

**NEW LISTING**  
**100% FULL – 700' ON FLORIDA AVE**  
**SHOPPING CENTER W/2 OUTPARCELS**  
For Restaurant, Retail, Office, Medical Use



**Shopping Center + Two Lots in Lutz, Fl 33549**  
**\$ 4,750,000**



**Ted Hager**  
Commercial Specialist  
RECS, GRI, BSIE, ME, SSRS, BBF

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# Property Overview

## Property Address

Lake Chapman Plaza  
16301 N Florida Ave, Lutz, Fl 33549

## Property Details

Portfolio consisting of three commercial properties near Avila. Financials are available on the Plaza Shopping Center with a signed COC. Total acreage is 2.78 acres comprised of the following: Lake Chapman Plaza is 24,620 sq ft. The two pad-ready lots can accommodate outparcel building sizes, already approved, 60' X 86', 5,160 sq ft building on the north parcel and 58' X 70', 4,060 sq ft building on the center parcel. Both parcels have county approved parking, drainage, water and sewer, fire suppression, electric, and chases for hi-speed internet, cable, Broadband, etc. Aerials attached illustrate the property locations on Florida Ave. Current building is 15,400 sq ft.

## Price

**\$4,750,000**

## Property Specifications

Property Type: Retail/Office  
Class: A  
Plaza Building Size: 15,400 SF  
Land: 2.78 acres  
Year Built/Renovated: 2006 / 2007  
Number of Stories: 1  
60' X 86' Buildable Lot 5,160 SF  
58' X 70' Buildable Lot 4,060'

## Property Features

Parking: 135 spaces + overflow back

## Location Information

Cross Street: Chapman Rd  
Metro Market: Tampa  
Submarket: Avila  
County: Hillsborough  
Tenancy: Single Tenant  
% Leased: 100.00  
Space Available: 0

Click link for Demographics reports for applicable zip codes.

<https://drive.google.com/file/d/0B9Rcp9yky68reVhoQTBhVkh5TXc/view?usp=sharing>



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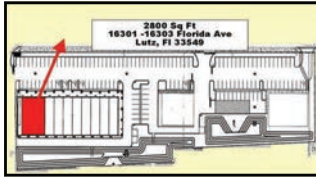


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# Plaza Suite Details

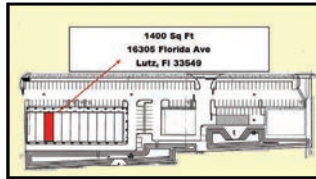
## 16301 + 16303 N Florida Ave

### Property Details



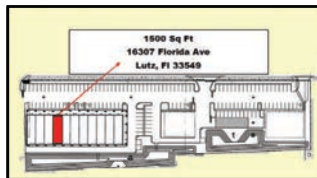
Cleaners  
2,800 sq ft

## 16305 N Florida Ave



Nails  
1,400 sq ft, built out with polished concrete floors, 20 ft X 70 ft.

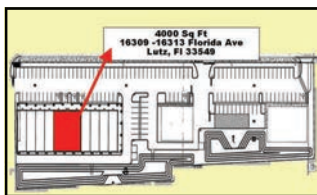
## 16307 N Florida



1,500 sq ft, built out with new carpet and tiled break area/kitchen area. Unit dimensions: 21.43 ft X 70 ft.

