

Retail for Sale

Asking: \$1,250,000

OFFERING MEMORANDUM | 3732 LAND O' LAKES BOULEVARD | LAND O' LAKES, FL 34639

Exclusively Listed by

Alex Lucke, CCIM - Commercial Director | (727) 410-2896 | AlexLucke@KWCommercial.com | #SL3351552

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL TAMPA PROPERTIES
5020 W Linebaugh Ave #100
Tampa, FL 33624

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Table of Contents



01 - Property Information

Disclaimer	4
Executive Summary	5

02 - Location Information

Regional Map	7
Location Maps	8
Aerial Map	9
Demographics	10

03 - Agent Profile

Professional Bio	12
------------------------	----

Disclaimer

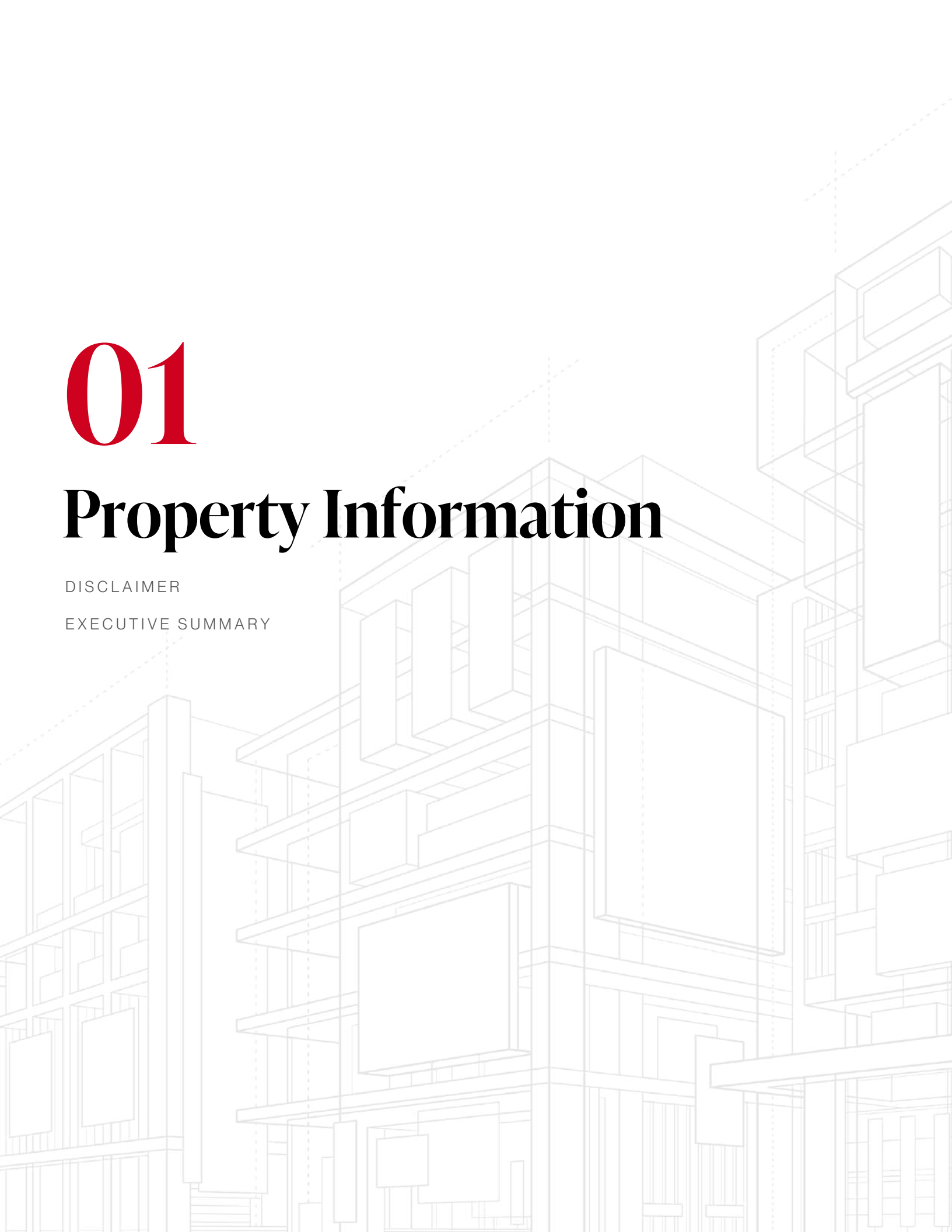
All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



