

TAMPA & HILLSBOROUGH COUNTY

PROPERTY SALES COMPS

In September, there were 12 office sales transactions executed in the Hillsborough County/Tampa area*:

- **Total Transaction Volume** was approximately \$21,659,500
- **AVG Sale Price:**
 - Professional: \$1,860,500
 - Medical: \$1,638,333
- **The AVG Price/SF:**
 - Professional Office: \$204.86
 - Medical \$183.64

The largest deal of the month was in Tampa:

- By Sales Price, \$/SF: \$10.5 M consisting of 45,484 SF
- By \$/SF: \$400 per square foot and a total sales price of \$240,000.

PROFESSIONAL OFFICE COMPS

ADDRESS	CITY	ZIP	ACREAGE	BUILT	SF	SALE PRICE	\$/SF
2502 ORIENT RD	TAMPA	33634	3.51	1980	45,284	\$ 10,489,500	\$ 231.64
602 N 41 HWY	TAMPA	33607	0.76	2011	15,200	\$ 2,100,000	\$ 138.16
5710 HOOVER BLVD	TAMPA	33607	1.88	1987	7,836	\$ 1,800,000	\$ 229.71
5103 N ARMENIA AVE	LUTZ	33558	0.12	2007	5,000	\$ 875,000	\$ 175.00
6320 S 301 HWY	TAMPA	33618	0.05	1998	1,979	\$ 465,000	\$ 234.97
2902 N ARMENIA AVE	TAMPA	33603	0.04	2005	1,825	\$ 350,000	\$ 191.78
5324 VAN DYKE RD	TAMPA	33619	0.18	1981	600	\$ 240,000	\$ 400.00
3413 W FLETCHER AVE	RIVERVIEW	33578	0	2007	1,250	\$ 225,000	\$ 180.00
2715 N MACDILL AVE	RUSKIN	33570	0.39	1951	3,200	\$ 200,000	\$ 62.50

MEDICAL OFFICE COMPS

ADDRESS	CITY	ZIP	ACREAGE	BUILT	SF	SALE PRICE	\$/SF
3304 E GIDDENS AVE	RIVERVIEW	33569	2.36	2003	16,712	\$ 3,800,000	\$ 227.38
13403 BOYETTE RD	TAMPA	33626	0.85	2005	4,308	\$ 975,000	\$ 226.32
8002 BEATY GROVE DR	TAMPA	33610	0.17	1964	1,440	\$ 140,000	\$ 97.22

*Transaction included are those publicly recorded at the time of the report.



Contact John Milsaps for a custom market broker opinion of value for your property

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