



FANTASTIC INVESTMENT RETAIL PROPERTY FOR SALE

LEE'S PLAZA

10754 70th Ave, Seminole, FL 33772

PRESENTED BY FRANK GRIMALDI SR., (813) 245-1124

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

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grimaldcommercialrealty.com



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Cap Rate:	7.71%
NOI:	\$57,788
Available SF:	0 SF
Lot Size:	0.87 Acres
Year Built:	1957
Building Size:	9,600 SF
Renovated:	1984
Zoning:	CG
Market:	Tampa
Submarket:	St. Petersburg, Clearwater
Price / SF:	\$78.12

PROPERTY OVERVIEW

FANTASTIC INVESTMENT OPPORTUNITY IN SEMINOLE, FL! THIS 5 TENANT, RETAIL CENTER IS CURRENTLY 100% OCCUPIED. THE PROPERTY HAS OVER 9,600 S/F OF LEASABLE SQUARE FOOTAGE, AND OVER 60 PARKING SPOTS. THE CENTER HAS TREMENDOUS UPSIDE AS THE RENTS ARE STILL VERY LOW FOR THIS AREA. THE CENTER HAS A GREAT MIX OF BOTH LONG AND SHORT TERM TENANTS WHICH WILL ALLOW THE BUYER TO MAXIMIZE THEIR RETURN INSTANTLY.

CONTACT BROKER FRANK GRIMALDI, SR., FOR ADDITIONAL INFORMATION, (813) 245-1124

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- FANTASTIC INVESTMENT OPPORTUNITY WITH LOW RENTS AND TREMENDOUS UPSIDE
- BOTH LONG AND SHORT TERM TENANTS WHICH WILL ALLOW THE BUYER TO MAXIMIZE THEIR RETURN INSTANTLY.
- MULTI-TENANT INVESTMENT OPPORTUNITY LOCATED IN A HIGH-TRAFFIC SHOPPING AND RETAIL DISTRICT, SURROUNDED BY SINGLE FAMILY AND MULTI-FAMILY HOUSEHOLDS
- LOCATED ON VERY BUSY 70TH AVE AT US 19 N



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ADDITIONAL PHOTOS



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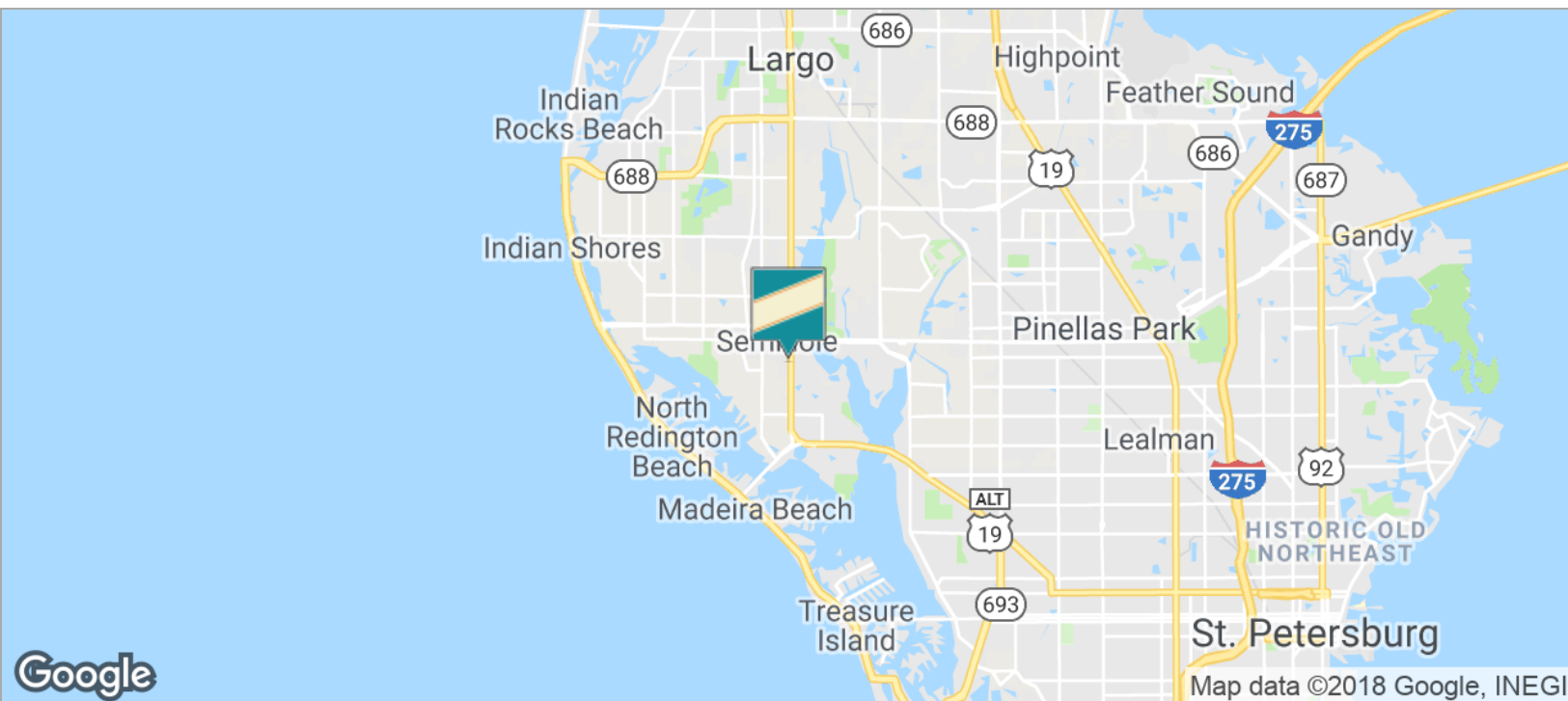
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LOCATION MAPS



