

# PROPERTY SALES COMPS

In December, there were 24 medical and professional office sales transactions executed in the Hillsborough County/Tampa area\*:

- **Total Transaction Volume** was approximately \$25,895,400
- **AVG Sale Price:**
  - Professional: \$1,119,359 | Medical: \$634,750
- **The AVG Price/SF:**
  - Professional Office: \$191.95 | Medical \$182.58

**The largest deal of the month was in Tampa:**

- By Sales Price, \$/SF: \$7.69 M consisting of 24,997 SF
- By \$/SF: \$327.51 per square foot for 2904 W Bay to Bay Blvd

## PROFESSIONAL & MEDICAL OFFICE COMPS

ADDRESS	CITY	ZIP	ACRES	BUILT	SF	SALE PRICE	\$ / SF
1821 E SAHLMAN DR 102	TAMPA	33605	0.11	1984	3,970	\$ 825,000	\$ 207.81
711 W 92 HWY	SEFFNER	33584	0.34	1994	2,010	\$ 225,000	\$ 111.94
1918 W CASS ST	TAMPA	33606	0.22	1960	2,738	\$ 625,000	\$ 228.27
6215 E SLIGH AVE	TAMPA	33617	17.55	1967	15,165	\$ 2,939,700	\$ 193.85
1860 N REPUBLICA DE CUBA AVE	TAMPA	33605	0.07	1996	5,800	\$ 1,785,000	\$ 307.76
13801 BRUCE B DOWNS BLVD 302	TAMPA	33613	0	1976	1,209	\$ 200,000	\$ 165.43
1104 N PARSONS AVE	BRANDON	33510	0.24	1985	3,037	\$ 340,000	\$ 111.95
711 S DALE MABRY HWY	TAMPA	33609	1.67	1955	24,997	\$ 7,691,200	\$ 307.68
445 APOLLO BEACH BLVD C	APOLLO BCH	33572	0.04	2006	1,890	\$ 350,000	\$ 185.19
329 PAULS DR	BRANDON	33511	0.96	1964	2,530	\$ 485,000	\$ 191.70
12451 TELECOM DR	TEMPLE TERR	33637	2.73	1988	21,564	\$ 2,025,000	\$ 93.91
1003 W CLEVELAND ST	TAMPA	33606	0	2002	1,823	\$ 525,000	\$ 287.99
6505 N HIMES AVE	TAMPA	33614	0.53	1949	1,723	\$ 370,000	\$ 214.74
5005 E DR MARTIN LUTHER KING JR BLVD	TAMPA	33619	0.12	1958	1,431	\$ 175,000	\$ 122.29
5121 EHRlich RD 108	TAMPA	33624	-	1986	2,020	\$ 350,000	\$ 173.27
2904 W BAY TO BAY BLVD	TAMPA	33629	0.28	1958	2,748	\$ 900,000	\$ 327.51
504 S MOODY AVE	TAMPA	33606	0.40	1979	3,651	\$ 1,125,000	\$ 308.13
2919 W SWANN AVE 404	TAMPA	33609	0	1984	1,953	\$ 530,000	\$ 271.38
910 E 127TH AVE	TAMPA	33612	0.38	1986	4,272	\$ 430,000	\$ 100.66
13401 MCCORMICK DR	TAMPA	33626	1.39	1996	10,996	\$ 1,425,000	\$ 129.59
715 E 92 HWY	SEFFNER	33584	0.69	2006	3,931	\$ 440,000	\$ 111.93
4620 N THATCHER AVE	TAMPA	33614	0.7	1988	12,360	\$ 865,000	\$ 69.98
13061 W LINEBAUGH AVE	TAMPA	33626	0.07	2008	3,000	\$ 509,500	\$ 169.83
3424 W KENNEDY BLVD	TAMPA	33609	0.2	1967	3,891	\$ 760,000	\$ 195.32

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



Considering selling your commercial property?  
Contact John Milsaps for a custom market broker  
opinion of value for your property.

John.Milsaps@SVN.com | 813-597-6600  
www.TampaCRE.com

