



HIGH-VOLUME TURNKEY NAIL SALON BUSINESS FOR SALE – TAMPA BAY

Address Not Disclosed, Riverview, FL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$550,000
Available SF:	2,433 SF
Year Built:	2019
Building Size:	2,433 SF
Renovated:	2023
Zoning:	PD
Market:	Tampa Bay Metropolitan Area
Submarket:	Riverview
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

HIGH-VOLUME TURNKEY NAIL SALON BUSINESS FOR SALE – TAMPA BAY

*** STOCK IMAGES TO PROTECT BUSINESS PRIVACY***

Own a beautifully built-out, high-volume salon opportunity in one of Riverview's fastest-growing commercial corridors. This is a business-for-sale opportunity with a lease assignment available, offering a rare chance to acquire a fully operational salon without the expense and time required for a new build-out.

Assignment: NNN 5 years remaining

Base Rent Years: 1-5 \$9,333.33/month Years: 6-11 \$10,226.67/month

Renewal Options: Yrs:11-15\$11,293.33/month Yrs:16-20 \$12,422.67/month

This turnkey 2,433 SF salon with annual revenue exceeding \$1.1M in sales features a modern open-concept layout designed for efficiency, comfort, and strong service capacity, including 20 pedicure chairs, 15 manicure stations with integrated lighting, 2 private wax rooms, 2 restrooms, and a dedicated employee breakroom.

Rosa Rondinelli

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Kari L. Grimaldi/ Broker

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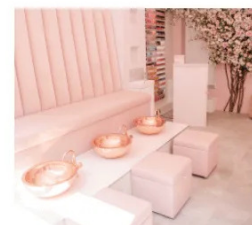
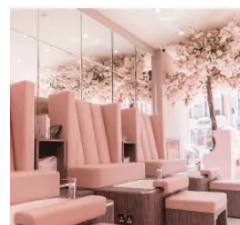
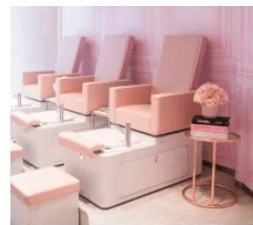
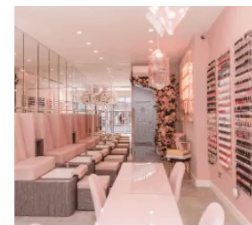
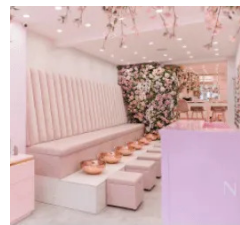
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Desirable retail center with heavy foot-traffic
- Below market lease rate with 5 years remaining and option for another 10 years
- 7.4 Parking ratio - Generous parking availability
- 20 Pedicure Chairs, 15 Manicure Tables, 2 Wax/Spa rooms, 2 Bathrooms, 1 Breakroom
- Expansive storefront glass for maximum exposure
- Flexible floor plan for varied retail concepts
- Proactive property management for well kept common grounds
- 100% occupancy for immediate investment potential
- Built in 2019 , renovated 2023
- FINANCIAL INFORMATION AVAILABLE UPON THE SIGNING OF CA



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PROPERTY DESCRIPTION

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Designed with a welcoming customer entry, open layout, and premium finishes, the space accommodates a range of merchandising and service concepts. Expansive glass frontage and dedicated monument signage deliver high visibility along U.S. 301, while the existing infrastructure supports efficient tenant improvements. With ample parking and strategic orientation, the property facilitates convenient access and circulation for shoppers. The suite benefits from well-maintained common areas, modern mechanical systems, and a supportive ownership platform committed to long-term asset stewardship.

Assignment: NNN 5 years remaining

Base Rent Years: 1-5 \$9,333.33/month Years 6-11 \$10,226.67/month

Renewal Options: Years 11-15 \$11,293.33/month Years 16-20: \$12,422.67/month

FINANCIAL INFORMATION AVAILABLE UPON THE SIGNING OF CA

LOCATION DESCRIPTION

Excellent opportunity to acquire a fully equipped, turnkey nail salon in one of Riverview's most desirable and rapidly growing commercial corridors. Conveniently located just off highly traveled US Highway 301, this established salon benefits from excellent visibility, easy accessibility, and ample on-site parking for clients and staff.

