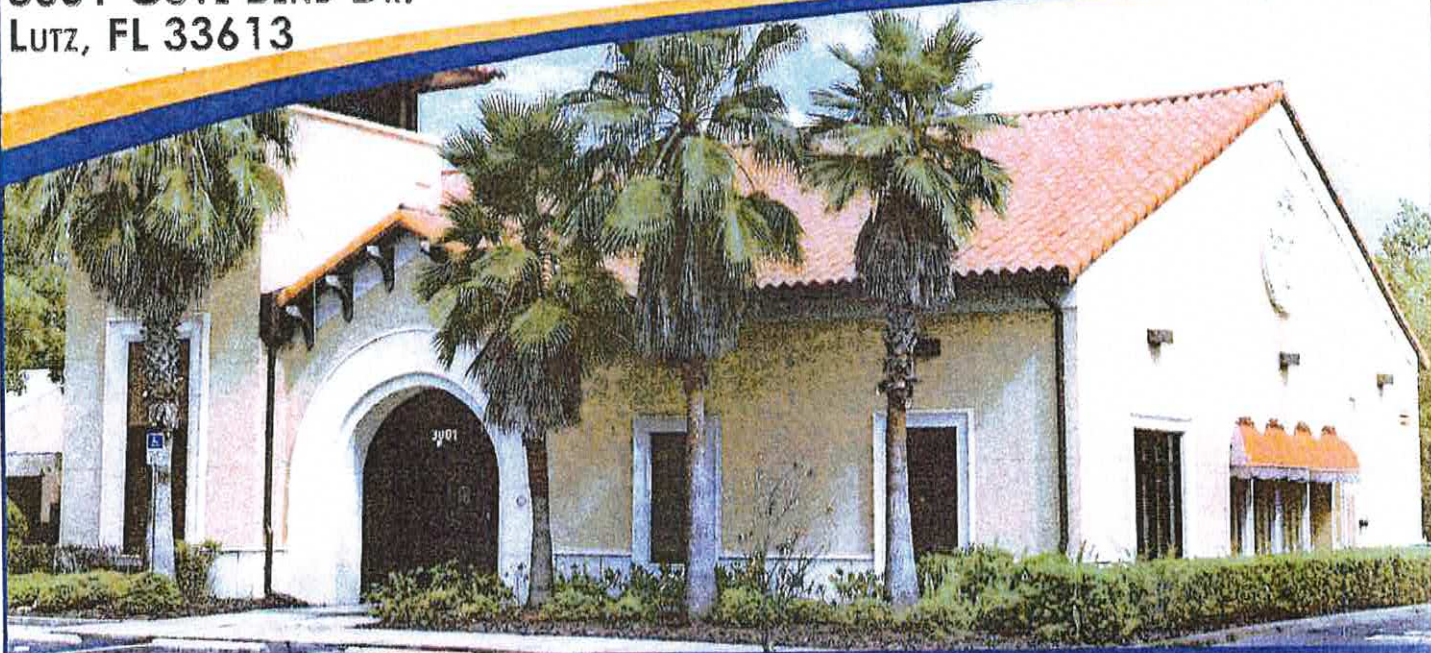


FREESTANDING FORMER BANK BRANCH

3001 COVE BEND DR.
LUTZ, FL 33613



3,324 ± SF



BANK BRANCH FOR LEASE



NEGOTIABLE

PROPERTY INFORMATION

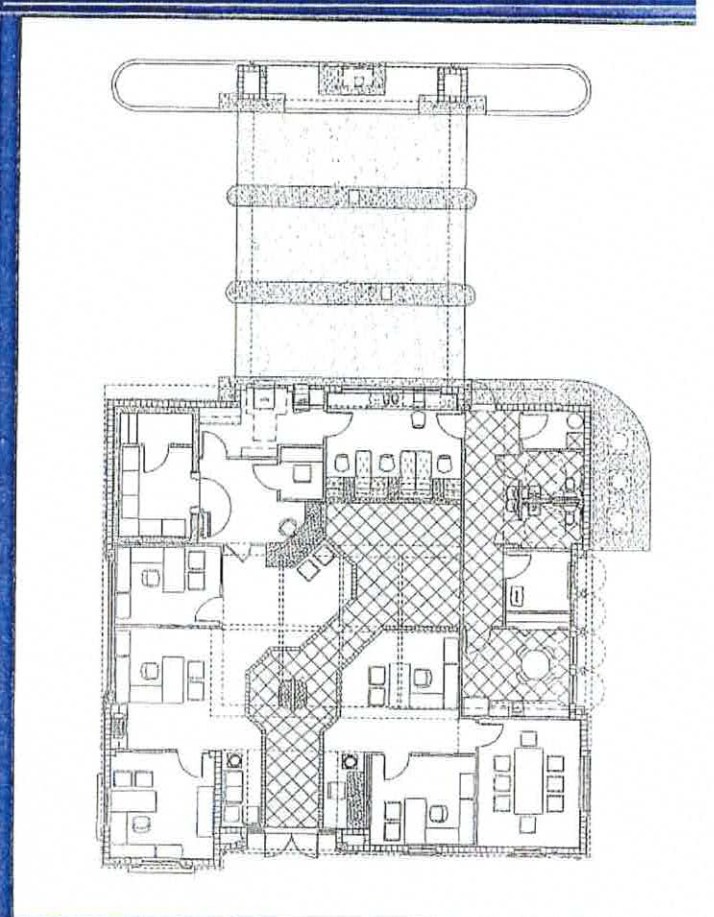
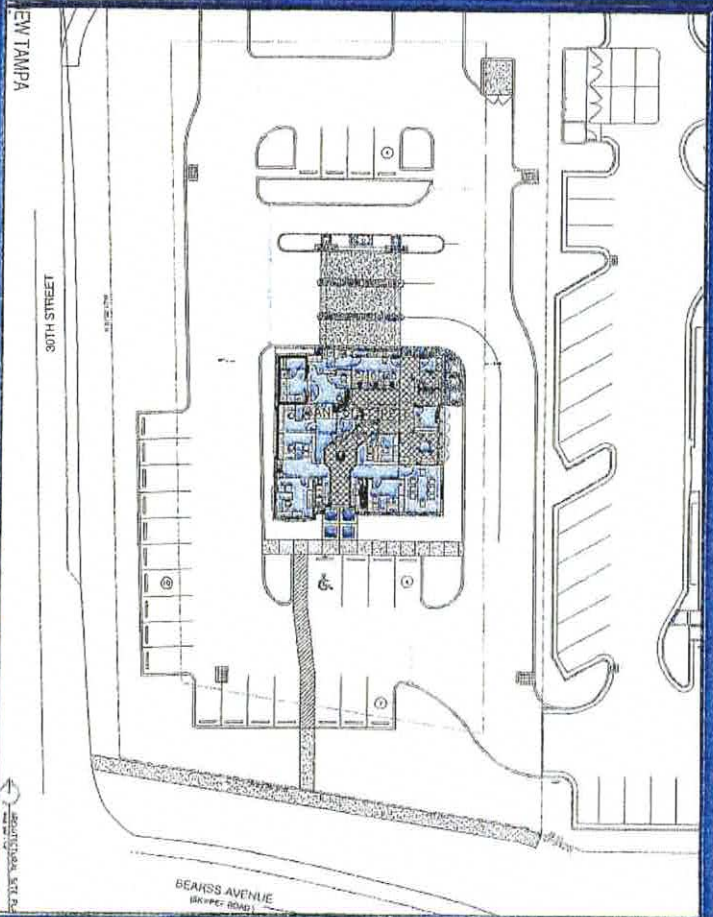
Lease Rate:	Negotiable
Total GLA:	3,324± SF
Built:	2006
Parking:	20 Free Surface Spaces
Parking Ratio:	6/1,000 SF
E Bearss Ave AADT:	45,000 CPD
Bruce B Downs AADT:	46,500 CPD

- Prominent pylon signage available.
- Freestanding former bank branch building along Cove Bend Dr and Bearss Ave. intersection.
- Surrounded by numerous businesses such as, North Tampa Rejuvenation, After Hours Pediatrics Urgent Care, University Drugs Cracker Barrel, Skipper Palms Shopping Center and many others.
- Quick access to Interstate-275, within 2-miles from site.
- Strong traffic count along Bruce B. Downs & E Bearss Ave.



