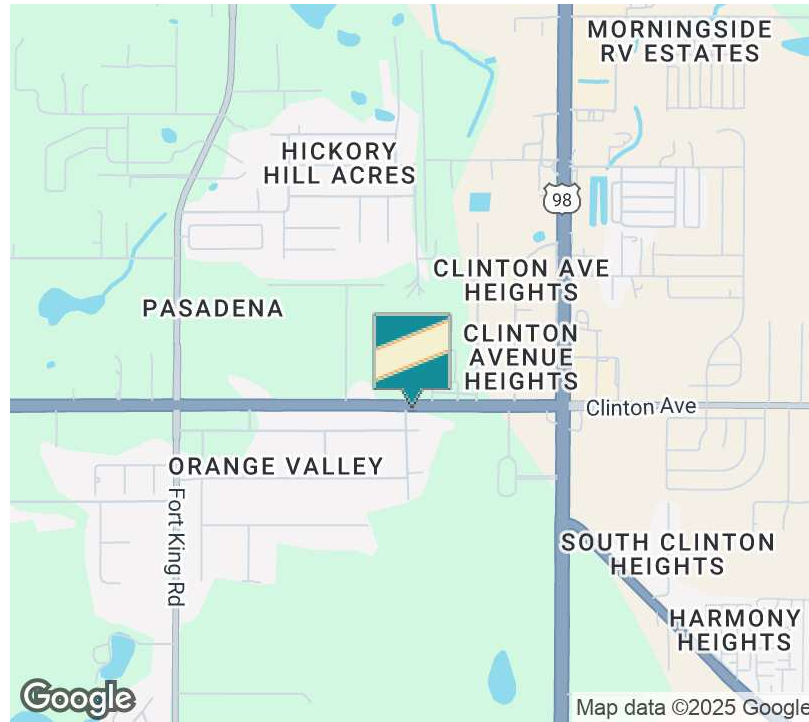




RARE FREESTANDING BUILDING & BUSINESS IN DADE CITY- DIRECT FRONTAGE

37610 Clinton Ave, Dade City, FL 33525

PRISTINE RETAIL W/ DISTINCTIVE HAIR DESIGN SALON INCLUDED!



OFFERING SUMMARY

Sale Price:	\$360,000
Lot Size:	0.72 Acres
Year Built:	1984
Building Size:	648 SF
Zoning:	C1
Market:	Tampa Bay
Submarket:	Dade City
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

This prime commercial property for sale in Dade City is a true gem, offering a spacious .72-acre parcel with direct frontage on Clinton Avenue (CR 52 Alt). The property features a 648 square foot freestanding retail building and an 8x10 storage shed, making it a versatile space for various business ventures. Recent improvements include parking lot paving and striping, completed in 2023, which provides 13 striped spaces. Additionally, the property boasts a completely new septic and drain field, installed in 2023, along with a septic cleanout and new AC unit added in 2024. To top it off, new elements were added to the hot water heater in 2024.

Included in the sale is Distinctive Hair Design, a full-service salon that has been established for over 20 years. The salon comes with a solid client base, two skilled hair technicians, and recently redone cabinets and fold-up tables revealing three shampoo stations, along with a full inventory of supplies and retail offerings. The building itself contains a hair salon complete with a reception desk, bathroom, and breakroom.

This exceptional plug-and-play property is ready for your business. Whether you're looking to continue the thriving salon business or envision a new venture, this opportunity offers endless possibilities in the heart of Dade City. Don't miss out on this rare find!

Seller Finance is available!

Kari L. Grimaldi/ Broker Jordan Levy

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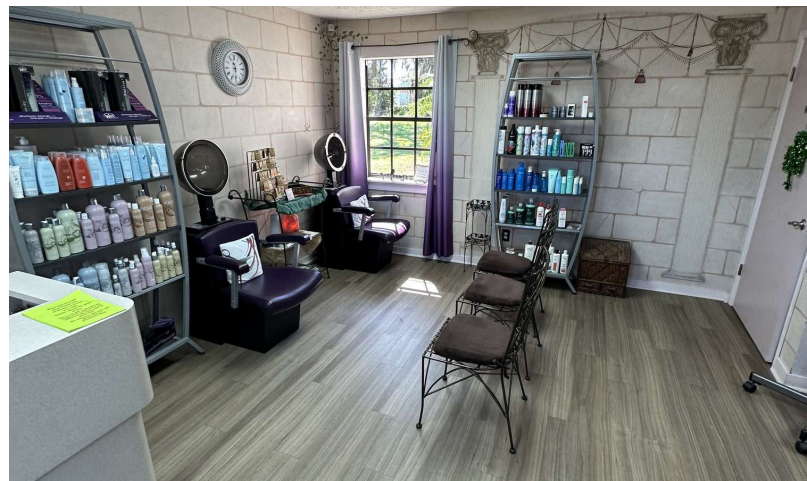


