



26.11-ACRE INDUSTRIAL/RETAIL/RESTAURANT - 109K SF AND DIRECT US-19 FRONTAGE

1520 S Suncoast Blvd, Homosassa, FL 34448

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot Size:	26.11 Acres
Year Built:	1987
Building Size:	109,406 SF
Renovated:	2024
Zoning:	IND
Market:	Tampa Bay MSA
Submarket:	Citrus County
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

***** PRICE IMPROVED — ASKING \$11,000,000 *****

Ownership is seeking an expedited sale, creating a rare opportunity to acquire this 26.11-acre industrial and retail portfolio at a significant discount to its recent appraisal. The property recently appraised at \$15,750,000 and is now priced at \$11,000,000, nearly \$4.75M below that valuation. Appraisal available upon request.

With direct US-19 frontage, the offering includes 109,406 SF across seven climate-controlled industrial warehouses with ceiling heights up to 20 feet, plus a fully renovated 2,100 SF restaurant on the 1470 S Suncoast Blvd parcel. The primary industrial parcel at 1520 S Suncoast Blvd is well suited for a regional headquarters, logistics hub, manufacturing facility, contractor campus, or redistribution center, with potential income from prospective long-term tenants.

The property was substantially upgraded in 2024/2025 with new roofs, HVAC systems under three years old, spray foam insulation, new garage doors, renovated office/retail space, and a fully renovated restaurant. Additional General Neighborhood Commercial parcels at 1420 S Suncoast Blvd and 8809 W River Glen Ct offer future commercial development potential along the US-19 corridor.

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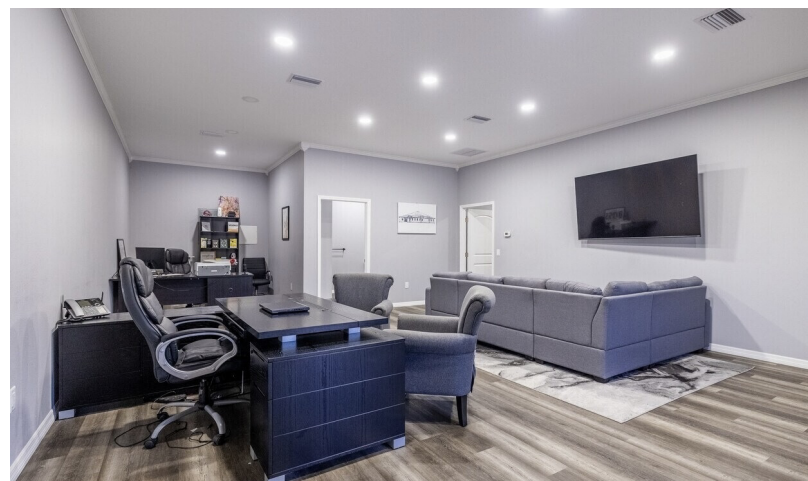
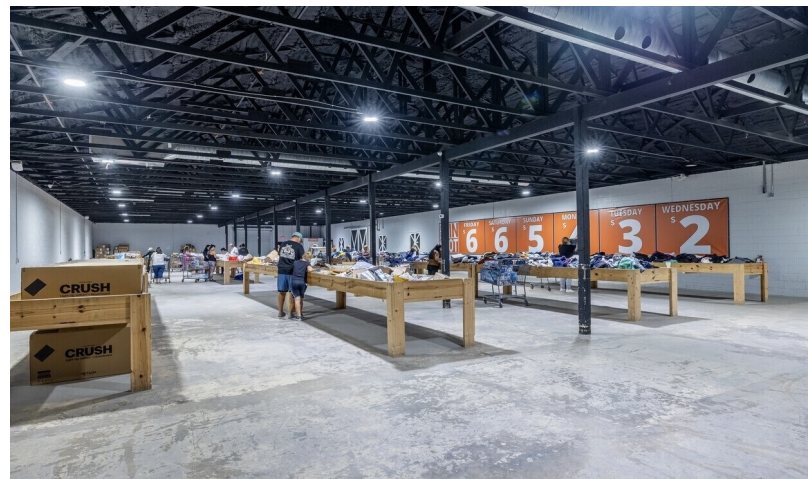
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 26.11-acre industrial and retail portfolio across four contiguous, buildable parcels with direct US-19 frontage.
- 109,406 SF across eight buildings, including seven climate-controlled industrial warehouses and one fully renovated 2,100 SF restaurant on the 1470 S Suncoast Blvd parcel.
- Recently appraised at \$15,750,000 and offered at \$11,000,000, nearly \$4.75M below that valuation. Appraisal available upon request.
- Ownership is seeking an expedited sale, creating a rare opportunity to acquire a large-scale commercial portfolio at a significant discount.
- Ideal for a headquarters campus, manufacturing facility, redistribution hub, contractor yard, or logistics operation.
- Multiple prospective tenants have expressed interest in long-term leases, creating a path for supplemental income and future stabilization.
- 2024 industrial renovations include new roofs, HVAC systems under three years old, spray foam insulation, and new garage doors; restaurant renovated in 2025.
- Warehouse ceiling heights up to 20 feet; office facilities include a full kitchen, conference room, and on-site gym.
- Includes the main 19.44-acre industrial parcel at 1520 S Suncoast Blvd, the restaurant parcel at 1470 S Suncoast Blvd, and additional GNC parcels at 1420 S Suncoast Blvd and 8809 W River Glen Ct.
- Zoned Industrial and General Neighborhood Commercial, offering flexibility for owner/users, investors, and future commercial development.
- Located within the Tampa MSA, with approximately 29,000 VPD on US-19.
- As reported by Realtor.com, Homosassa Springs was ranked the No. 3 Best Place to Retire by U.S. News & World Report.