FRANK J. VACANTI, BROKER,
FRANK VACANTI REALTY, INC. TAMPA
CELL: 813-477-9279
FVACANTI1@AOL.COM

FREESTANDING FORMER BANK BRANCH – 3001 COVE BEND DR., LUTZ, FLORIDA



3128 N. BOULEVARD, TAMPA, FLORIDA 33603
PHONE: 813-223-4633 FAX: 813-223-4833

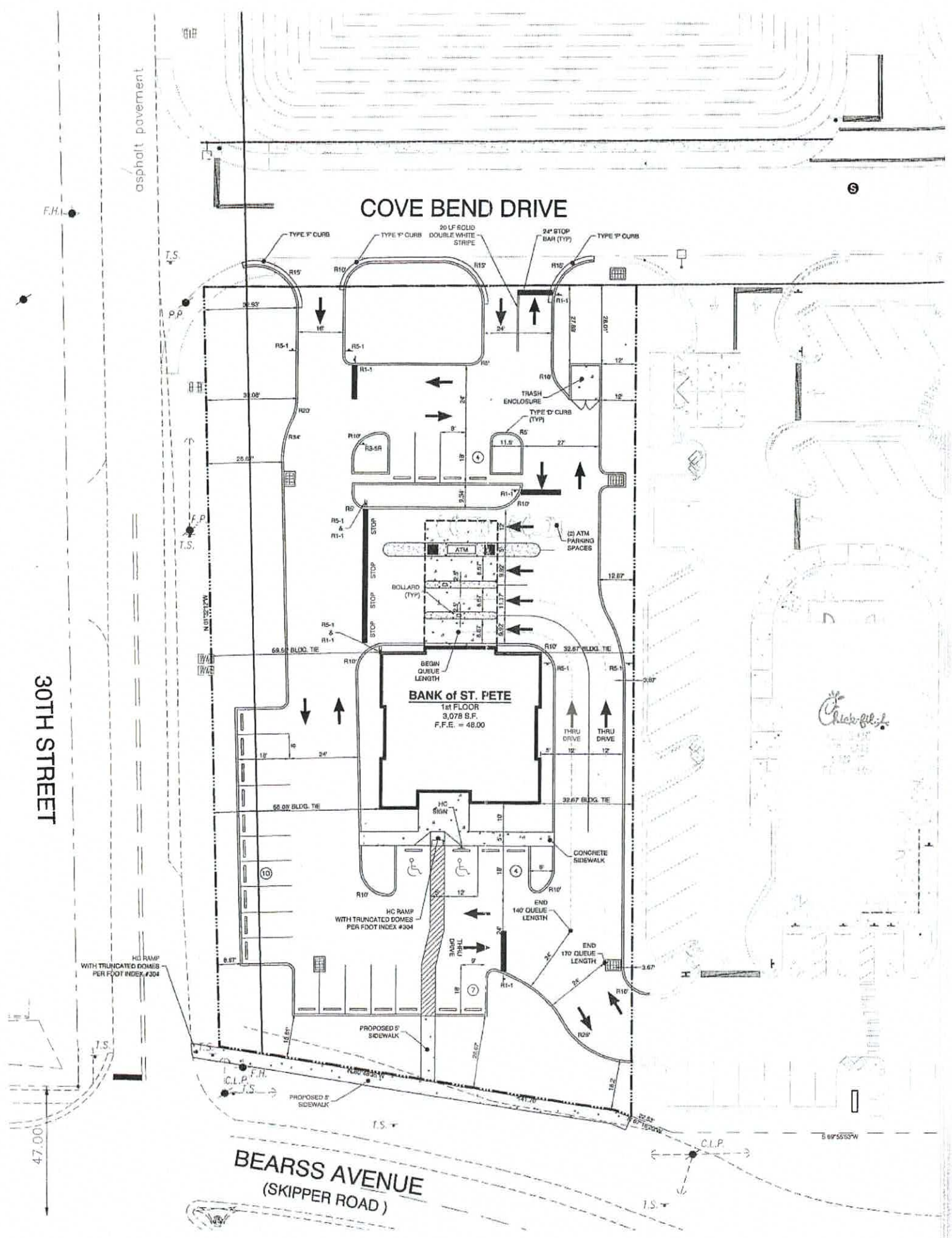
asphalt pavement

COVE BEND DRIVE

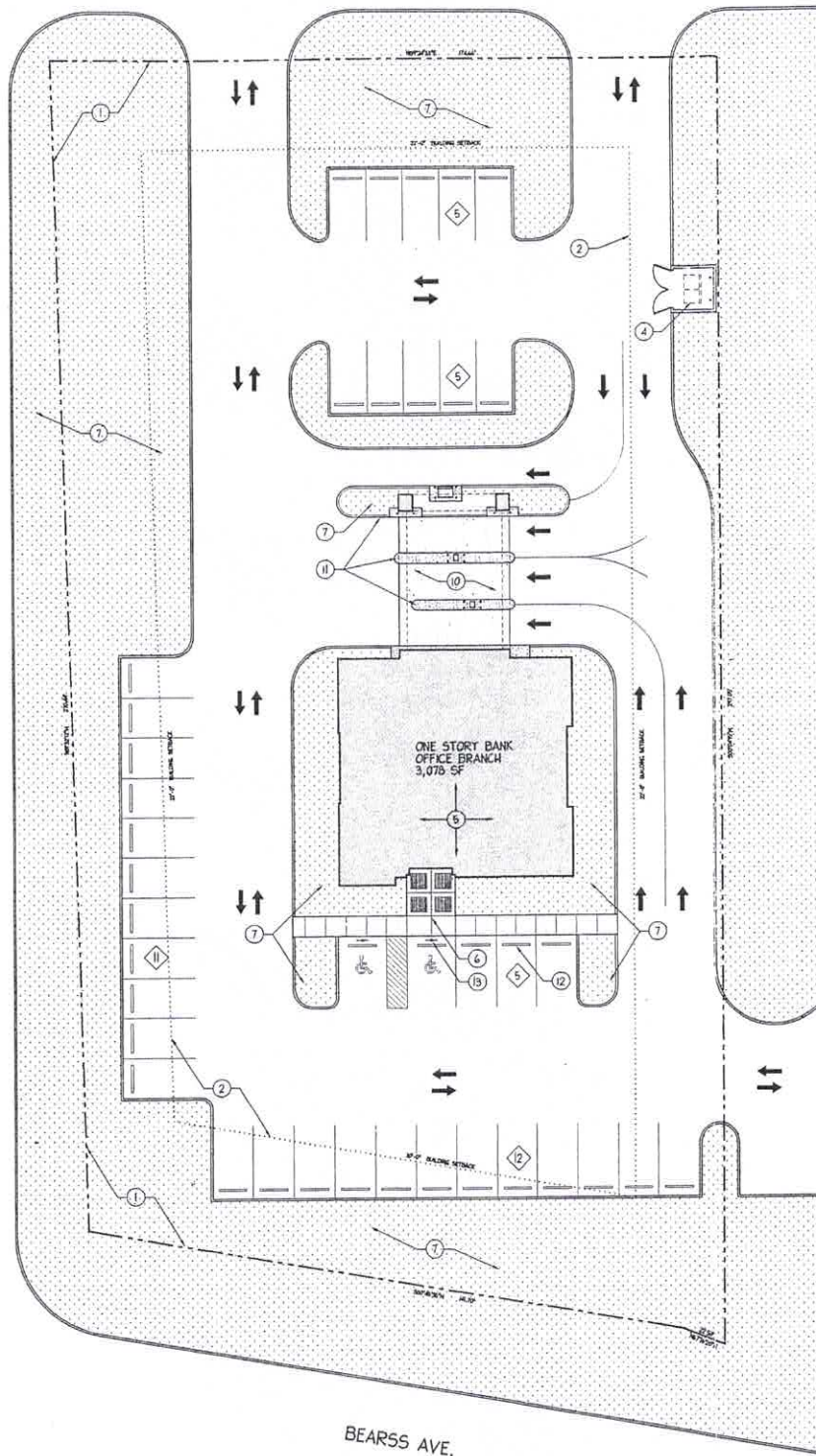
30TH STREET

BANK of ST. PETE
1st FLOOR
3,078 S.F.
F.F.E. = 48.00

BEARSS AVENUE
(SKIPPER ROAD)



