PREMIER TAMPA SHOWROOM- 13,296 SF FREESTANDING BUILDING 1.42 ACRES SIGNALIZED CORNER LED BILLBOARD SIGNAGE

2111 East Busch Boulevard, Tampa, FL 33612

EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	1.42 Acres
Year Built:	1993
Fully Renovated:	2025
Zoning:	CI (Commercial Intensive)
Market:	Tampa Bay
Submarket:	Tampa
Buyer Transaction Fee	$395

PROPERTY OVERVIEW

Grimaldi Commercial Realty Corp. is pleased to present this exclusive rare opportunity to acquire a highly visible and extensively renovated 13,296 SF freestanding commercial facility situated on 1.42 acres at the signalized intersection of E. Busch Boulevard and N. 22nd Street in Tampa, Florida.

This unique property has been transformed into a modern showroom environment featuring expansive open-span floor areas, premium interior finishes, upgraded lighting, private offices, and a welcoming reception and customer lobby area. Additional features include a rear storage and service area with grade-level overhead door access, 18-foot wall heights, interior fire sprinkler system, integrated security and audio systems, and existing drive-thru infrastructure.

The property further benefits from owner-controlled transferable LED digital signage, newly installed wrought iron perimeter fencing with three rolling security gates, decorative paver improvements, new asphalt, ample on-site parking, and outstanding visibility from one of Tampa's major commercial corridors.

Property is zoned CI (Commercial Intensive) and offers exceptional flexibility and is ideally suited for showroom, retail, automotive, medical, educational, fitness, entertainment, and a variety of owner-user or redevelopment opportunities.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Freestanding upscale retail showroom
- Approximately 13,096 SF heated area
- Situated on 1.42 acres (61,856 SF)
- Signalized hard-corner location
- Apx 319 feet of frontage on Busch Boulevard
- Zoned CI (Commercial Intensive)
- Extensively renovated showroom environment
- Premium interior finishes throughout
- Expansive open-span modern showroom layout
- High end contemporary reception & lobby area
- Two private modern offices
- Two spacious multi-stall restrooms
- Rear storage and service area
- Grade-level 8' x 8' overhead door access
- Existing drive-thru infrastructure
- 18-foot wall height
- Interior fire sprinkler system
- Owner-controlled transferable LED digital billboard signage
- Integrated 22-camera security system
- Integrated 16-speaker audio system
- Newly installed wrought iron perimeter fencing
- Three rolling security gates
- New asphalt & Decorative paver enhancements
- Recently painted interior and exterior
- Ample on-site parking (approximately 51 spaces)
- Multiple points of ingress and egress
- Outstanding visibility and branding opportunity







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2111 East Busch Boulevard, Tampa, FL 33612

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Grimaldi Commercial Realty Corp. is pleased to present 2111 E. Busch Boulevard, a highly visible freestanding commercial facility located at the signalized intersection of E. Busch Boulevard and N. 22nd Street in Tampa, Florida.

Originally developed as a national retail building, the property has been transformed into a contemporary showroom environment featuring premium finishes, expansive open-span floor areas, modern architectural design elements, upgraded lighting, and a professional customer experience. The facility combines high-end showroom presentation with practical operational functionality, making it suitable for a wide variety of commercial users.

The property contains approximately 13,296 square feet situated on approximately 1.42 acres and benefits from outstanding frontage, exceptional visibility, extensive parking, owner-controlled transferable LED digital signage, and excellent access from multiple points of ingress and egress.

The interior layout includes a spacious showroom, reception and lobby area, two private offices, two large restrooms, and a substantial rear storage and service area featuring grade-level overhead door access. This configuration allows businesses to efficiently combine customer-facing operations with inventory storage, distribution, assembly, service, and back-of-house functions within a single facility.

Additional improvements include newly installed wrought iron perimeter fencing with three rolling security gates, new asphalt improvements, decorative paver enhancements, integrated security and audio systems, and existing drive-thru infrastructure.

Property is zoned CI (Commercial Intensive) and further expands allowable uses and increase long-term flexibility and value.

This offering presents a rare opportunity to acquire a highly improved, move-in-ready commercial facility in one of Tampa's most visible commercial corridors.