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PROPERTY DESCRIPTION

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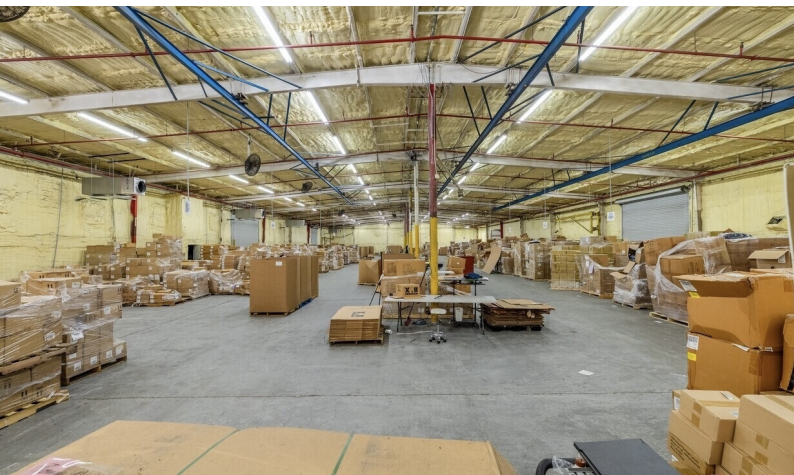
This is the largest commercially developed, actively marketed property in Citrus County. This rare owner/user industrial and retail portfolio spans 26.11 acres across four contiguous, buildable parcels with direct US Highway 19 frontage. The property includes 109,406 SF of renovated space consisting of seven climate-controlled industrial warehouses with ceiling heights up to 20 feet, plus one fully renovated 2,100 SF restaurant located on the 1470 S Suncoast Blvd parcel. All industrial buildings were upgraded in 2024 with new roofs, HVAC systems under three years old, spray foam insulation, and new garage doors. The restaurant was renovated in 2025.

Building 1: 13,214 SF retail | Building 2: 3,620 SF office | Building 3: 12,000 SF industrial | Building 4: 19,112 SF industrial | Building 5: 9,000 SF industrial | Building 6: 18,000 SF industrial | Building 7: 32,360 SF industrial | Building 8: 2,100 SF restaurant.

The primary parcel at 1520 S Suncoast Blvd is well suited for an industrial headquarters, manufacturing facility, redistribution hub, contractor yard, or logistics operation, with flexibility to occupy excess space or generate rental income. Multiple prospective tenants have expressed interest in long-term leases, creating a path for supplemental income and future stabilization.

The property also includes a full kitchen, conference room, and on-site gym available to tenants and staff. The main parcel at 1520 S Suncoast Blvd spans 19.44 acres with seven industrial buildings totaling 107,306 SF. The adjacent 1470 S Suncoast Blvd parcel includes the fully renovated 2,100 SF restaurant, while 1420 S Suncoast Blvd and 8809 W River Glen Ct provide additional General Neighborhood Commercial development potential. Surveys are available, and each building is separately metered for electric.

Located within the Tampa MSA, the property benefits from approximately 29,000 vehicles per day on US-19 and a highly visible position within Homosassa's established commercial corridor. Eagle Buick GMC is located directly across US-19, with Jenkins Nissan nearby. Other prominent businesses along the corridor include Jenkins Chevrolet, Jenkins Chrysler Dodge Jeep Ram, Jenkins Hyundai, Love Honda, and Village Toyota/Cadillac, reinforcing the strength of the location for high-traffic regional commercial uses. As reported by Realtor.com, Homosassa Springs was ranked the No. 3 Best Place to Retire by U.S. News & World Report.



