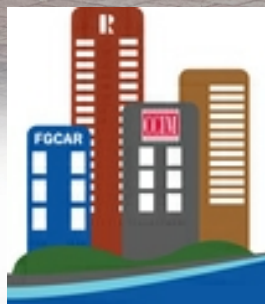
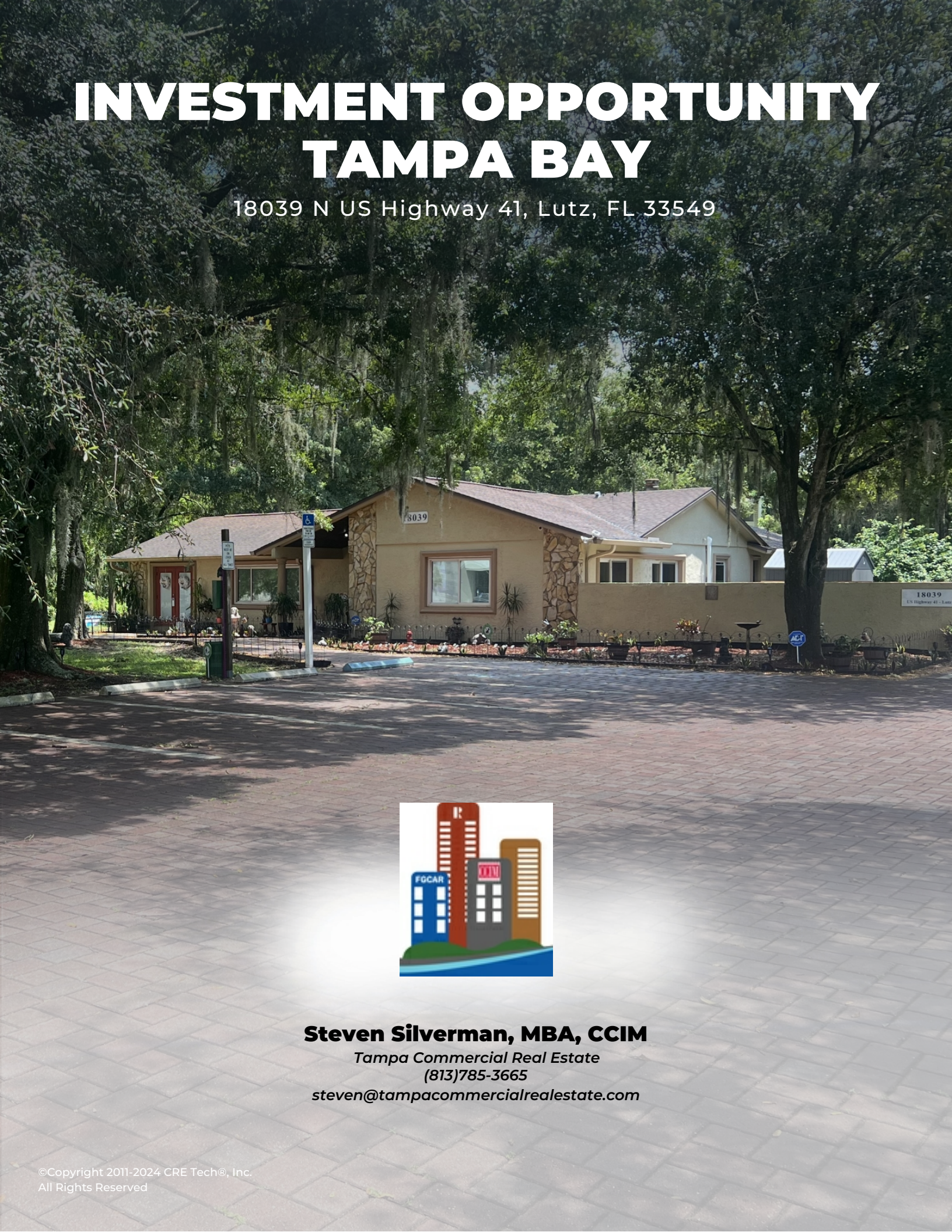


INVESTMENT OPPORTUNITY TAMPA BAY

18039 N US Highway 41, Lutz, FL 33549



Steven Silverman, MBA, CCIM

Tampa Commercial Real Estate

(813)785-3665

steven@tampacommercialrealestate.com



PROPERTY INFORMATION

PURCHASE PRICE
\$1,700,000.00

PROPERTY ADDRESS
18039 N US Highway 41
Lutz, FL 33549

PROPERTY SIZE
2,556 Sq. Ft.