LOCATION DESCRIPTION

Located at the signalized intersection of Busch Blvd and N. 22nd St in Tampa, Florida

INTERIOR DESCRIPTION

Modern renovated open showroom with offices and rear warehouse

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2111 East Busch Boulevard, Tampa, FL 33612

PROPERTY DETAILS

Sale Price	**SUBJECT TO OFFER**

LOCATION INFORMATION

Building Name	PREMIER TAMPA SHOWROOM- 13,296 SF Freestanding Building 1.42 ACRES Signalized corner LED Billboard Signage
Street Address	2111 East Busch Boulevard
City, State, Zip	Tampa, FL 33612
County	Hillsborough
Market	Tampa Bay
Sub-market	Tampa
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Airport	Tampa International Airport

BUILDING INFORMATION

Building Size	13,296 SF
NOI	$0.00
Cap Rate	0.0
Tenancy	Single
Number of Floors	1
Year Built	1993 (renovated 2025-2026)
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Freestanding Building
Zoning	CI (Commercial Intensive)
Lot Size	1.42 Acres
APN #	145286-0000
Lot Frontage	319 ft
Corner Property	Yes
Amenities	Pylon Sign

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.84
Number of Parking Spaces	51

UTILITIES & AMENITIES

Central HVAC	Yes

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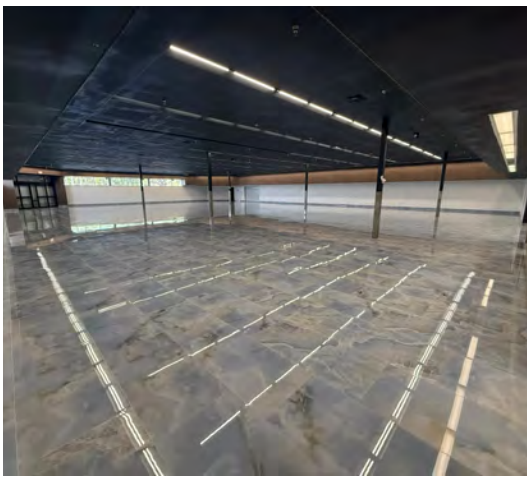
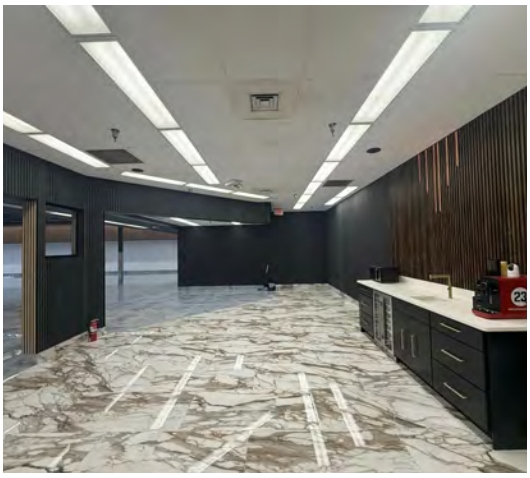
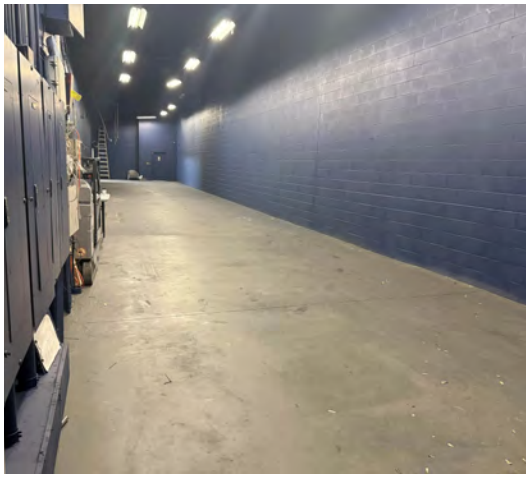
INTERIOR PHOTOS





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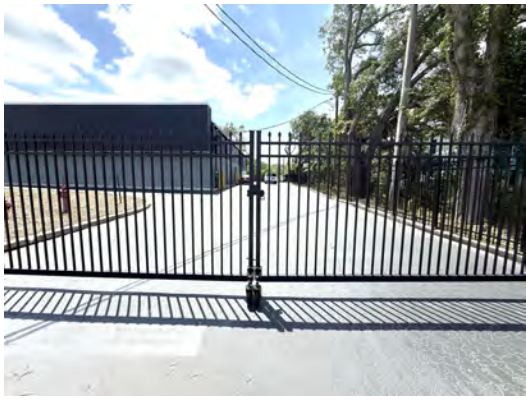
EXTERIOR PHOTOS