01

Property Information

DISCLAIMER

EXECUTIVE SUMMARY

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Alex Lucke, CCIM - Commercial Director

☎ (727) 410-2896

✉ AlexLucke@KWCommercial.com

📱 #SL3351552

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

Executive Summary



Property Overview

KW Commercial Tampa Properties is proud to present for sale 3732, 3738 & 3800 Land O' Lakes Blvd, Land O' Lakes, FL 34639 ("Property"), a rare opportunity to acquire three commercial buildings on a single parcel with direct frontage along the heavily traveled US Highway 41 corridor.

The Property offers functional office space featuring private offices and a waiting room or conference room. Finishes include ceramic tile flooring in the waiting room and the front and back offices, with carpet in the two middle offices. A dedicated utility room houses the electrical panel, and the Property is served by an on-site well and pump.

Zoned C2 (General Commercial), the Property allows for heavier commercial applications than C1 zoning, including automotive repair services, retail showrooms, business offices, and moderate-intensity commercial development. Nearby operators such as Eddie's Auto Body demonstrate the corridor's established commercial character.

Two of the three buildings are currently tenant occupied by an established local operator under leases expiring September 2027 and September 2028, generating \$3,100 per month (\$37,200 annually) in place. Current rents are below market, presenting a clear value-add opportunity: a future owner can occupy the vacant third building with their own business while collecting in-place income, then increase rents to market as the existing leases roll.

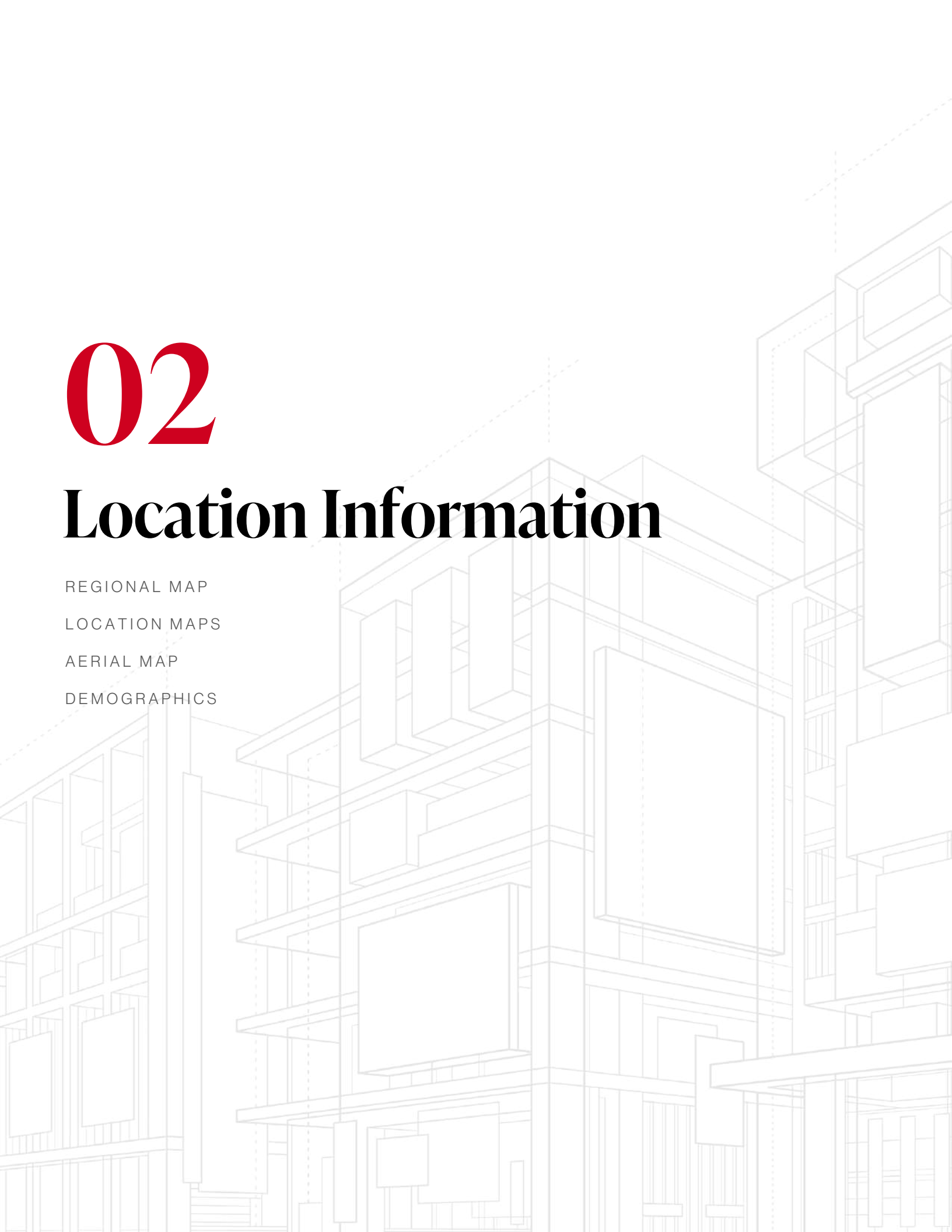
With three buildings on one parcel (Parcel #24-26-18-0000-01300-0000), the Property provides flexibility for an owner-user seeking a US 41 presence with immediate rental income, an investor pursuing multi-tenant upside, or a business looking to occupy one building while leasing the others.