30 TH STREET

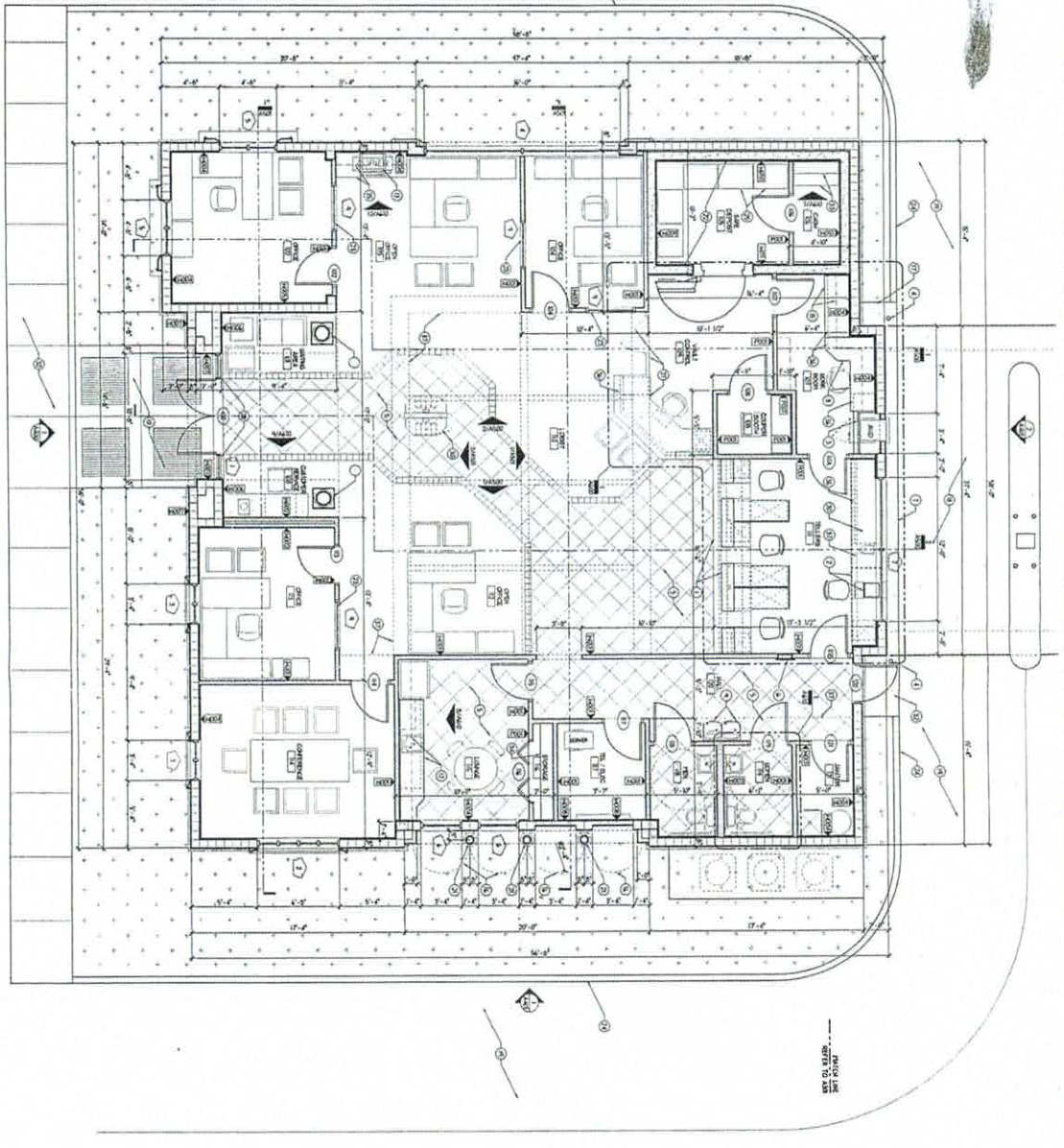


BEARSS AVE.



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

FLOOR PLAN
SCALE: 1/4" = 1'-0"