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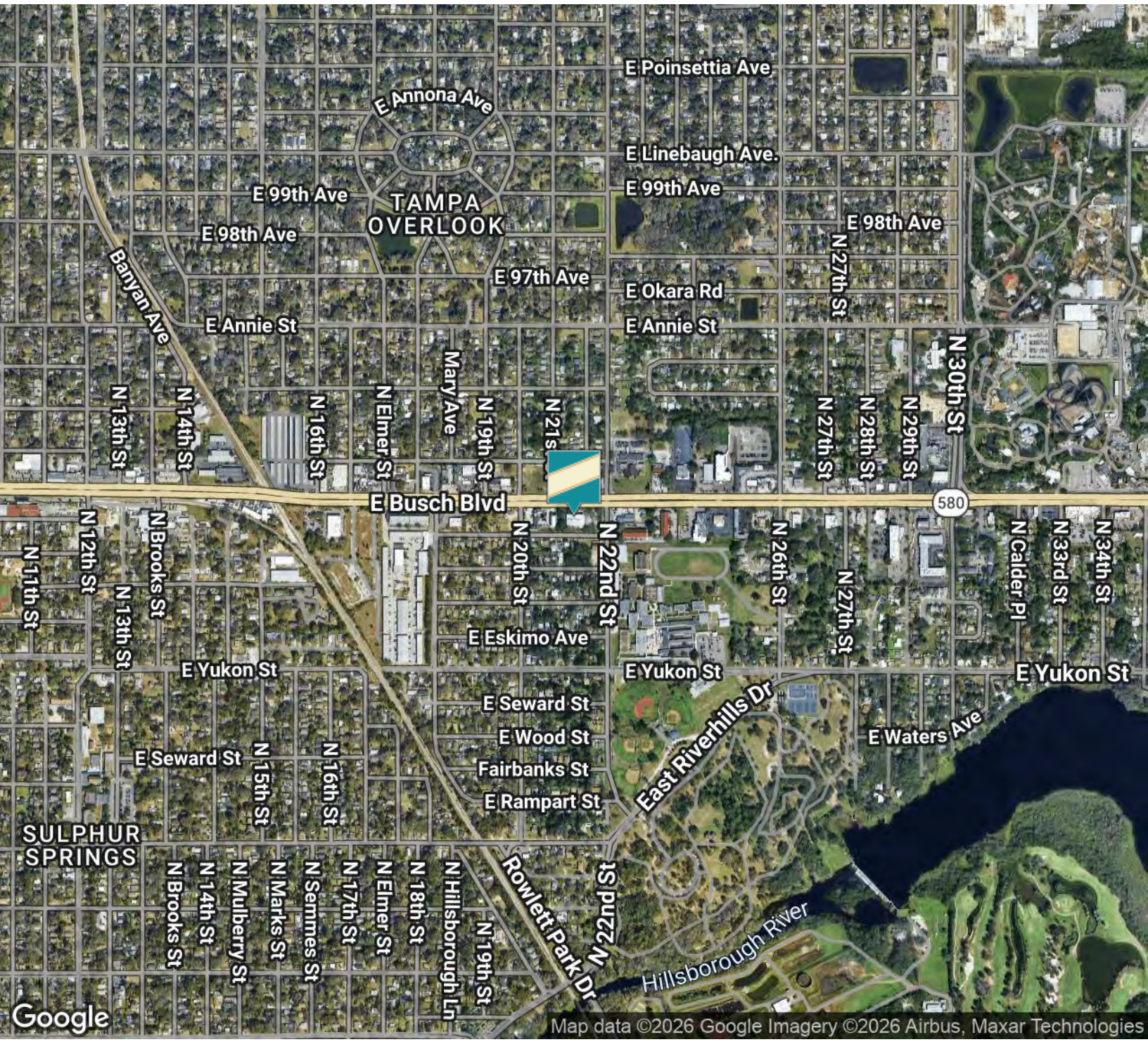
AERIAL MAP