37610 Clinton Ave, Dade City, FL 33525

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Great Seller Finance Terms offered!
- Large Parcel on .72 Acres
- Direct frontage on Clinton Ave
- 8x10 Storage Shed in back
- Newly Paved Parking Lot & Striping (2023)
- New Septic & Drain Field (2023)
- New AC Unit (2024)
- New Hot Water Heater Elements (2024)
- 3 Salon Stations
- Fully equipped Bathroom
- Back-room Break Room
- Purchase includes Hair Salon business, if desired
- Includes full supply of inventory, furnishings, & retail products
- 20+ Year Highly Established Business
- Rapidly growing area brimming with emerging developments
- Financials are based on 2 full time employees
- Plenty of room for growth!



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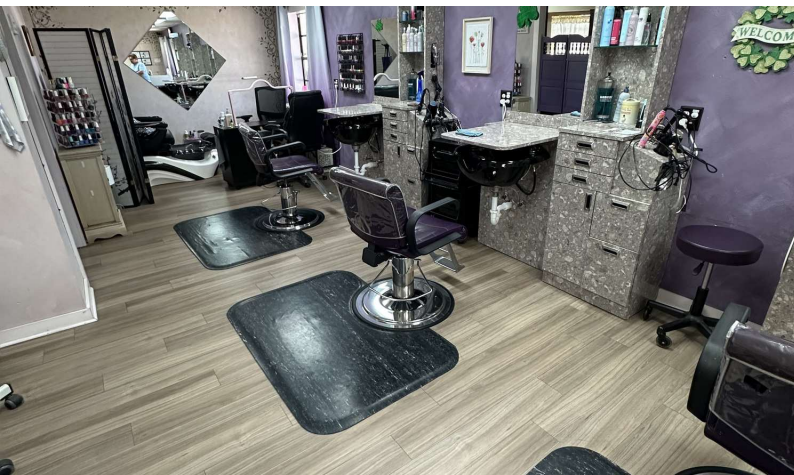
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PROPERTY DESCRIPTION

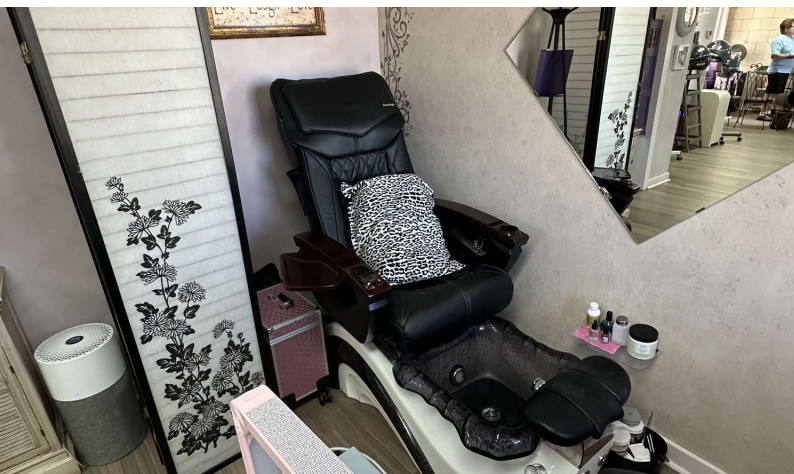


PROPERTY DESCRIPTION

This prime commercial property for sale in Dade City is a true gem, offering a spacious .72-acre parcel with direct frontage on Clinton Avenue (CR 52 Alt). The meticulously maintained property features a 648 square foot freestanding retail building and an 8x10 storage building, making it a versatile space for various business ventures. Recent improvements include parking lot paving and striping, completed in 2023, which provides 13 striped spaces with room for more. Additionally, the property boasts a completely new septic and drain field, installed in 2023, along with a septic cleanout and new AC unit added in 2024. New elements were added to the hot water heater in 2024.