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DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
Total population	10,999	77,991	191,999
Median age	54.7	48.5	47.4
Median age (Male)	50.7	46.1	45.8
Median age (Female)	56.7	50.3	48.9
	1 MILE	3 MILES	5 MILES
Total households	5,932	35,159	84,809
Total persons per HH	1.9	2.2	2.3
Average HH income	\$51,189	\$62,365	\$59,752
Average house value	\$242,030	\$272,553	\$248,390

* Demographic data derived from 2010 US Census

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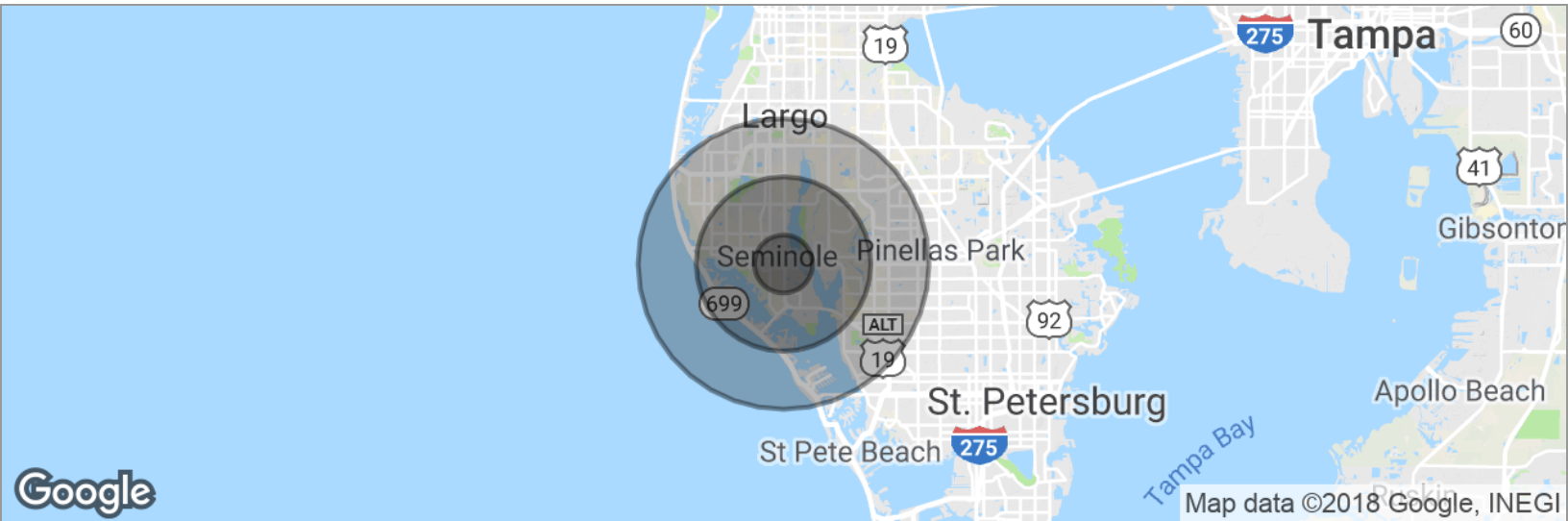
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
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Median age	54.7	48.5	47.4
Median age (Male)	50.7	46.1	45.8
Median age (Female)	56.7	50.3	48.9
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AERIAL MAP