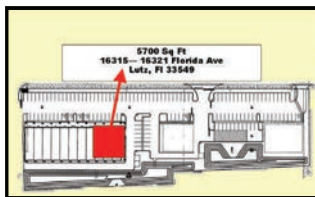
Quality Foods

## 16309 + 16311 + 16313 N Florida Ave



Hound's Meow Pet Supplies and Grooming  
4,000 sf

## 16315-16321 N Florida Ave



Billiards  
5,700 sq ft



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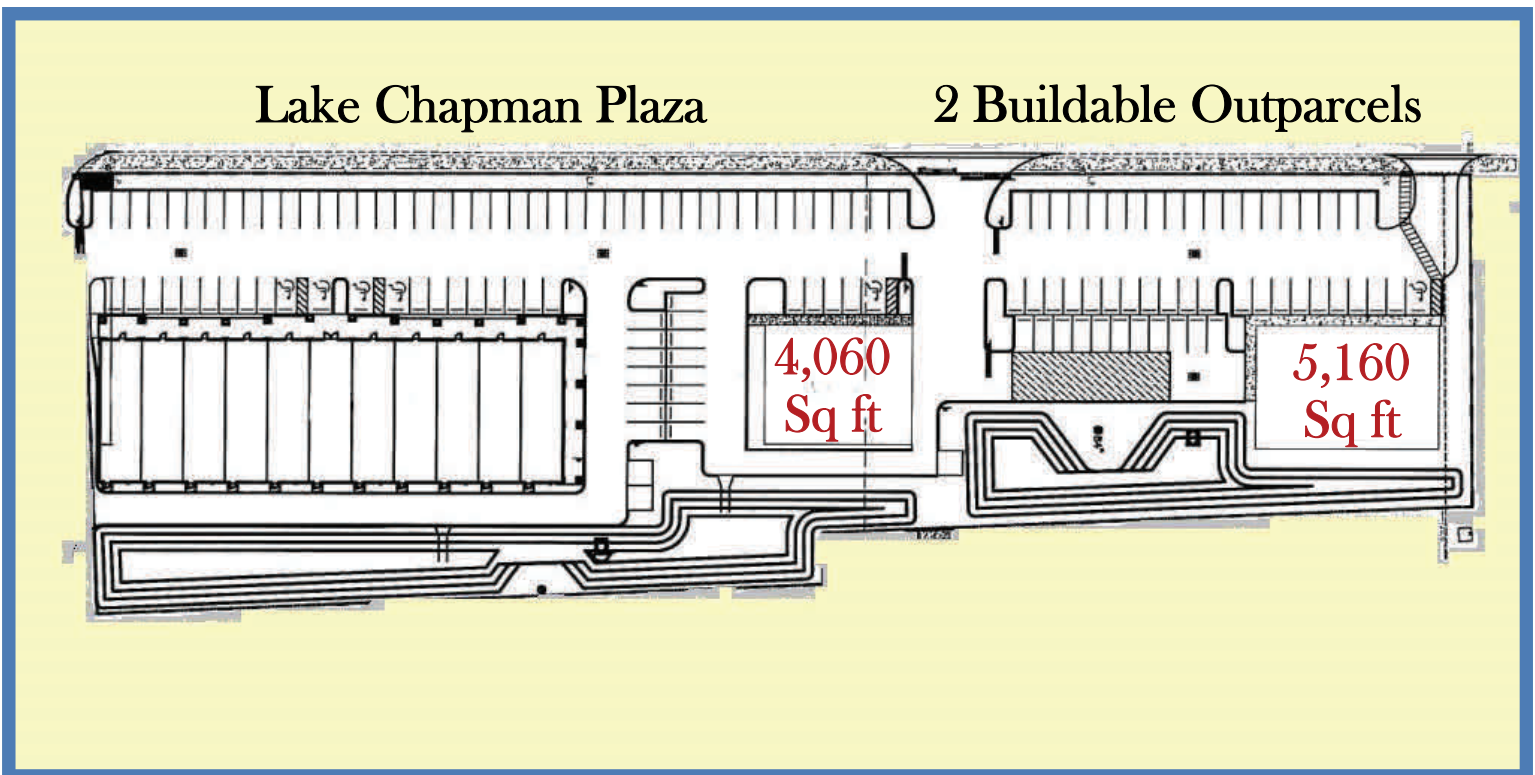
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# SKETCH FOR BUILDING and OUTPARCELS