Included in the sale is Distinctive Hair Design, a full-service salon that has been well established and highly regarded for over 20 years. The salon comes with a solid client base, two skilled hair technicians, and recently redone cabinets and fold-up tables revealing three shampoo stations, along with a full inventory of supplies and retail offerings. It also includes rental income for the Nail Tech station. The building itself contains a hair salon complete with a reception desk, bathroom, and breakroom. Financials are based on 2 full time employees, so there is plenty of room for growth!



This exceptional plug-and-play property is ready for your business. Whether you're looking to continue the thriving salon business or envision a new venture, this opportunity offers endless possibilities in the heart of Dade City. Don't miss out on this rare find!

Seller Finance is Available!

LOCATION DESCRIPTION

Located in Dade City right off Clinton Avenue, the area surrounding the property is ripe with opportunities. There is a brand new 134 Townhouse development by Starlight Homes right across the street, along with retail developments that include a Publix, Winn Dixie, Walmart, San Antonio Citizens Federal Credit Union and Suncoast Credit Union minutes away off US 301. Just a short drive from the property, you will find popular nature attractions including the Green Swamp Wilderness Preserve, the Withlacoochee River Park, and the charming shops and restaurants of historic downtown Dade

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RARE FREESTANDING BUILDING & BUSINESS IN DADE CITY- DIRECT FRONTAGE

37610 Clinton Ave, Dade City, FL 33525

PROPERTY DETAILS

Sale Price	\$360,000
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LOCATION INFORMATION

Street Address	37610 Clinton Ave
City, State, Zip	Dade City, FL 33525
County	Pasco
Market	Tampa Bay
Sub-market	Dade City
Township	25
Range	21
Section	10
Signal Intersection	No
Road Type	Paved
Nearest Highway	US 301
Nearest Airport	Tampa International Airport

BUILDING INFORMATION

Building Size	648 SF
Building Class	C
Tenancy	Single
Number of Floors	1
Year Built	1984
Gross Leasable Area	648 SF
Condition	Good
Roof	Shingle
Number of Buildings	1
Walls	Drywall
Floor Coverings	Vinyl Tile

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	Commercial C1
Lot Size	31,460 SF
APN #	10-25-21-002A-00000-1010

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	20.0
Number of Parking Spaces	13

UTILITIES & AMENITIES

HVAC	Central
Restrooms	1.0

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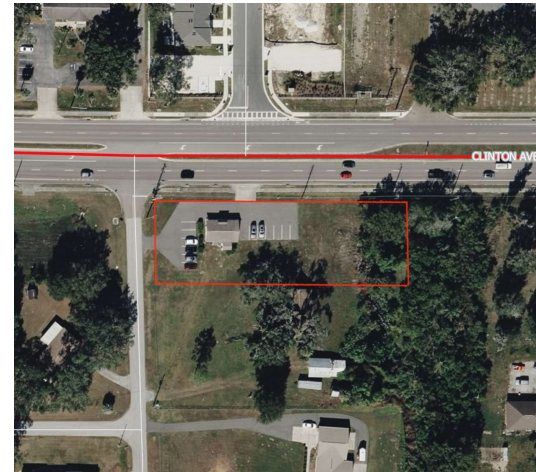
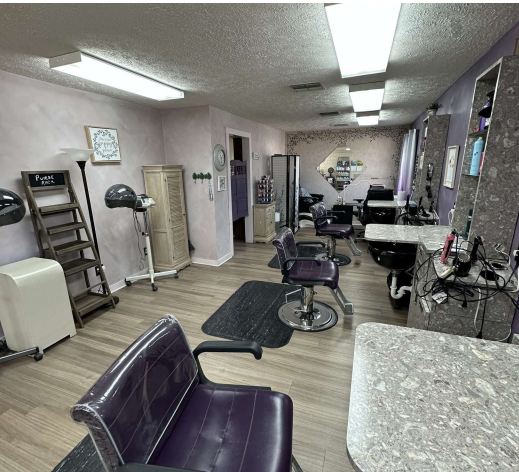
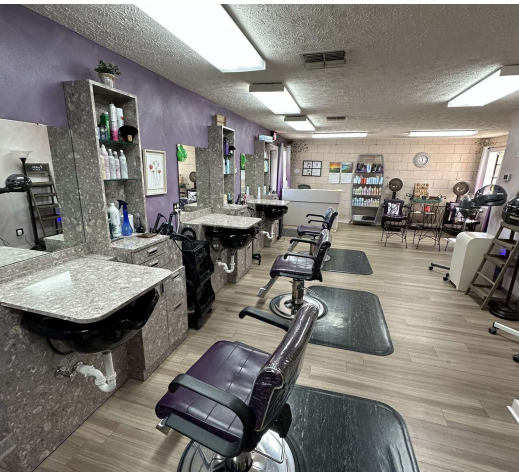
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ADDITIONAL PHOTOS



