

TAMPA & HILLSBOROUGH COUNTY

| **PROPERTY SALES COMPS**

In October, there were 12 medical and professional office sales transactions executed in the Hillsborough County/Tampa area*:

- **Total Transaction Volume** was approximately \$17,428,700
- **AVG Sale Price:**
 - Professional: \$1,918,463
 - Medical: \$2,081,000
- **The AVG Price/SF:**
 - Professional Office: \$318.73
 - Medical \$161.39

The largest deal of the month was in Tampa:

- By Sales Price, \$/SF: \$8.42 M consisting of 6,000 SF
- By \$/SF: \$1,403.72 per square foot for the same building at 4304 Boy Scout Blvd

| **PROFESSIONAL OFFICE COMPS**

ADDRESS	CITY	ZIP	ACRES	YR BUILT	SF	SALE PRICE	\$ / SF
3110 W AZEELE ST	TAMPA	33609	0.19	1926	1,488	\$ 388,000	\$ 260.75
1452 BLOOMINGDALE AVE	VALRICO	33596	0.13	2005	3,072	\$ 535,000	\$ 174.15
6304 N NEBRASKA AVE	TAMPA	33604	0.30	1947	1,655	\$ 242,500	\$ 146.53
11327 COUNTRYWAY BLVD	TAMPA	33626	0.06	2004	2,680	\$ 604,000	\$ 225.37
10522 39 HWY	LITHIA	33547	1.34	1983	5,312	\$ 390,000	\$ 73.42
4304 BOY SCOUT BLVD	TAMPA	33607	0.56	2019	6,000	\$ 8,422,300	\$ 1,403.72
5115 W GRACE ST	TAMPA	33607	0.16	1956	876	\$ 165,900	\$ 189.38
710 OAKFIELD DR	BRANDON	33511	3.52	1984	60,116	\$ 4,600,000	\$ 76.52
TOTAL SALES						\$ 15,347,700	
						AVG	\$ 1,918,463

| **MEDICAL OFFICE COMPS**

ADDRESS	CITY	ZIP	ACRES	YR BUILT	SF	SALE PRICE	\$ / SF
3105 N 22ND ST	TAMPA	33605	0.27	1974	2,628	\$ 415,000	\$ 157.91
3140 S FALKENBURG RD 102	RIVERVIEW	33578	-	2015	4,812	\$ 808,500	\$ 168.02
4202 W LINEBAUGH AVE	TAMPA	33624	0.09	2005	4,012	\$ 695,000	\$ 173.23
13801 BRUCE B DOWNS BLVD 20	TAMPA	33613	-	1976	1,110	\$ 162,500	\$ 146.40
TOTAL SALES						\$ 2,081,000	
						AVG	\$ 520,250

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



Considering selling your commercial property?
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opinion of value for your property.

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