## SITE PLAN



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# PICTURES



Plaza Looking North



Rear of Plaza



Marquee



Parking looking south



Overflow Parking



Front of 4060 sq ft buildable lot



Rear of 4060 sq ft buildable lot



Front of 5160 sq ft buildable lot



Rear of 5160 sq ft buildable lot



Retention for 5160 sq ft buildable lot



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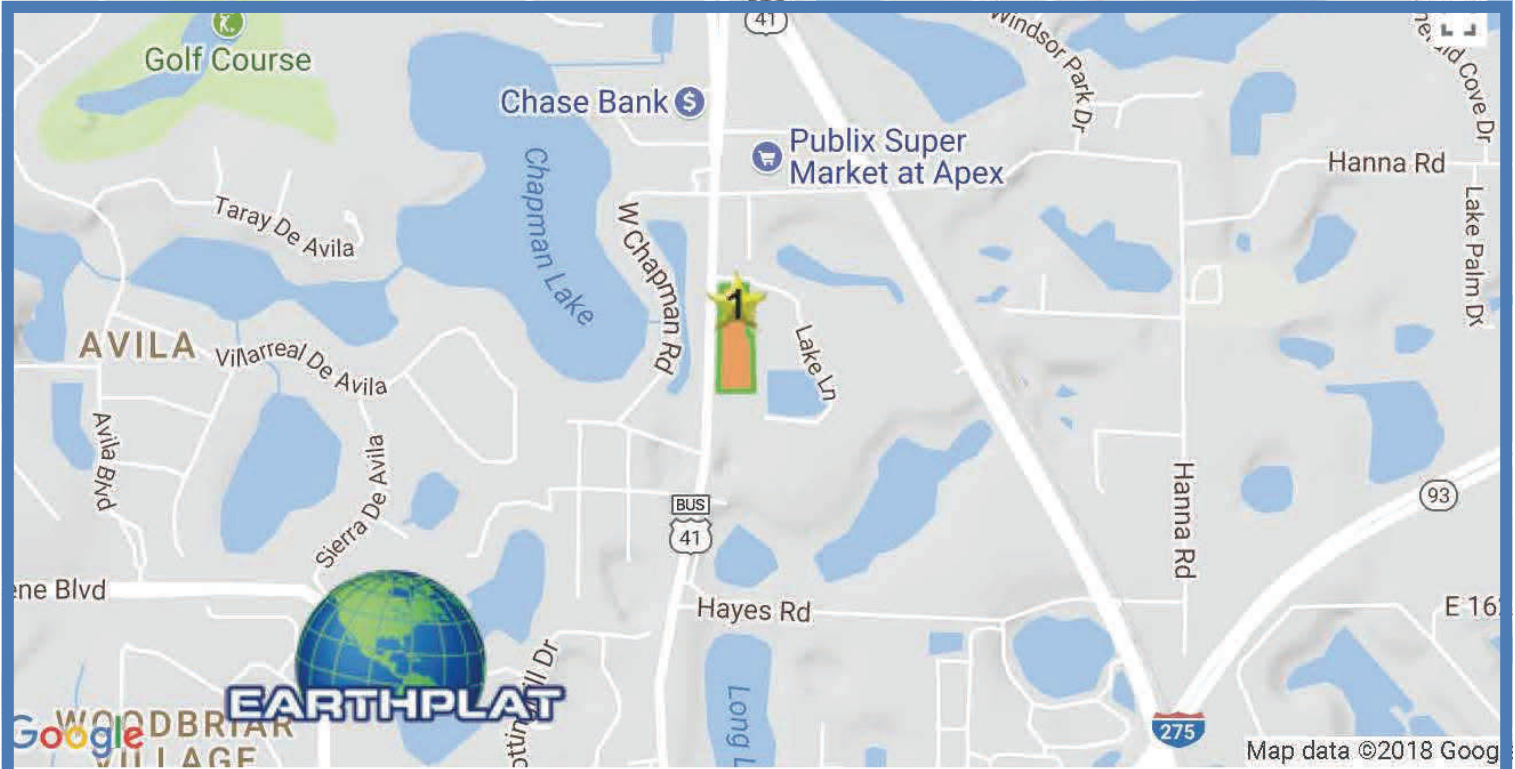
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# MAP AND PROPERTY RECORDS