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Jordan Levy

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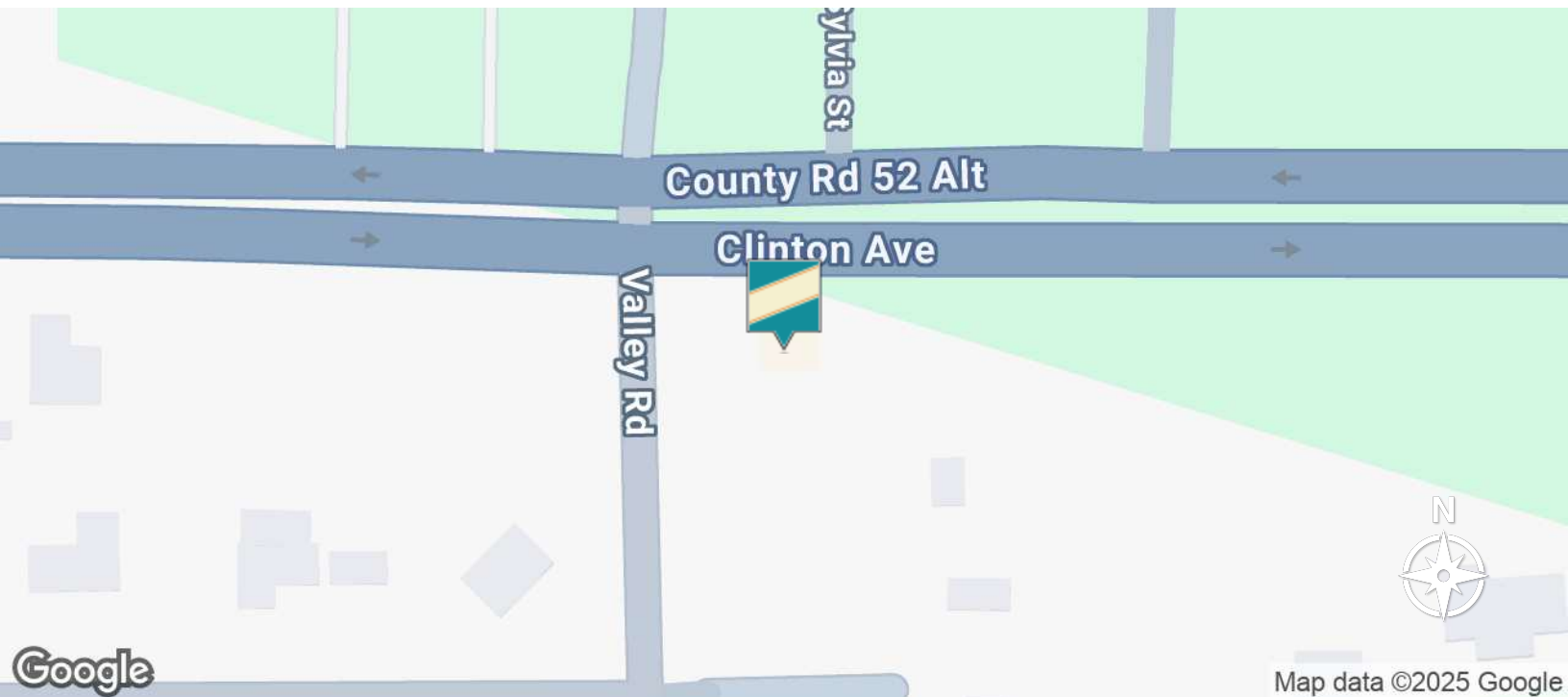