LAND SIZE
2.57 Acres

INVESTMENT OPPORTUNITY TAMPA BAY

18039 N US Highway
41 Lutz, FL 33549

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

This property is conveyed by a high-quality tenant who provides income and stability.

By developing the surplus land with additional office buildings, there is upside potential to create additional sources of income and increase the value of the property



INVESTMENT OPPORTUNITY TAMPA BAY

18039 N US Highway 41, Lutz, FL 33549



PROPERTY DETAILS

Offering Memorandum

Property Overview

Property Address: 18039 N US Hwy 41, Lutz, FL 33549

Location: The property is strategically located on Highway 41 North at the signalized intersection of Crystal Lake Road, providing excellent visibility and access.

Building and Land:

- **Building Size:** 2,556 SF
- **Land Size:** 2.57 acres total

Property ID: The property consists of two parcels

Folio 013998.0000 - 0.967 acres

Folio 013998.0000 - 1.63 acres with 1.42 acres lowlands

Frontage: 200 ft 211 ft = 411 ft on Hwy 41 N

Tenant Information: Tenant: Vetria Pet Wellness & Surgical Center

- **Website:** <http://www.vetriapetclinic.com/>
- **Lease Term:** Beginning of a 7-year lease with one 7-year renewal option
- **Lease Details:** Tenant handles all property maintenance; owner is responsible for property tax and insurance
- **Annual Rent Escalation:** 2%

Tenant Improvements and Reputation: Vetria Pet Wellness & Surgical Center has invested substantially in upgrading the building to create a first-class animal hospital. With a strong reputation built over the past 60 years, Vetria is recognized for outstanding work in canine orthopedics, cancer treatment, stem cell therapy, diabetes care, and nutrition. The clinic is known for providing exceptional veterinary care at affordable prices, ensuring a loyal and growing customer base.

Market and Area Growth

Traffic and Visibility: The property is located directly on busy Highway 41 North, which experiences a daily traffic count of over 45,000 vehicles, ensuring high visibility for the tenant.

Demographics: The market area extends into affluent regions such as Wesley Chapel, Cheval, and Avila. The population within a 5-mile radius is 156,000, with an average household income of \$119,000. The excellent demographics enhance the property's appeal to potential tenants.

Consumer Behavior: Market studies indicate that residents in this area visit veterinarian clinics at a rate significantly higher than the national average, making this location ideal for the current veterinary use.



PROPERTY DETAILS

Future Development Options: Despite the presence of some wetlands, the site holds significant upside potential for future development. In 2017, a development plan was approved (though now expired) that included:

- **Option 1:** 4,350 SF of retail space with a 1,900 SF building for closed storage
- **Option 2:** 10,057 SF of professional office space, allowing for the existing building to remain while adding three additional buildings of 2,500 SF each.

Plans that had prior approvals can usually be revived, offering further opportunities for expansion and increased returns.

Risk Analysis

- The property lies in Flood Zone “X,” which is outside of the 100-year floodplain.
- No known environmental issues.

Investment Highlights

- **Stable Income:** The quality of the tenant and the strength of the market provide a stable income stream.
- **High Demand:** The excellent location and strong tenant enhance the property's long-term demand.
- **Growth Potential:** Future development opportunities add significant upside potential.
- **Strong Market:** The affluent and growing population in the surrounding area supports sustained tenant success and property value appreciation.

Conclusion

This offering presents an exceptional opportunity for an investor to acquire a property with a strong tenant in a prime location. The combination of a reputable tenant, robust market demographics, and potential for future development ensures a stable and lucrative investment.

For more information or to schedule a property tour, please contact:

Steven Silverman
813-785-3665 - steven@TampaCommercialREalestate.com
Tampa Commercial Real Estate

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is subject to change.