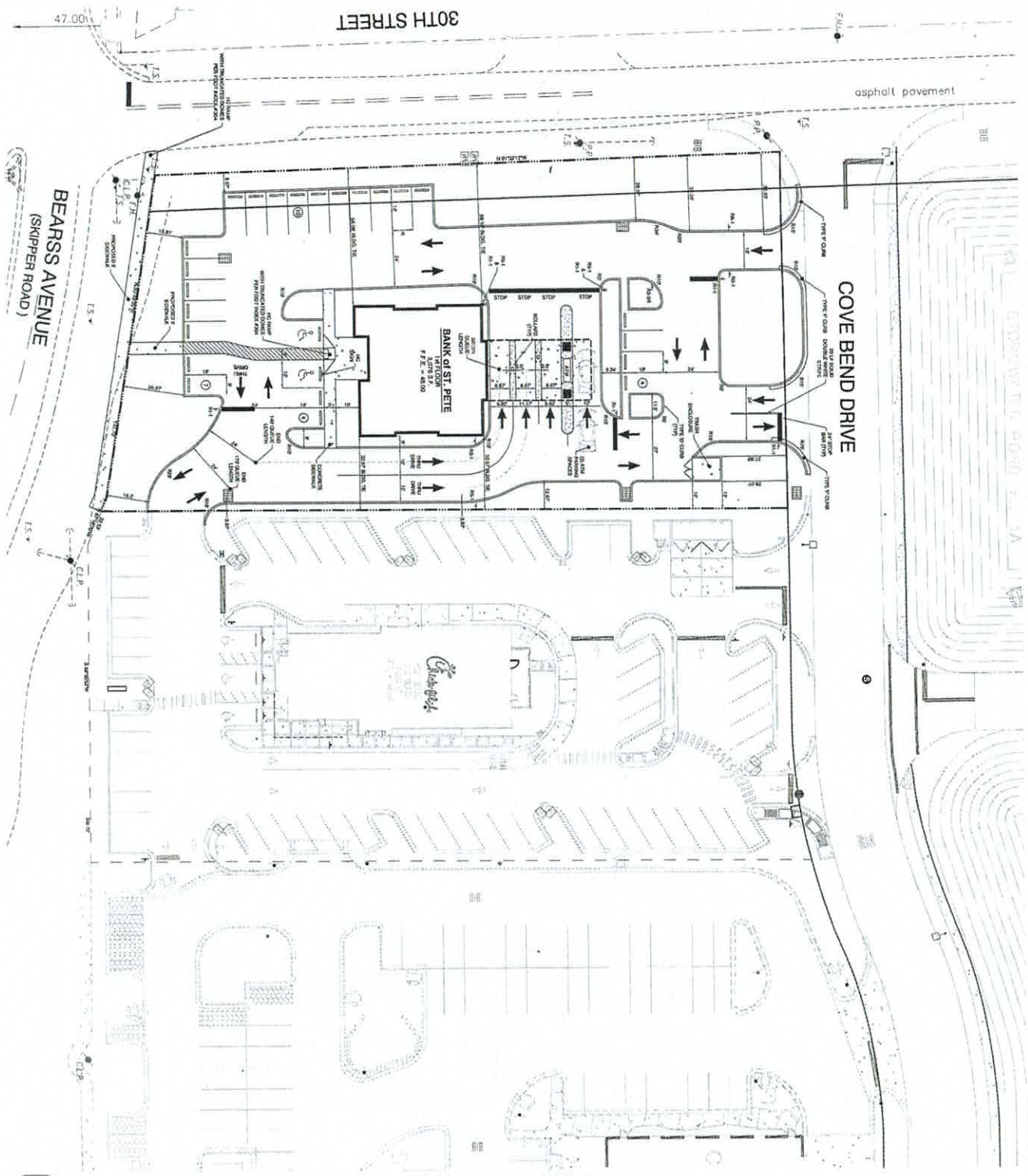


NO.	REVISION	DATE	BY	CHKD.
1	ISSUE FOR PERMIT	05/05/05		
2	ISSUE FOR CONSTRUCTION	12/21/2005		

COMMENTS: A300

FLOOR PLAN
 NEW BRANCH OFFICE FOR
BANK OF ST. PETERSBURG
 NEW BRANCH, FL. STATE
 ARCHITECTS
COLLMARKSKY
 200 WEST L. COLLAMAN
 3RD FLOOR
 ST. PETERSBURG, FL. 33702
 TEL: 727.321.1111
 FAX: 727.321.1112
 WWW.COLLMARKSKY.COM

Handwritten initials/signature



COVE BEND DRIVE

**BEARSS AVENUE
(SKIPPER ROAD)**

30TH STREET

SIGN LEGEND

- NO. TEXT OR SYMBOL SIZE
 - R1-1 STOP SIGN 30" X 30"
 - R1-2 NO STOPPING SIGN 24" X 30"
 - R1-3 NO STOPPING SIGN 24" X 30"
 - R1-4 LEFT LANE MUST TURN LEFT SIGN 30" X 30"
 - R1-5 ONE WAY SIGN 30" X 30"
 - R1-6 ONE WAY SIGN 30" X 30"
- ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STRIPING NOTES

TYPICAL PARKING SPACES SHALL BE STRIPED WITH A 4" WHITE STRIPE.
SEE DETAILS FOR HANDICAP PARKING.