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LOCATION DESCRIPTION

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Located directly on US Highway 19 between Homosassa and Crystal River, this property sits in one of Citrus County's most visible and commercially active corridors. It spans four contiguous parcels with direct highway frontage: 1520 S Suncoast Blvd (19.44 acres), 1470 S Suncoast Blvd (1.43 acres), 8809 W River Glen Ct (2.03 acres), and 1420 S Suncoast Blvd (3.21 acres).

The site is surrounded by national retailers, logistics hubs, and major automotive dealerships, including Harley-Davidson, Toyota, Honda, Buick, GMC, and Hyundai, all positioned across the street. The corridor sees approximately 29,000 vehicles per day and benefits from proximity to natural springs, tourism destinations, and a growing regional workforce.

Citrus County is projected to grow from approximately 153,600 residents to 350,000 by 2030 and sits within the Tampa MSA, the 18th largest in the U.S. As reported by Realtor.com, Homosassa Springs ranked No. 3 nationally in U.S. News & World Report's latest Best Places to Retire ranking, further highlighting the area's affordability, quality of life, and increasing national recognition. The area offers an investor-friendly climate with no personal income tax and favorable zoning for industrial, retail, and mixed-use development.



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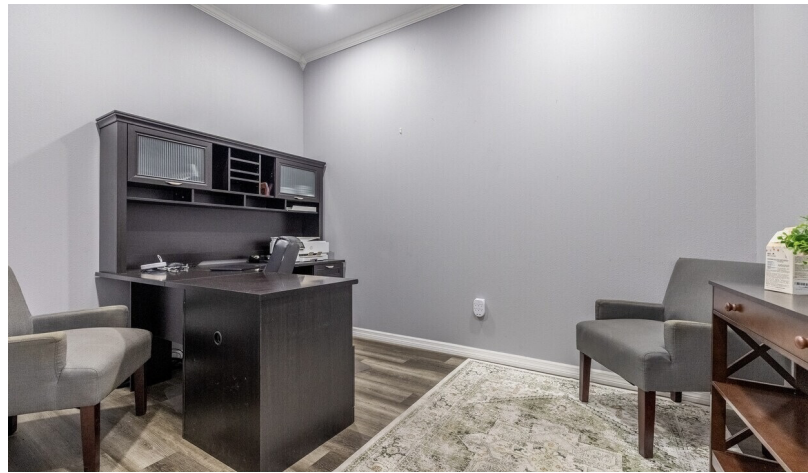
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ADDITIONAL PHOTOS



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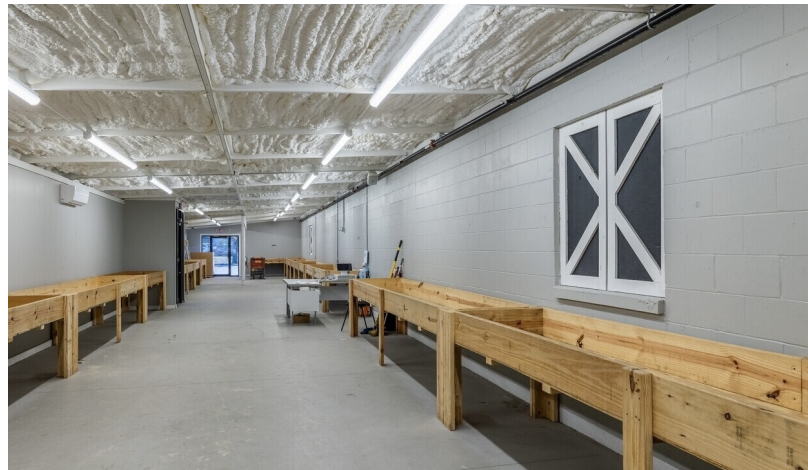
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PROPERTY DETAILS

Sale Price	\$11,000,000
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	IND
Lot Size	26.11 Acres
APN #	17E19S100020 000A0 0140; 17E19S100020 000A0 0130; 17E19S100020 0A150 0080; 17E19S100020 000A0 0111

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	10.0
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LOCATION INFORMATION

Building Name	26.11-Acre Industrial/Retail/Restaurant - 109K SF and Direct US-19 Frontage
Street Address	1520 S Suncoast Blvd
City, State, Zip	Homosassa, FL 34448
County	Citrus
Market	Tampa Bay MSA
Sub-market	Citrus County
Cross-Streets	US Highway 19 (S Suncoast Blvd) & W Green Acres Street

BUILDING INFORMATION

Building Size	109,406 SF
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	20 ft
Number of Floors	1
Year Last Renovated	2024
Number of Buildings	8