AREA LOCATION MAP



INVESTMENT OPPORTUNITY TAMPA BAY
18039 N US HIGHWAY 41, LUTZ, FL, 33549



PROPERTY PHOTOS



INVESTMENT OPPORTUNITY TAMPA BAY

18039 N US Highway 41, Lutz, FL 33549



PROPERTY PHOTOS

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PROPERTY PHOTOS



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TRAFFIC COUNT



18039 N 41 HIGHWAY



FUTURE DEVELOPMENT

Site Plan

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 17-0955 LU
MEETING DATE: August 8, 2017
DATE TYPED: August 11, 2017

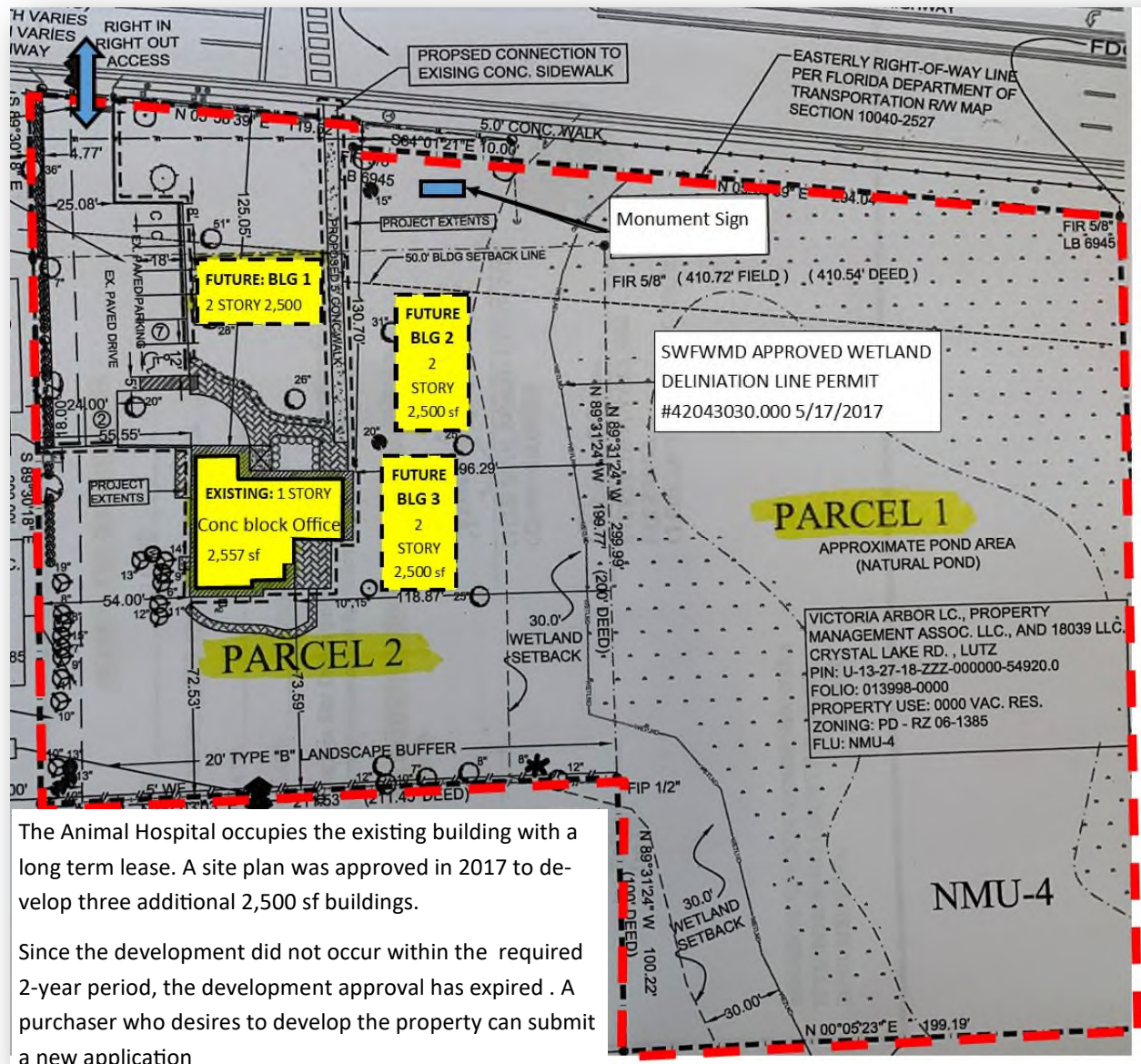
Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 25, 2017.