The salon is being offered with 20 pedicure chairs, 15 manicure tables with integrated lighting, and existing inventory, providing everything needed for seamless day-to-day operations. The sale includes all furnishings, fixtures, equipment, and currently on-site inventory necessary to continue business operations, unless otherwise specifically excluded by the seller.

Designed to accommodate high customer volume, the salon features a modern, updated interior with a professional and inviting atmosphere. The spacious layout allows for efficient operations while providing clients with a comfortable and relaxing experience. The established setup offers significant value to a new owner, eliminating the time and expense associated with building out a new salon.

Situated within the thriving Riverview market, the business is surrounded by growing residential communities, retail centers,



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PROPERTY DETAILS

Sale Price	\$550,000
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	PD

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	7.4
Number of Parking Spaces	400

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Restrooms	2

LOCATION INFORMATION

Building Name	HIGH-VOLUME TURNKEY NAIL SALON BUSINESS FOR SALE – TAMPA BAY
Street Address	Address Not Disclosed
City, State, Zip	Riverview, FL
County	Hillsborough
Market	Tampa Bay Metropolitan Area
Sub-market	Riverview
Cross-Streets	301
Nearest Highway	Interstate 75 (I-75)
Nearest Airport	Tampa

BUILDING INFORMATION

Building Size	2,433 SF
Occupancy %	100.0%
Number of Floors	1
Average Floor Size	2,433 SF
Year Built	2019
Year Last Renovated	2023
Gross Leasable Area	2,433 SF
Condition	Excellent
Free Standing	No
Floor Coverings	Title

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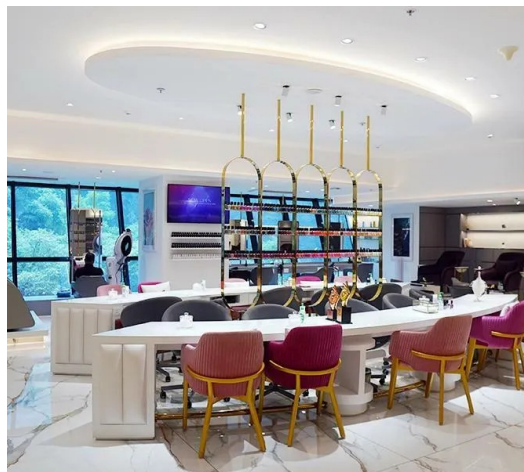
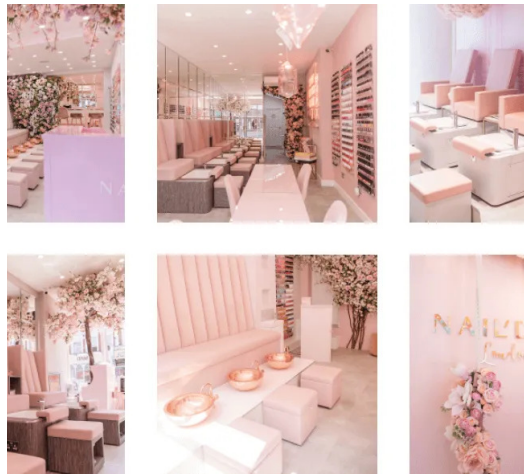
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ADDITIONAL PHOTOS