<p><b>★ Strap #:</b> <a href="#">U-25-27-18-0LW-000000-00011.0</a></p> <p><b>S-T-R:</b> 25-27S-18E</p> <p><b>Prop Address:</b> 16301 N FLORIDA AVE Lutz FL 33549</p> <p><b>Owner(s):</b> FLORIDA AVENUE LLC TED C HAGER- MANAGING MEMBER</p> <p><b>Mail Address:</b> PO Box 270236 Tampa FL 33688</p>	<p><b>Just Value:</b> \$1,247,500.00</p> <p><b>Assessed Value:</b> \$1,247,500.00</p> <p><b>Land Use Code:</b> 16</p> <p><b>Use Desc:</b></p> <p><b>Zoning:</b> CG</p> <p><b>Last Sale:</b> \$780,000.00 on 10/7/2004 12:00:00 AM</p>	<p><b>Bldg HTD Sq Ft:</b> 15782.0000</p> <p><b>Bldg TOT Sq Ft:</b> 18560.0000</p> <p><b>Total Land Area:</b> 2.7800 Acres 130680 Sq Ft</p> <p><b>Last Sale Price/Acre:</b> \$280,575.54</p> <p><b>Last Sale Price/Bldg Sq Ft:</b> \$42.03</p> <p><b>Last Sale Price/Land Sq Ft:</b> \$6.44</p>
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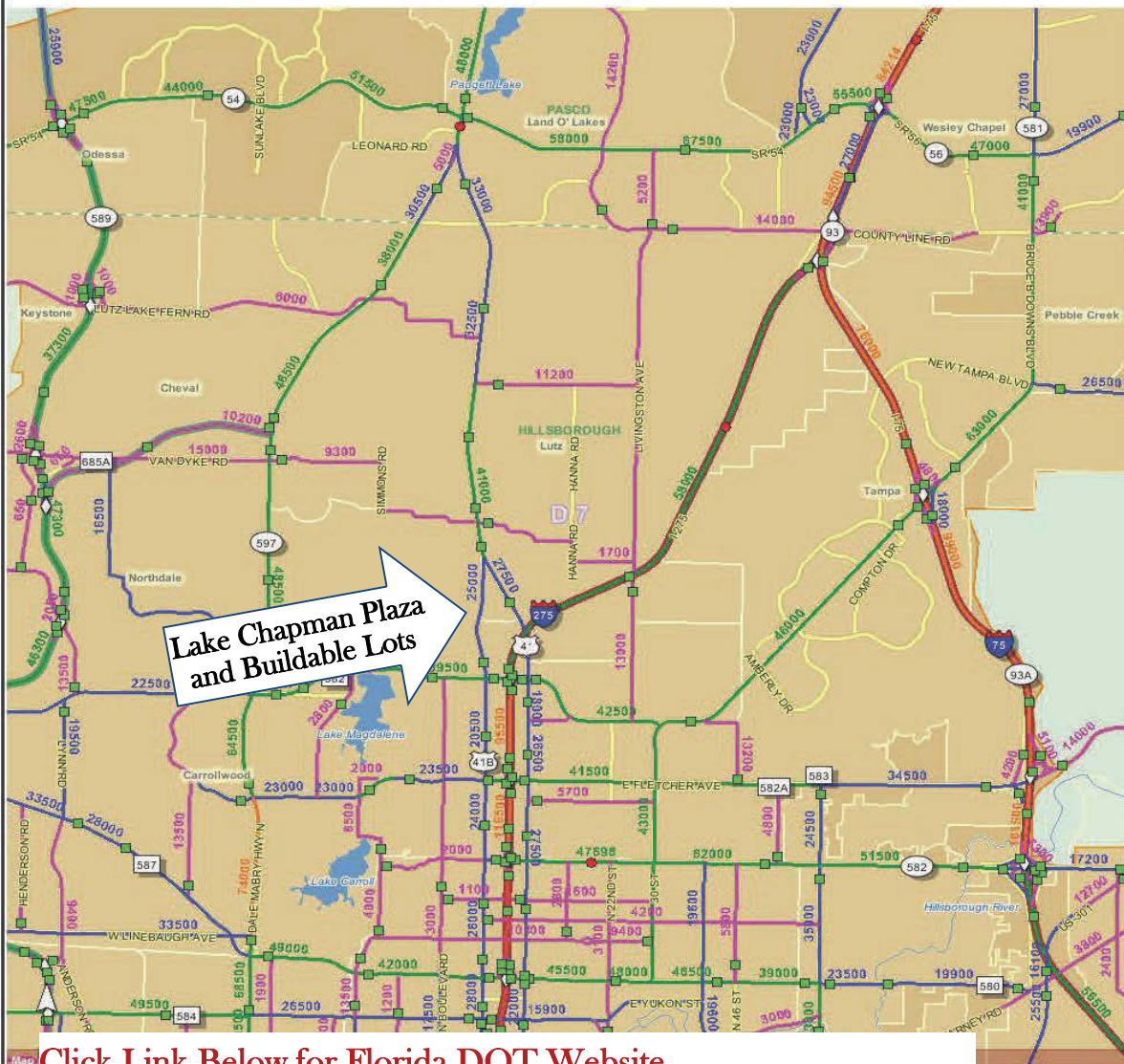