1. The Development shall be permitted two development options.

Option #1: The site shall be developed with 4,350 square feet for the retail sales of pavers with a 1,900 square foot building for closed storage. The building height on the site shall be a maximum of 35 feet or 2 stories.

Option #2: The site shall be limited to a maximum of 10,057 square feet of BPO (Business Professional Office) Zoning District uses with a maximum building height of 35 feet or 2 stories.

18039 N 41 HWY LUTZ



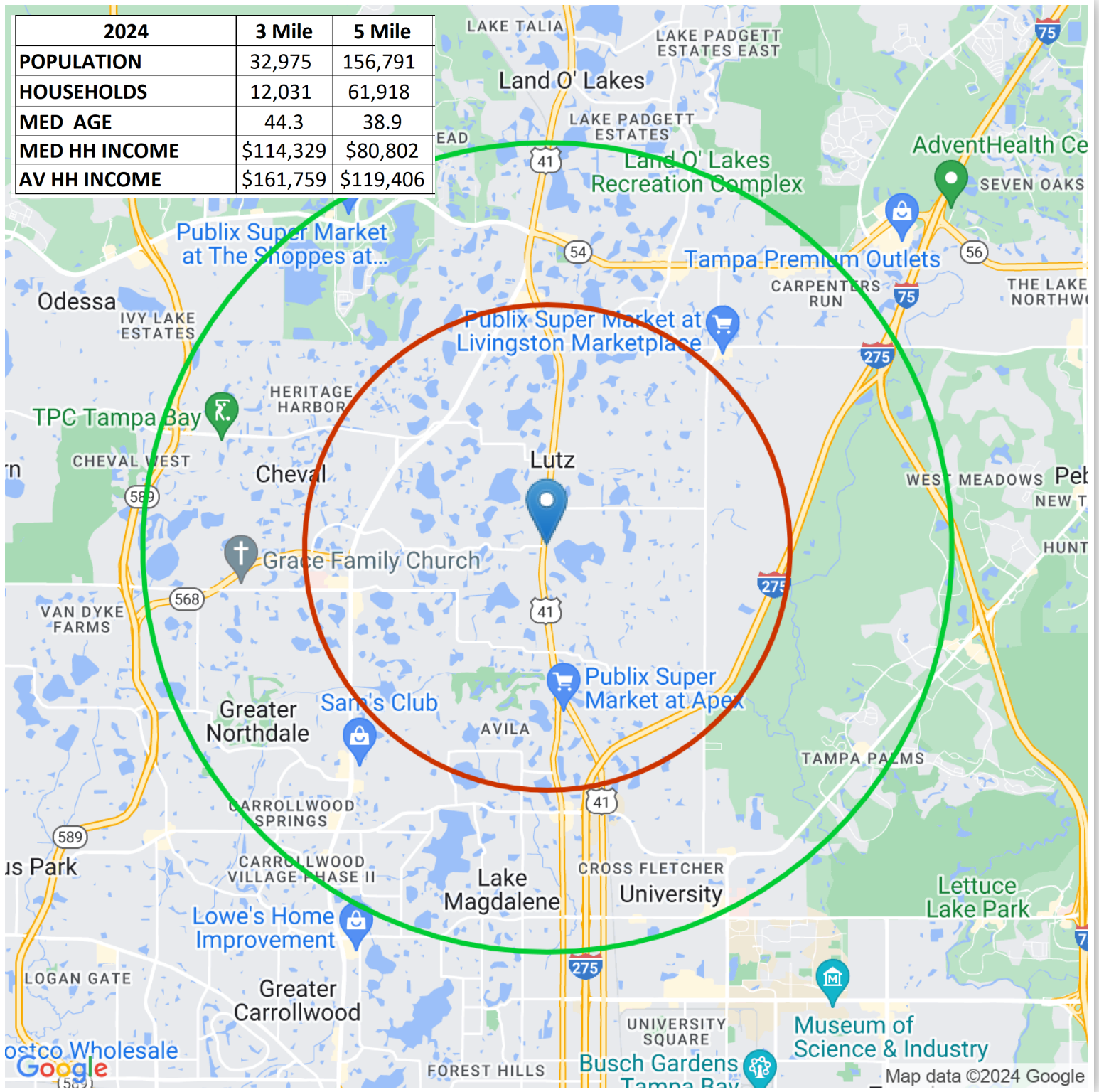
The Animal Hospital occupies the existing building with a long term lease. A site plan was approved in 2017 to develop three additional 2,500 sf buildings. Since the development did not occur within the required 2-year period, the development approval has expired. A purchaser who desires to develop the property can submit a new application

