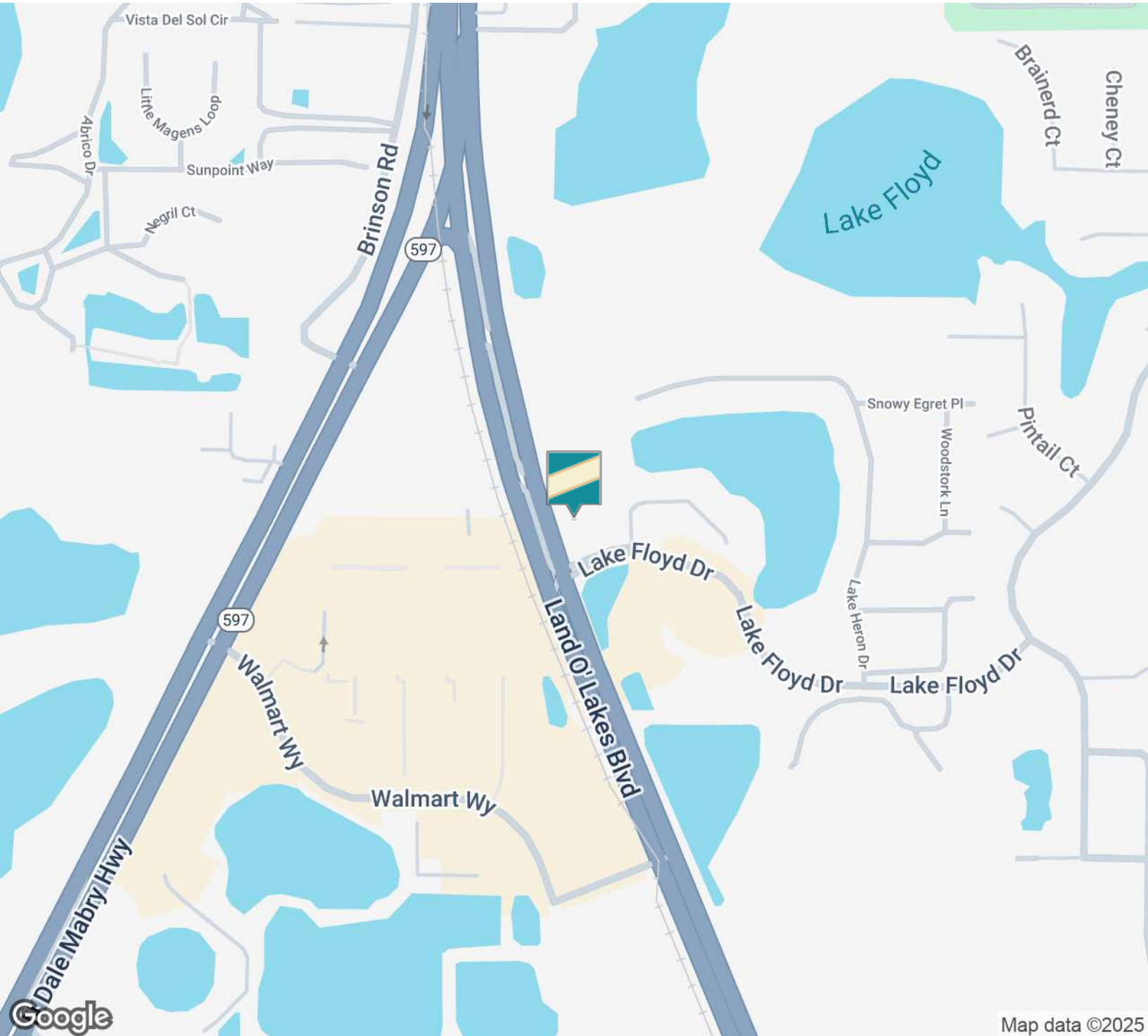
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LOCATION MAP