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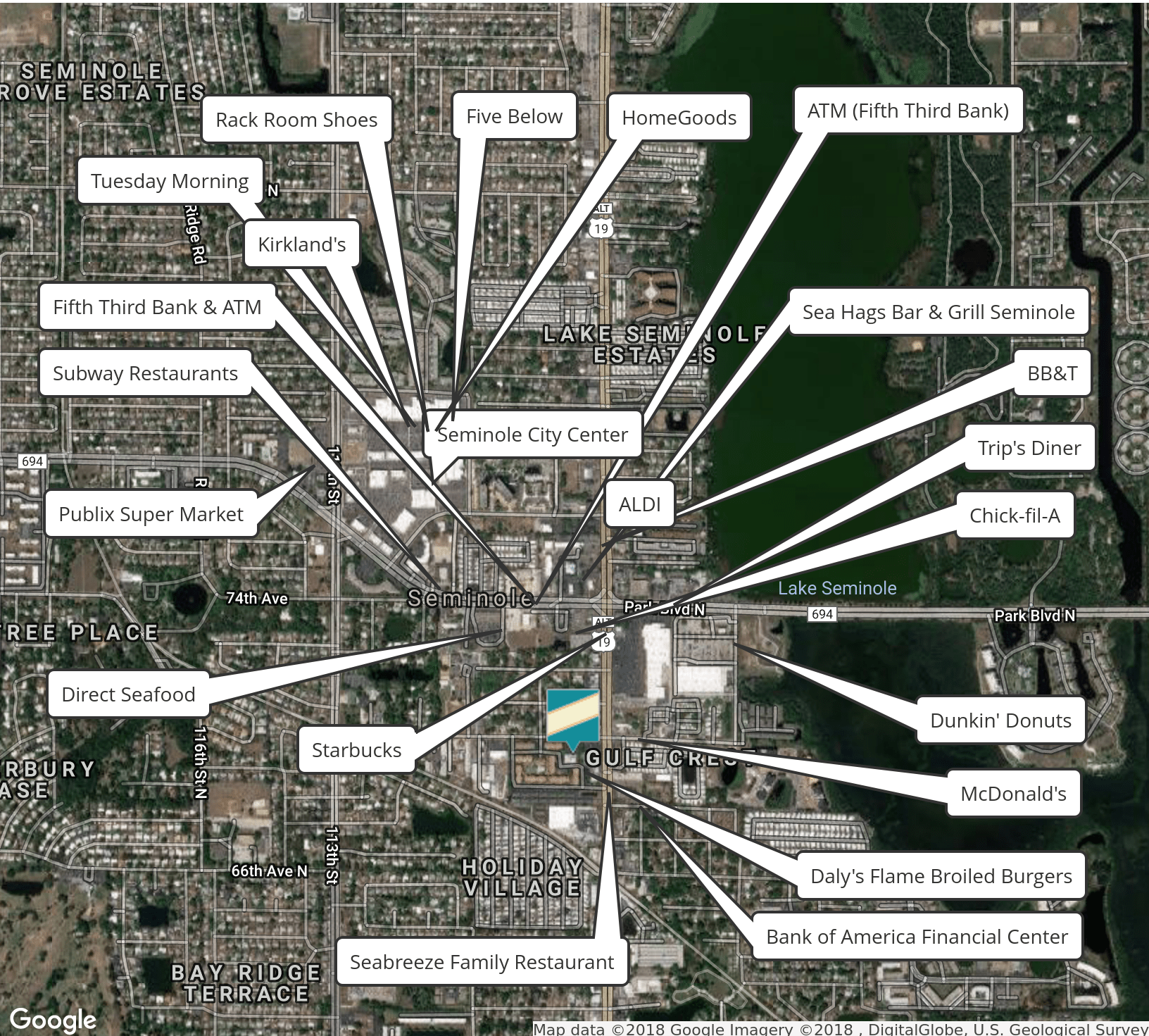
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RETAILER MAP



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MARKETING LOGOS

Grimaldi Commercial Realty Corp.'s marketing is one of the most powerful in this industry. Your property will be featured on all of these online portals and publications.



Social Networking such as LinkedIn, Facebook, Twitter, are also used in getting your property sold or leased.

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FOUNDER/CEO

FRANK GRIMALDI, SR.

Founder/CEO



PROFESSIONAL BIOGRAPHY

Frank Grimaldi, Sr. is the Founder and CEO of Grimaldi Commercial Realty Corp. and a pillar of the Tampa Bay Community. He started Grimaldi Commercial Realty Corp. in 1975. With over 40 years as a commercial Broker, he has experience in every aspect of commercial real estate including specializing in:

- Creative Seller Financing
- Sales & Leasing
- Asset Management
- Multi Million Dollar Transactions
- Land & Community Development
- Value Analysis
- Economic/Urban Development
- Retail
- Office
- Industrial
- Multi-family

Being in the Tampa Bay market market for over 40 years, Frank has a vast network of contacts allowing him access to clients purchasing a variety range of commercial property types and price points. His experience has allowed him to successfully weather numerous turbulent economies and community changes. Frank takes a hands-on approach to all projects. His philosophy has kept the company successfully growing and has empowered him to be one of the most trusted names in the Tampa Bay Commercial Real Estate market.