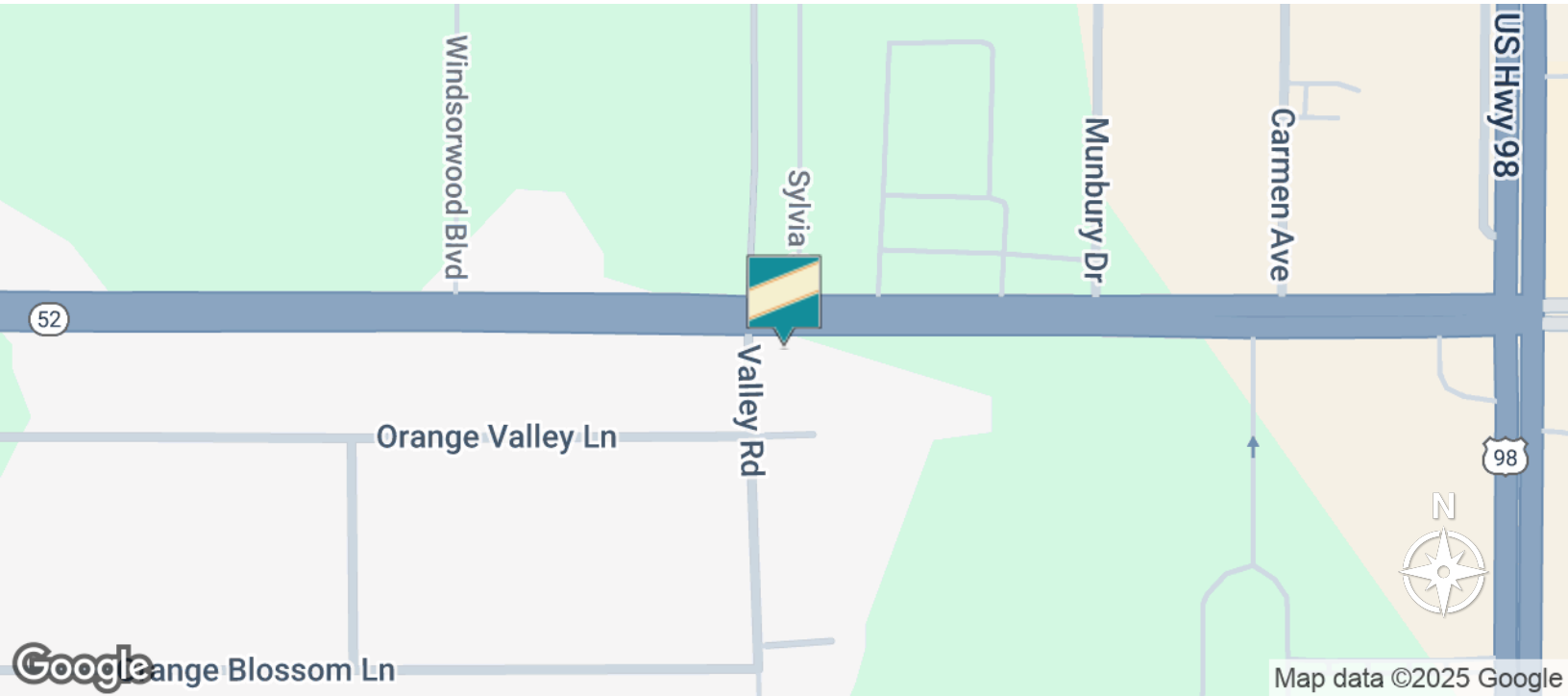
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37610 Clinton Ave, Dade City, FL 33525