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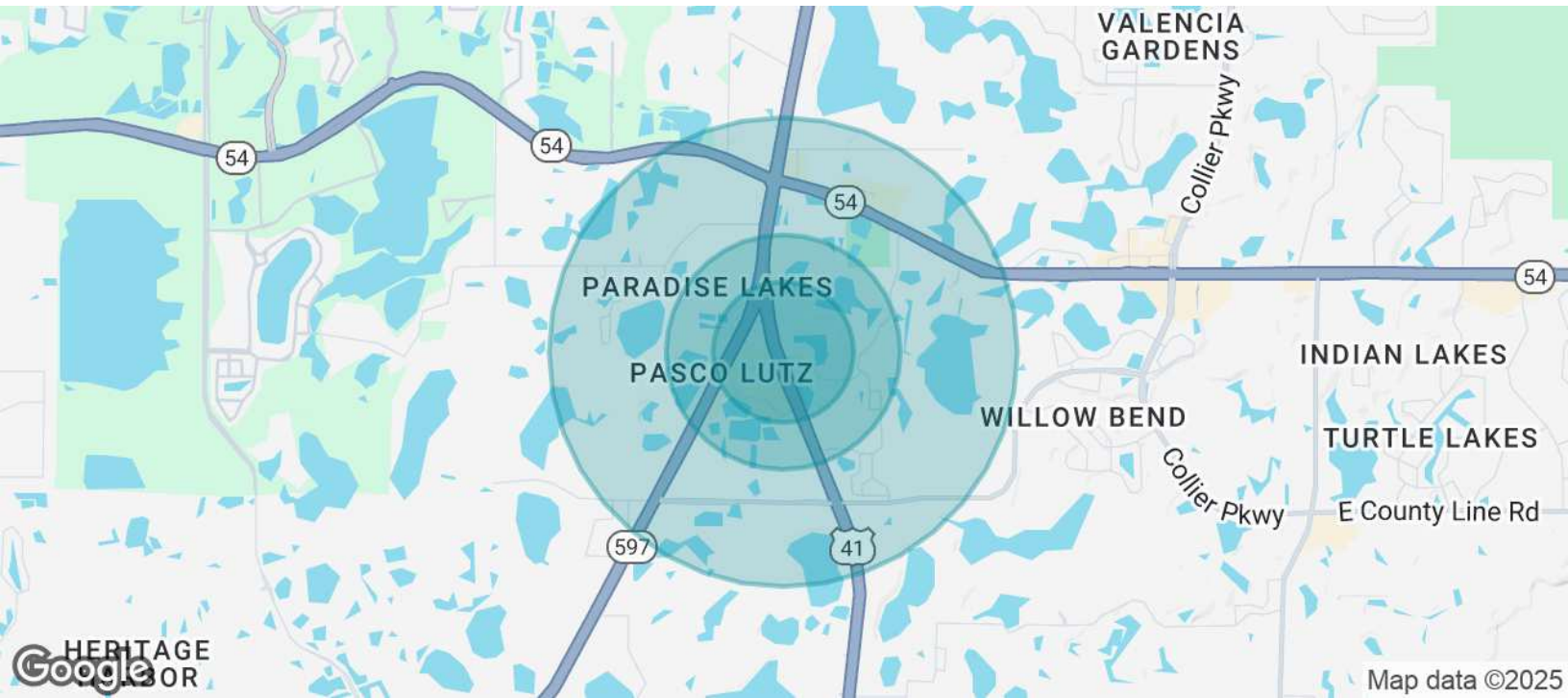
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 417 | 1,177 | 4,131 |
| Average Age | 46 | 45 | 44 |
| Average Age (Male) | 44 | 43 | 43 |
| Average Age (Female) | 47 | 46 | 45 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 183 | 505 | 1,746 |
| # of Persons per HH | 2.3 | 2.3 | 2.4 |
| Average HH Income | \$107,753 | \$122,029 | \$130,394 |
| Average House Value | \$310,636 | \$364,302 | \$407,626 |

Demographics data derived from AlphaMap

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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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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

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