Located in the rapidly growing Land O' Lakes market of Pasco County, the Property benefits from strong daily traffic counts along US 41 and continued residential and commercial growth throughout the corridor.

Property Highlights

- Three commercial buildings totaling ±6,146 SF on one parcel along US Highway 41
- C2 (General Commercial) zoning permitting office, retail showroom, automotive repair, and moderate-intensity commercial uses
- Direct frontage on the heavily traveled US 41 corridor
- Two buildings tenant occupied with leases expiring September 2027 and September 2028
- \$37,200 in-place annual income with below market rents and clear path to higher income as leases roll
- Vacant ±2,124 SF building ready to occupy
- Flexible opportunity for owner-users, investors, or partial owner-occupancy
- Located in the fast-growing Land O' Lakes / Pasco County market

Price:	\$1,250,000
Building SF:	±6,146 SF
Price / SF:	203.38
Occupancy:	Partially Tenant Occupied
Available SF:	±2,124 SF



02

Location Information

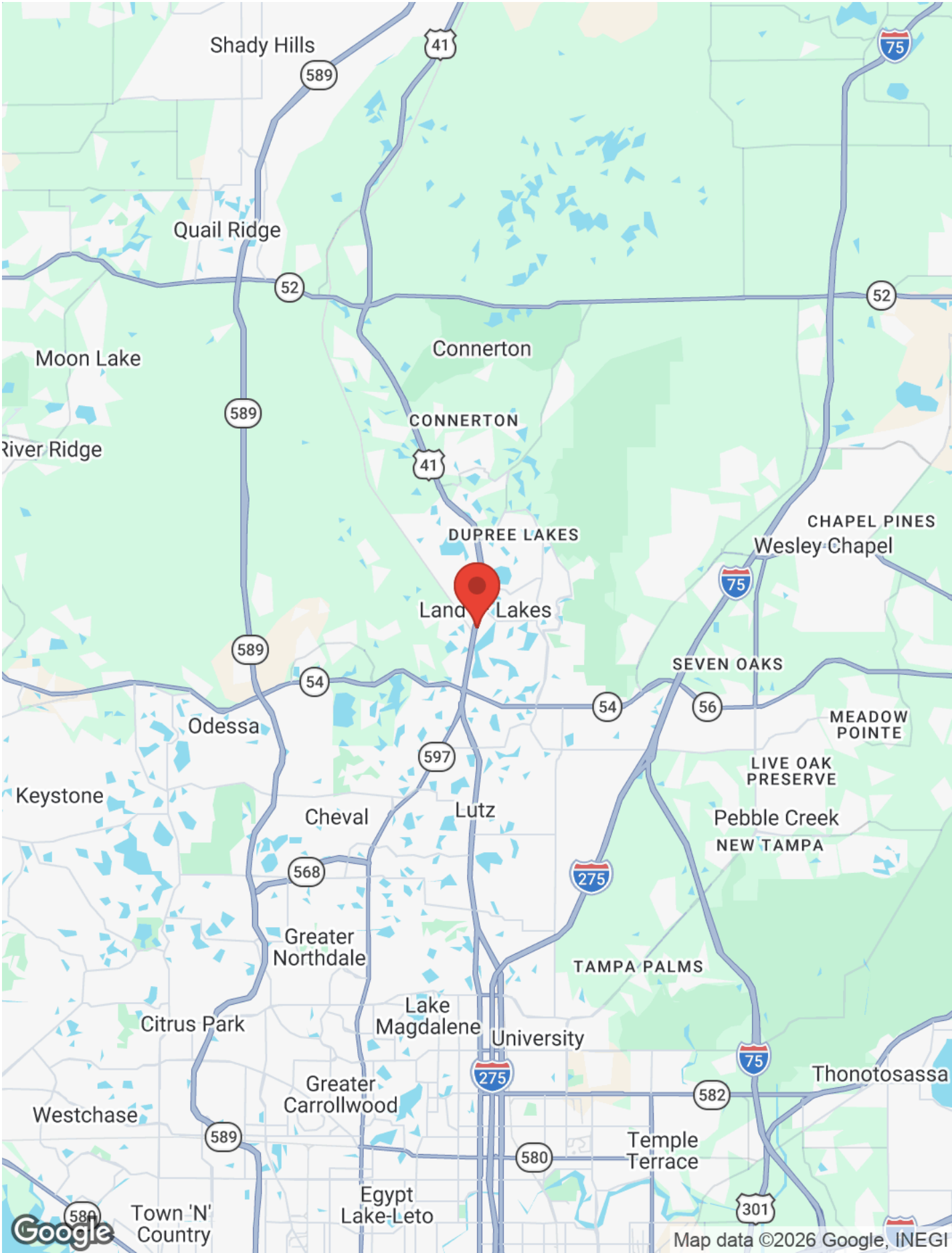
REGIONAL MAP

LOCATION MAPS

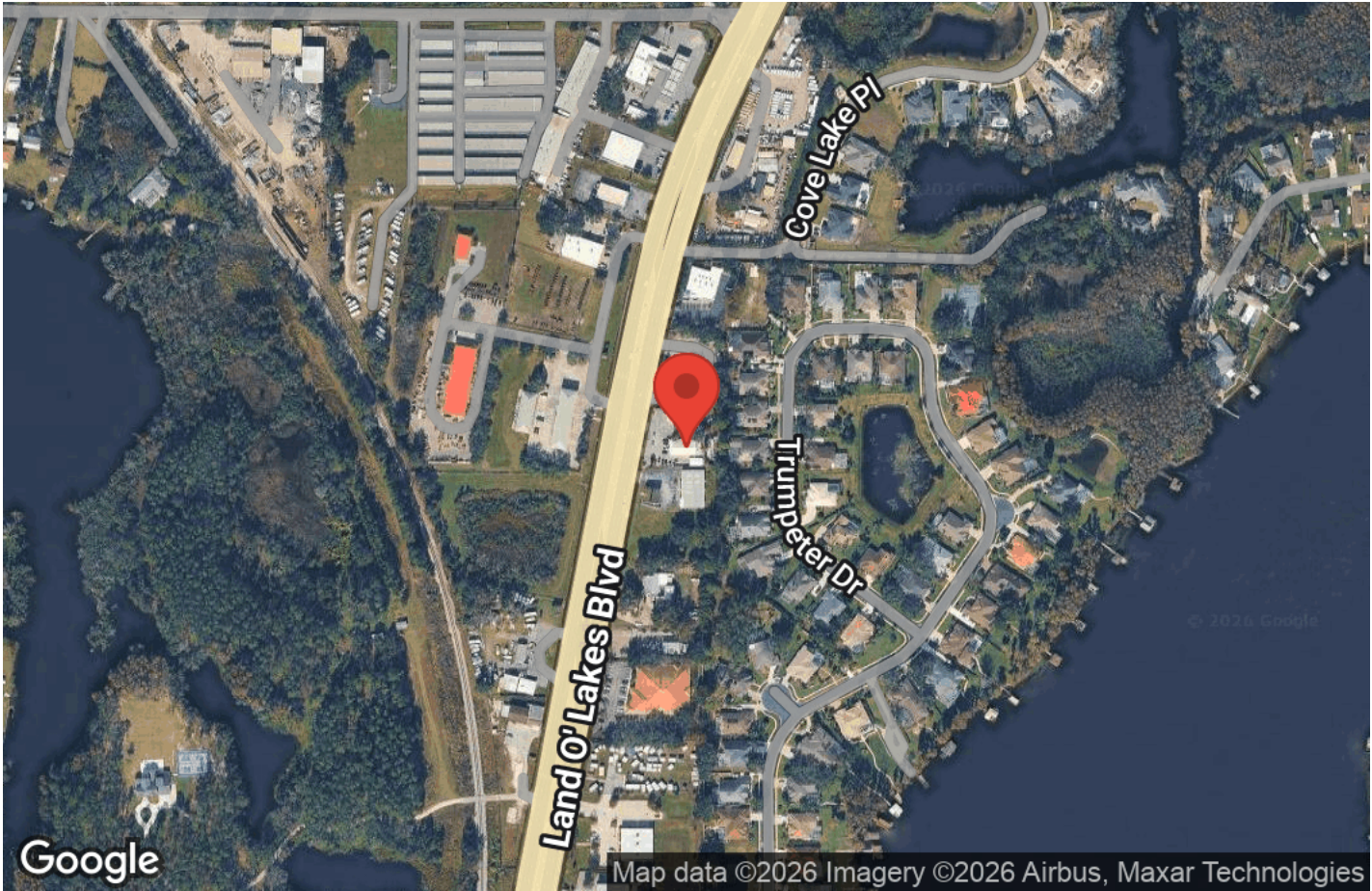
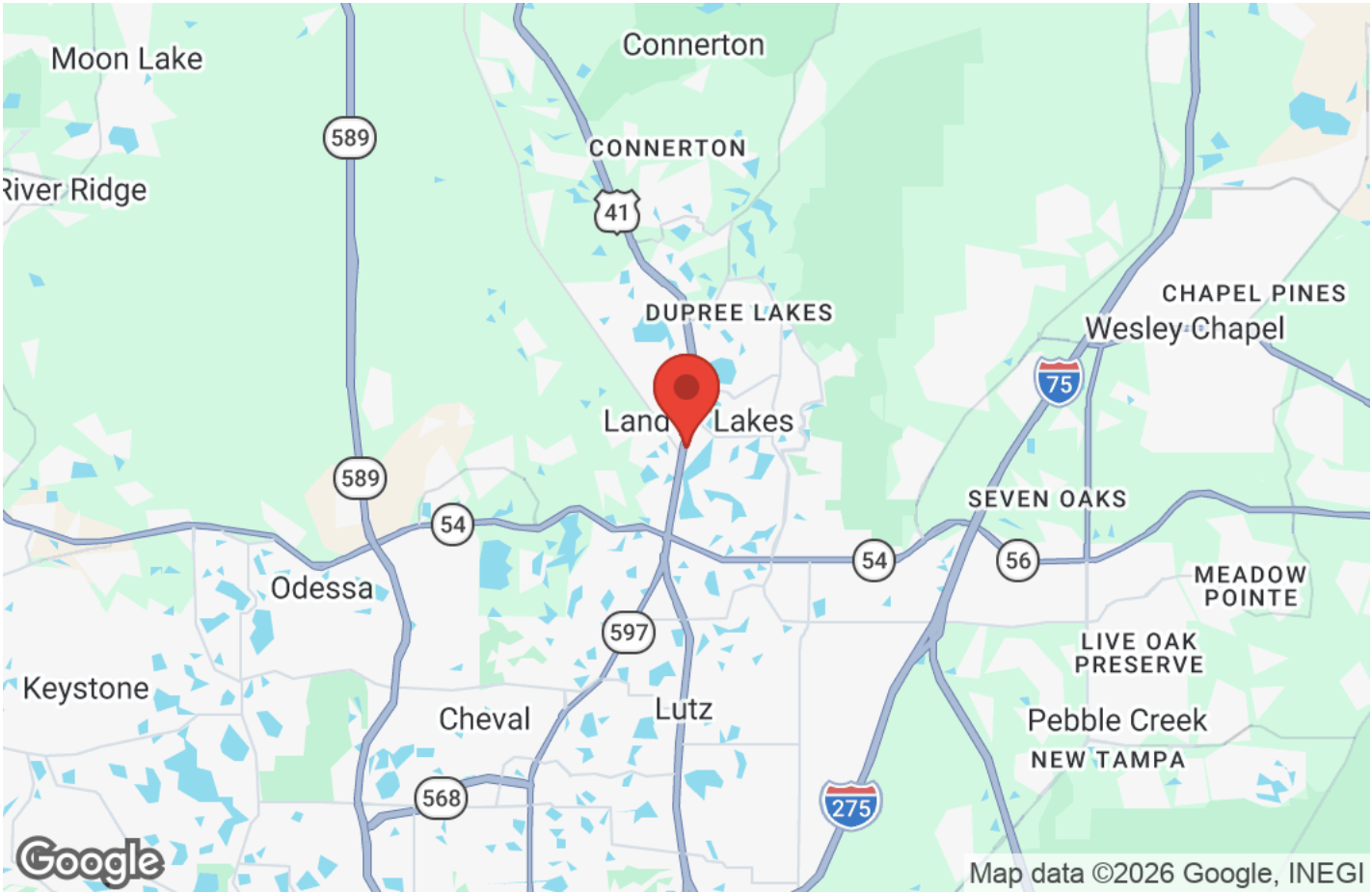
AERIAL MAP