LOCATION MAP



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Jordan Levy

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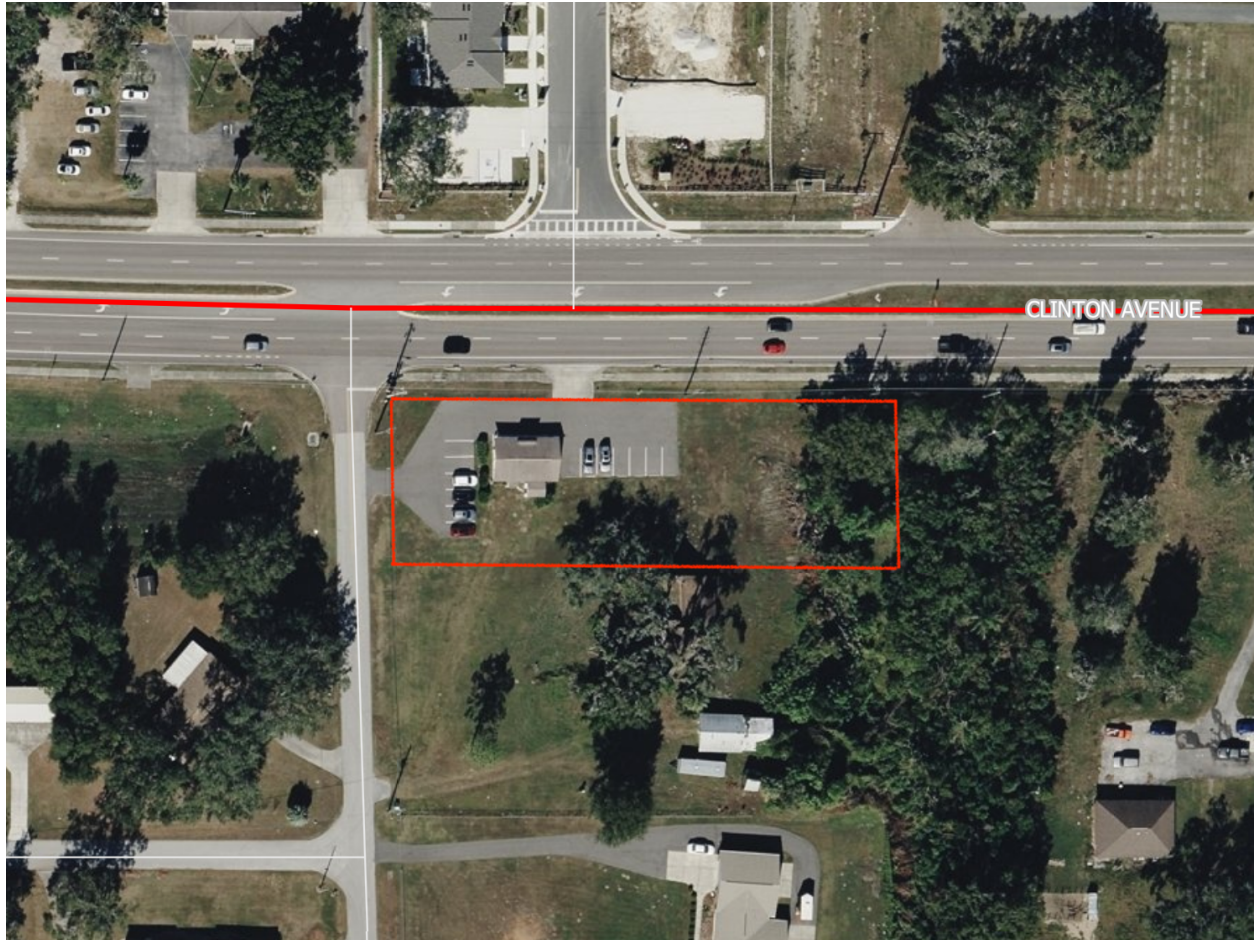
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AERIAL