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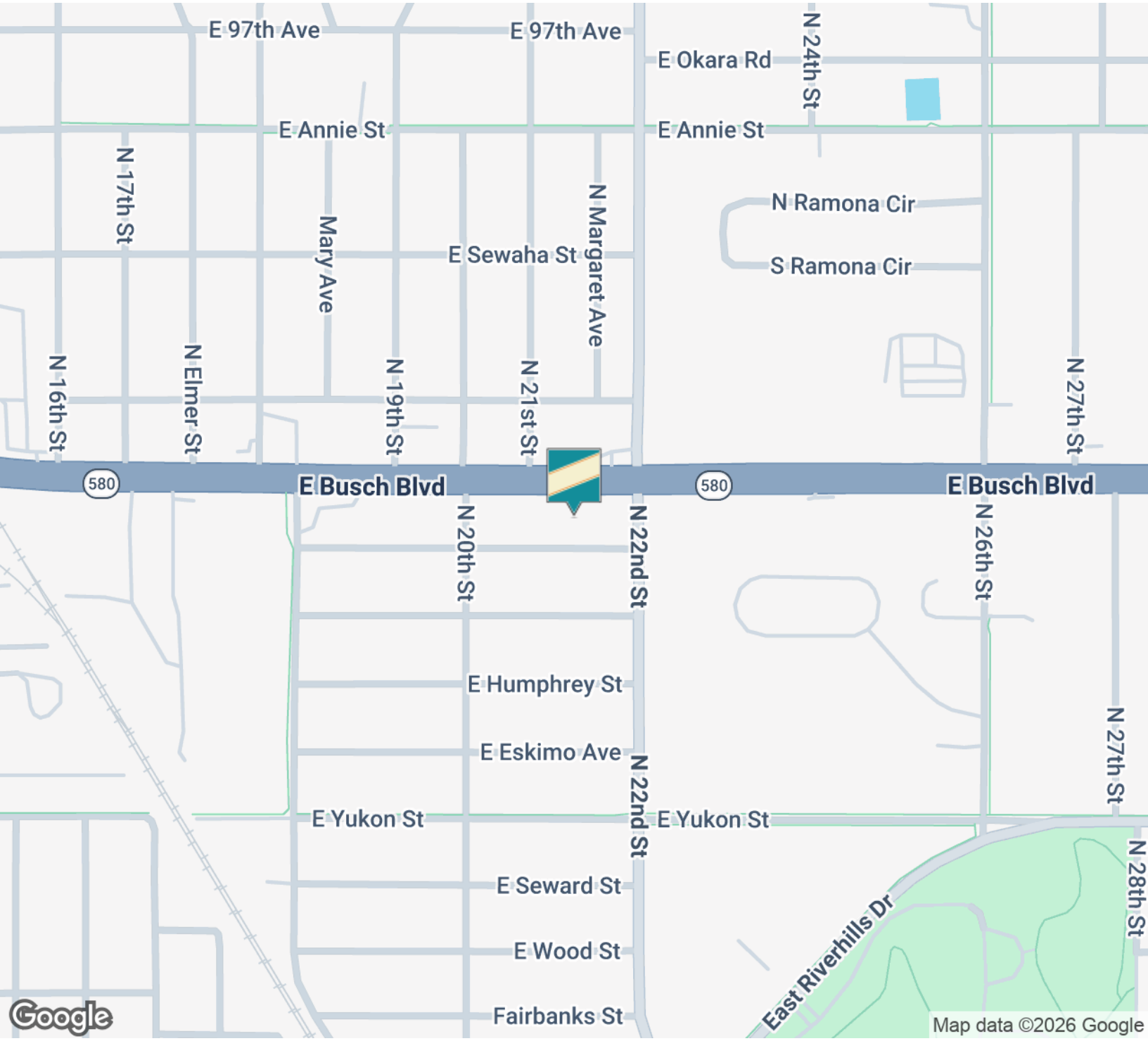

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ADVISOR BIO

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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

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FULL DISCLAIMER

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Sales Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty Corp. and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty Corp.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the Sales Brochure. If you have no interest in the subject property, please promptly return this Sales Brochure to Grimaldi Commercial Realty Corp.

This Sales Brochure has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty Corp. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this Sales Brochure 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.

Grimaldi Commercial Realty Corp. does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty Corp.

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