DEMOGRAPHICS

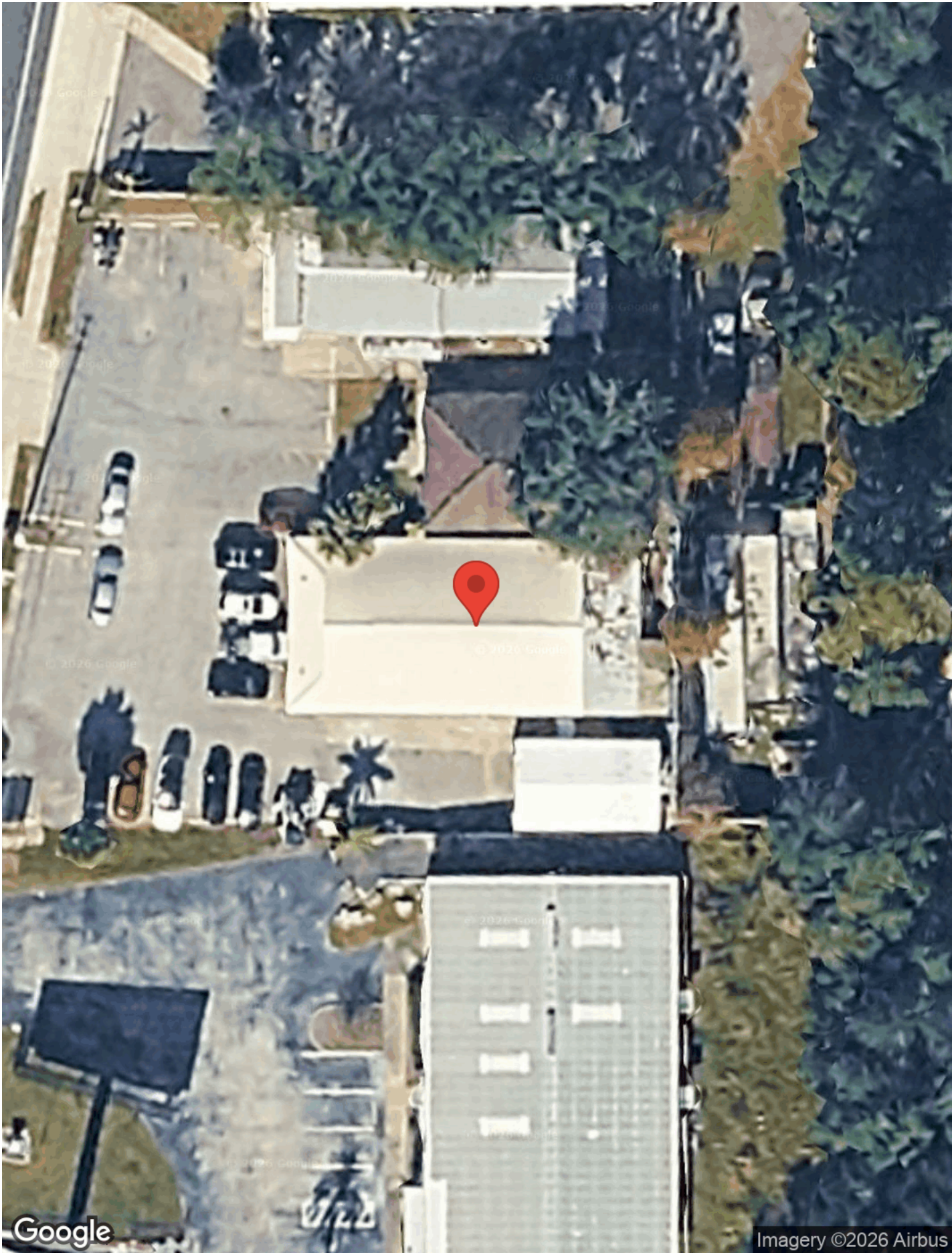
Regional Map



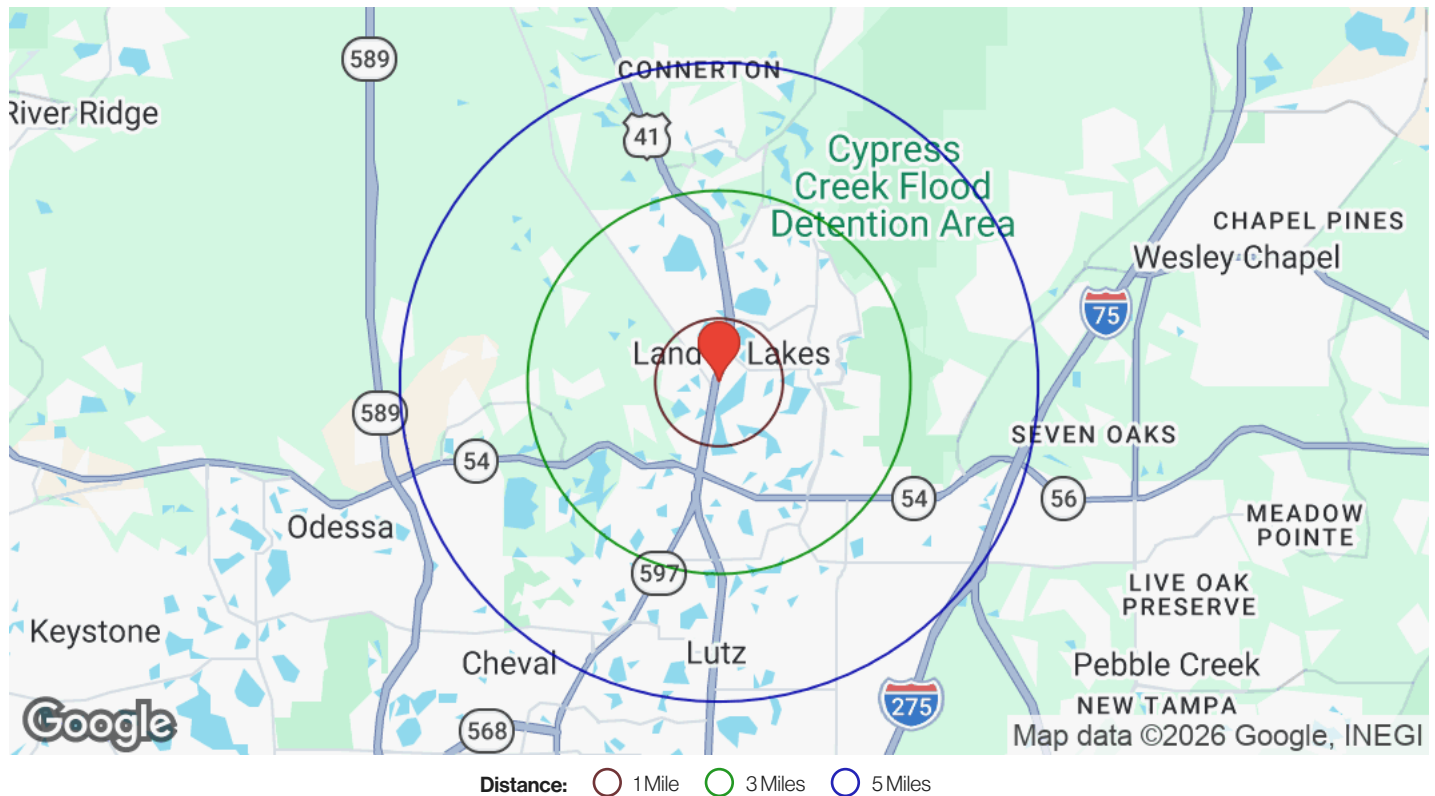
Location Maps



Aerial Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,951	20,815	52,992
	Female	2,409	21,820	55,216
	Total Population	4,360	42,634	108,208
Race / Ethnicity	White	2,678	25,960	65,368
	Black	274	3,522	9,176
	Am In/AK Nat	6	51	119
	Hawaiian	2	13	32
	Hispanic	780	8,940	23,557
	Asian	526	3,108	7,337
	Multiracial	90	985	2,500
	Other	3	51	130
Housing	Total Units	1,858	17,634	43,706
	Occupied	1,723	16,295	40,409
	Owner Occupied	1,268	12,316	30,752
	Renter Occupied	455	3,979	9,657