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# FDOT Florida Traffic Online Map



- Portable Traffic Monitoring Sites
- Telemetered Traffic Monitoring Sites
- Interchanges
- AADT**
  - Less than 15000
  - 15001 - 36000
  - 36001 - 70000
  - 70001 - 130000
  - More than 130000
- Toll Roads
- Interstates
- Roads
- Rivers
- Lakes
- County Lines
- Cities and Towns
- FDOT Urban Areas
- County Boundaries

Lake Chapman Plaza  
and Buildable Lots

Click Link Below for Florida DOT Website  
<http://fto.dot.state.fl.us/website/FloridaTrafficOnline/viewer.html>

This map was printed from the FDOT Florida Traffic Online ArcIMS mapping application - (<http://fto.dot.state.fl.us/website/FloridaTrafficOnline/>).

For more information regarding FDOT Florida Traffic data, please contact the FTI Support Group of the FDOT/Transportation Statistics Office at 800-399-5503 or TDD/TTY: 850/410-5708.

For more information regarding the Florida Traffic Online site, please contact the GIS Section Manager of the FDOT/Transportation Statistics Office at 850/414-4848 or TDD/TTY: 850/410-5708.

**DISCLAIMER:** This product has been compiled from the most accurate source data from the Florida Department of Transportation's Transportation Statistics Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. The Florida Department of Transportation assumes no responsibility for any use of the information contained herein or any loss resulting therefrom.



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# Lake Chapman Plaza — 2 Buildable Outparcels For Sale

58 ft X 70 ft - - 16333 N Florida Ave

60 ft X 86 ft - - 16347 N Florida Ave

These pad-ready lots are included in the portfolio of 3 properties.  
(The Plaza and 2 pad ready lots.)



**Properties are pad-ready, and are CG zoned sites All utilities, parking, drainage, fees and elevation are complete & ready to build. Vertical permits for your building are all that are left for construction. One additional outparcel is also included. Established shopping center - Lake Chapman Plaza. Excellent demographic including Avila & surrounding neighborhoods are upscale. Zoned for restaurant, bank, office and medical.**



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