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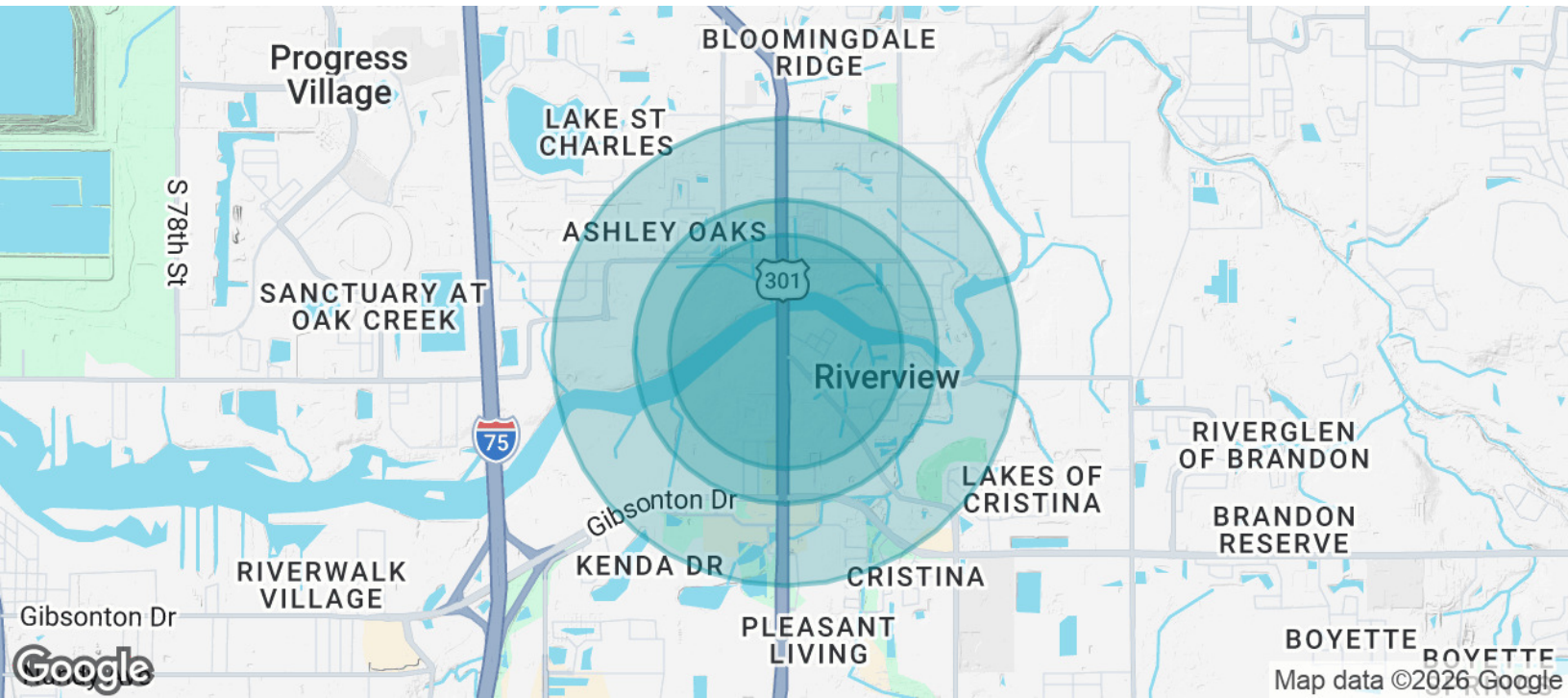
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.65 MILES	0.5 MILES	1 MILE
Total Population	2,831	1,632	7,166
Average Age	38.8	38.5	41.2
Average Age (Male)	38.2	37.7	40.7
Average Age (Female)	38.5	38.4	40.8

HOUSEHOLDS & INCOME	0.65 MILES	0.5 MILES	1 MILE
Total Households	1,198	691	3,074
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$98,155	\$98,733	\$92,375
Average House Value	\$328,526	\$330,206	\$304,270

2023 American Community Survey (ACS)

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ADVISOR BIO & CONTACT 1

ROSA RONDINELLI

Commercial Real Estate Advisor



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FL #SL3418711

PROFESSIONAL BACKGROUND

Rosa Rondinelli is a seasoned real estate agent and mentor/trainer licensed since 2018. Backed by a strong professional background in Sales and Marketing, Rosa has consistently exceeded expectations—earning multiple “Top in Sales of the Year” awards.

Originally from the New Jersey/New York area, Rosa Rondinelli has proudly called Tampa home for over eight years. Her passion for commercial real estate ignited after relocating and immersing herself in the fast-paced, ever evolving Tampa Bay market.

Committed to delivering exceptional results, Rosa puts her clients' needs and goals at the forefront of every transaction. Her expansive network and persuasive negotiation skills distinguish her as a trusted, results-driven advisor in Tampa's competitive commercial real estate landscape.

Rosa stays ahead of the curve by keeping a close pulse on market trends, legal developments, and emerging technologies—ensuring her clients receive the most current and strategic guidance possible.

Outside of real estate, Rosa is a proud mom to her 10-year-old son and deeply values time with her family. Coming from a proud military family, she is also passionate about supporting those who serve and have served.

Areas of Focus:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Seller Financing and Creative Financing

EDUCATION

Rosa graduated from Georgian Court University in Lakewood, New Jersey, where she received a Bachelor's degree in Business.

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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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FL #BK3076744

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 DISCLOSURE

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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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