18039 N 41 Highway, Lutz FL



LOCATION/STUDY AREA MAP (RINGS: 3, 5 MILE RADIUS)

2024	3 Mile	5 Mile
POPULATION	32,975	156,791
HOUSEHOLDS	12,031	61,918
MED AGE	44.3	38.9
MED HH INCOME	\$114,329	\$80,802
AV HH INCOME	\$161,759	\$119,406



INVESTMENT OPPORTUNITY TAMPA BAY

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1-YEAR PROFORMA CASH FLOW SUMMARY

CASH FLOW

For the Year Ending	Year 1 Sep-2025
POTENTIAL RENTAL INCOME (PRI)	\$96,480
- Vacancy / Credit Loss	\$0
EFFECTIVE RENTAL INCOME	\$96,480
+ Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$96,480
- Operating Expenses	\$25,187
NET OPERATING INCOME (NOI)	\$71,293
- Capital Expenses / Replacement Reserves	\$7,668
- Annual Debt Service 1st Lien	\$108,137
CASH FLOW BEFORE TAXES	(\$44,512)

EXPENSE DETAIL

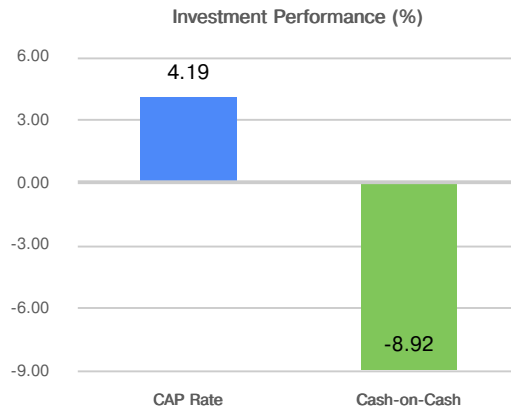
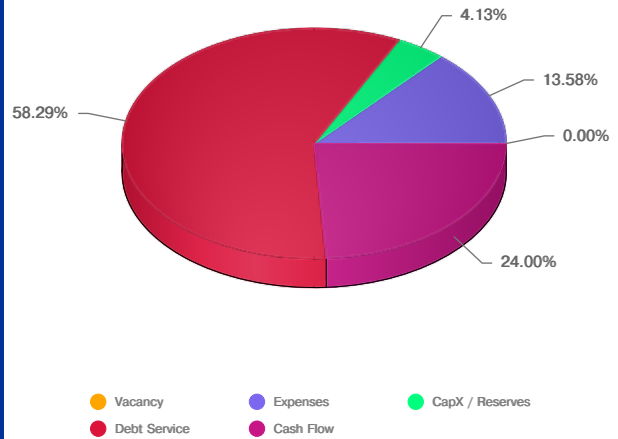
Management Fee	\$1,000
Personal Property Taxes	\$10,328
Property Insurance 1	\$7,500
Reserves	\$3,859
Maintenance & Repairs	\$2,500
TOTAL OPERATING EXPENSES	\$25,187

NET OPERATING INCOME (NOI)	\$71,293
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INITIAL INVESTMENT

Purchase Price	\$1,700,000
+ Acquisition Costs	\$61,370
- Mortgage(s)	\$1,275,000
+ Loan Fees Points	\$12,750
Initial Investment	\$499,120

INVESTMENT PERFORMANCE



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CONTACT



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Email: steven@tampacommercialrealestate.com

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OPPORTUNITY
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412 E Madison St, Suite 1206
Tampa, FL 33602 United States