LOADING ZONE SHALL BE MARKED WITH 12" WHITE STRIPES AT 9° ANGLES ON A 40' RADIUS.

SITE LEGEND

- HANDICAP PARKING
- PROPOSED PARKING MALET
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- EXISTING BODIES OF PARKING
- PROPOSED CONCRETE PAVEMENT
- TYPICAL
- HANDICAP
- TO PARKING SPACES
- SIGNATURE
- STRAKES
- LINEAR FEET
- SQUARE FEET



48 HOURS BEFORE DIGGING
"CALL SUNSHINE"
1-800-432-4770

Signature

BANK of ST. PETE
AT B.B.D. & BEARSS AVE.
HILLSBOROUGH COUNTY, FLORIDA

SITE PLAN

JEM Investments, LTD.

AVID
ENGINEERING, INC.
Civil Engineers Planners Traffic Engineers
Landscape Architects Environmental Engineers
2336 Collier Road, Suite 100
Palm Harbor, Florida 34683
Tel: (727) 789-9500 Fax: (727) 784-6662
www.aavid.com

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DATE	DESCRIPTION
07-11-08	PRELIMINARY
07-11-08	PERMITTING
07-11-08	FINAL
07-11-08	CONSTRUCTION
07-11-08	RECORD

ISSUED FOR: PRELIMINARY PERMITTING FINAL CONSTRUCTION RECORD

2A