	Vacant	136	1,339	3,297
Age	Ages 0 - 14	641	7,603	19,913
	Ages 15 - 24	480	4,976	12,652
	Ages 25 - 54	1,680	17,529	45,409
	Ages 55 - 64	662	5,393	13,116
	Ages 65+	894	7,134	17,118
Income	Median	\$113,354	\$109,516	\$118,549
	Under \$15k	89	1,231	2,293
	\$15k - \$25k	105	557	1,016
	\$25k - \$35k	63	562	1,389
	\$35k - \$50k	64	817	2,333
	\$50k - \$75k	184	2,069	4,826
	\$75k - \$100k	225	2,291	4,915
	\$100k - \$150k	492	3,502	8,950
	\$150k - \$200k	312	2,315	5,728
	Over \$200k	188	2,948	8,959



03

Agent Profile

PROFESSIONAL BIO

Professional Bio



ALEX LUCKE, CCIM

Commercial Director

AlexLucke@KWCommercial.com

Direct: (727) 410-2896 | **Cell:** (727) 410-2896

#SL3351552

Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation, an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

KW Commercial Tampa Properties

5020 W Linebaugh Ave #100

Tampa, FL 33624

(727) 410-2896

Schedule Your Private Tour Today!

Exclusively Listed by

Alex Lucke, CCIM - Commercial Director

☎ (727) 410-2896

✉ AlexLucke@KWCommercial.com

📱 #SL3351552

KW Commercial Tampa Properties

5020 W Linebaugh Ave #100

Tampa, FL 33624

Each Office is Independently Owned and Operated



www.kwcommercial.com