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LOCATION MAP



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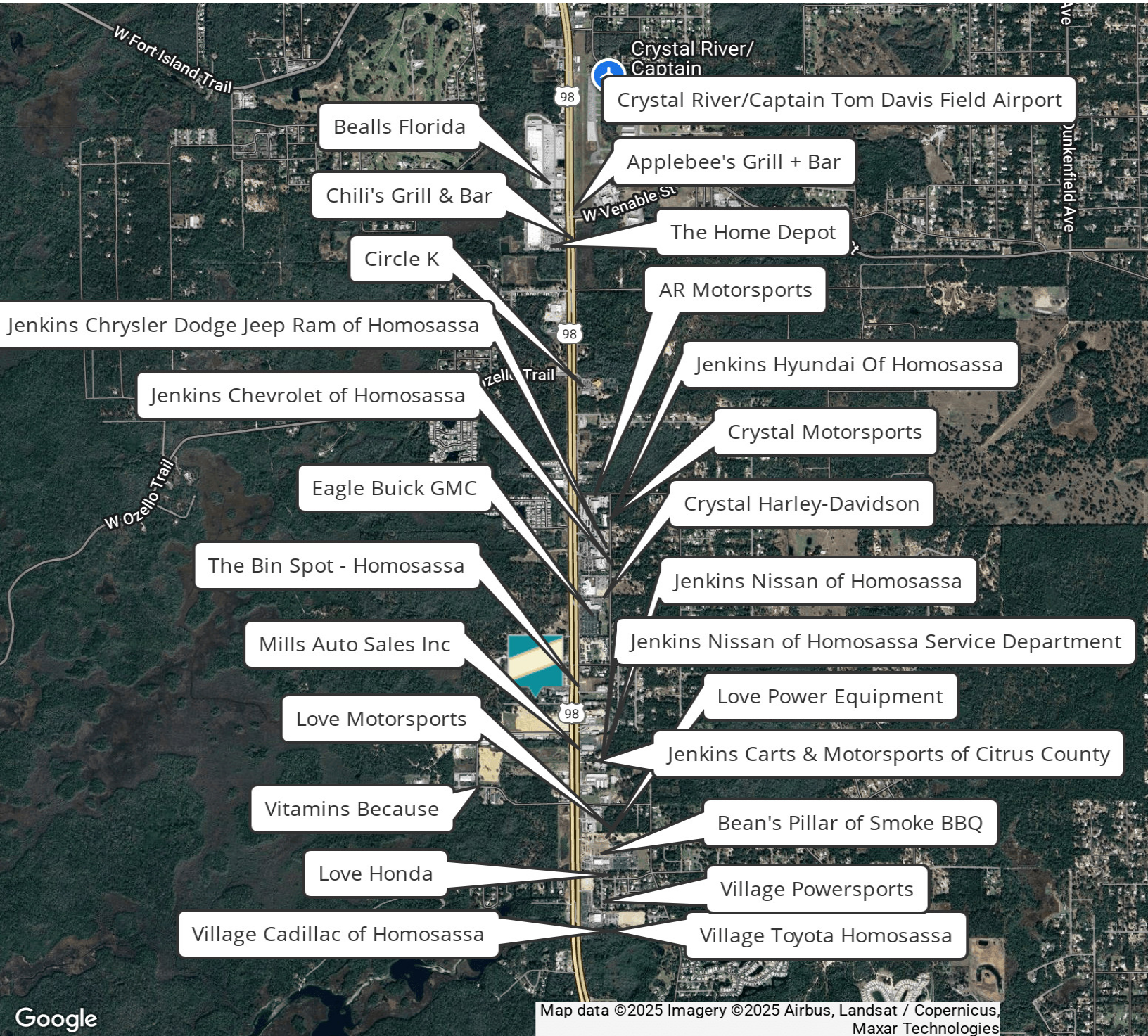
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RETAILER MAP



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ADVISOR BIO & CONTACT 1

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PROFESSIONAL BACKGROUND

Justin Worthington is a proud native of the Tampa Bay Area, where he has spent his entire life immersed in the community, including his time as a graduate of the University of South Florida. Prior to joining Grimaldi Commercial Realty, Justin gained over a decade of invaluable experience serving the public as a dedicated Law enforcement detective, Team Leader and Supervisor/Trainer. Justin brings a unique perspective and unwavering commitment to his role in commercial real estate. As a Team Leader and Supervisor, Justin has honed his leadership skills and developed a keen understanding of teamwork and accountability. His ability to effectively manage high-pressure situations and guide others through challenging circumstances speaks volumes about his character and professionalism.

Justin's transition into the commercial real estate arena was driven by his passion for real estate and for helping others, and his desire to continue serving the community. His background has instilled in him a strong sense of integrity, empathy, and professionalism, traits that he brings to every client interaction. As a member of the esteemed Grimaldi Commercial Realty team, Justin leverages his extensive network within the Tampa Bay Area to facilitate successful transactions and foster positive relationships. His dedication to client satisfaction and his deep understanding of the local market dynamics position him as a trusted advisor and advocate for his clients' real estate needs.

Areas of Focus:

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

EDUCATION

University of South Florida

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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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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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