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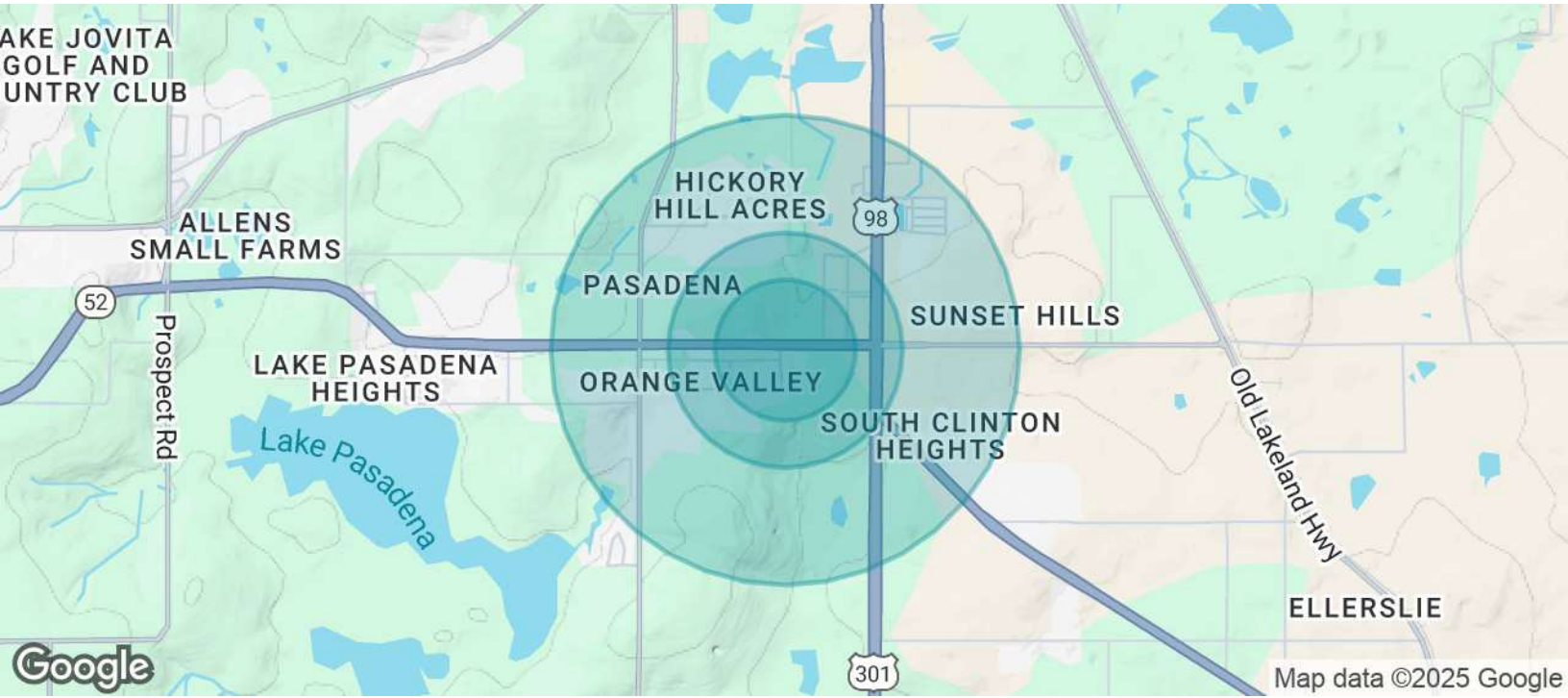
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	274	694	2,238
Average Age	45	44	47
Average Age (Male)	43	42	46
Average Age (Female)	46	46	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	269	921
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$82,486	\$79,740	\$76,245
Average House Value	\$310,712	\$301,911	\$280,044

Demographics data derived from AlphaMap

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ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President



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C 813.376.3386
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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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ADVISOR BIO & CONTACT 2

JORDAN LEVY

Commercial Real Estate Advisor



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PROFESSIONAL BACKGROUND

Originally from St. Louis, Jordan Levy moved to Tampa in 2019. A student-athlete graduate from Southern Illinois University with a Sports Administration degree, he later received an MBA from Maryville University. Jordan then became an NFL Agent, representing players in contract negotiations, while also implementing their strategic marketing and career plans.

As an agent, he prided himself on his ability to cultivate relationships and prioritize his client's needs. His decision to transition his skill set into commercial real estate was driven by his passion for market dynamics and his desire to apply his negotiation expertise and strategic thinking to his interest in commercial real estate. His deep understanding of client needs, coupled with his experience in managing complex transactions, make him a valuable asset to the commercial real estate industry. Joining the Grimaldi Commercial Realty team, renowned for their expertise and legacy, was an effortless decision for Jordan, who understood the importance of being mentored by the best in the industry.

Jordan believes in the power of integrity, transparency, and relentless pursuit of excellence. His approach is client-focused, ensuring that each transaction is handled with the utmost professionalism and dedication. He remains committed to delivering results that exceed expectations and building lasting relationships based on trust and mutual success. In his off time, Jordan likes to work out, play golf, and enjoy the beach.

Areas of Expertise:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Gas Stations/Convenience Stores
- Investment Assets

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