



Beshears & Associates
Commercial Property Analysts

Services Provided

- Commercial Property Valuation
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- Property Management

ABOUT OUR FIRM

Beshears & Associates is a commercial real estate appraisal firm. Our firm works throughout the state of Florida, with a focus on Florida's West Coast. We periodically produce a newsletter on the Tampa Bay Apartment, Industrial, Office and Retail markets. Visit our website for previous newsletters. If you have questions or know of someone who would like to be added to our mailing list, please contact David W. Beshears, MAI.

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2001 TAMPA BAY SMALL OFFICE BUILDING SALES (2,000 to 20,000 SF)

| Property Address | Property City | Bldg SF | FAR | Year Built | Sale Date | Sales Price | \$/Per RSF |
|------------------------------|----------------|--------------|-------------|-------------|-----------|----------------|---------------|
| Medical/Dental Office | | | | | | | |
| 2812 W ML King Jr Blvd | Tampa | 2,610 | 0.14 | 1971 | Apr-01 | \$ 495,000 | \$ 189.66 |
| 1352 Main St | Dunedin | 2,525 | 0.11 | 1979 | Feb-01 | 400,000 | 158.42 |
| 1352 Main St | Dunedin | 2,525 | 0.11 | 1979 | Jul-01 | 349,000 | 138.22 |
| 1117 Arlington Ave N | St. Petersburg | 7,036 | 0.25 | 1948 | Feb-01 | 930,000 | 132.18 |
| 4003 Skipper Rd | Tampa | 4,404 | 0.76 | 2000 | Jan-01 | 580,200 | 131.74 |
| 1750 N 50th St | Tampa | 2,631 | 0.08 | 1981 | Feb-01 | 300,000 | 114.03 |
| 4805 49th St N | St. Petersburg | 4,298 | 0.09 | 1977 | Feb-01 | 460,000 | 107.03 |
| 3268 66th St N | St. Petersburg | 5,236 | 0.19 | 1984 | Jan-01 | 535,000 | 102.18 |
| 4204 N Mac Dill Ave | Tampa | 10,000 | 0.26 | 1993 | Jan-01 | 1,000,000 | 100.00 |
| 2814 W Virginia Ave | Tampa | 8,429 | 0.33 | 1990 | Jan-01 | 825,000 | 97.88 |
| 2303 Airport Rd | Plant City | 3,247 | 0.17 | 1987 | May-01 | 262,200 | 80.75 |
| 4501 N Armenia Ave | Tampa | 3,918 | 0.25 | 1976 | Aug-01 | 292,500 | 74.66 |
| 5320 Duhme Rd | St. Petersburg | 4,737 | 0.33 | 1966 | Feb-01 | 295,000 | 62.28 |
| 10320 N 56th St | Temple Terrace | 14,000 | 0.14 | 1972 | Aug-01 | 825,000 | 58.93 |
| 609 W ML King Blvd | Tampa | 6,302 | 0.29 | 1990 | Jul-01 | 325,000 | 51.57 |
| Average | | 5,460 | 0.23 | 1980 | | 524,927 | 106.63 |
| Single Tenant | | | | | | | |
| 1201 W Swann Ave | Tampa | 3,110 | 0.44 | 1917 | Feb-01 | \$ 595,000 | \$ 191.32 |
| 10311 Radcliffe Dr | Tampa | 2,326 | 0.10 | 1992 | Jul-01 | 444,000 | 190.89 |
| 1620 Adamo Dr | Ybor City | 3,375 | 0.14 | 1953 | Jul-01 | 550,000 | 162.96 |
| 542 Douglas Ave | Dunedin | 2,190 | 0.09 | 1900 | May-01 | 322,000 | 147.03 |
| 1213 16th St N | St. Petersburg | 13,400 | 0.22 | 1966 | Jul-01 | 1,800,000 | 134.33 |
| 7850 131st St | Seminole | 4,100 | 0.12 | 1981 | Feb-01 | 550,000 | 134.15 |
| 2472 Gulf To Bay Blvd | Clearwater | 7,048 | 0.24 | 1974 | Jul-01 | 940,000 | 133.37 |
| 5001 W Cypress St | Tampa | 8,890 | 0.27 | 1983 | Aug-01 | 1,172,500 | 131.89 |
| 2851 1st Ave N | St. Petersburg | 2,304 | 0.51 | 1928 | Feb-01 | 295,000 | 128.04 |
| 605 N Boulevard | Tampa | 5,052 | 0.46 | 1947 | Jan-01 | 615,000 | 121.73 |
| 3912 W Humphrey St | Tampa | 3,295 | 0.10 | 1984 | Jul-01 | 400,000 | 121.40 |
| 4502 N Eddy Dr | Tampa | 3,200 | 0.22 | 1986 | Jun-01 | 380,000 | 118.75 |
| 3415 W Cypress St | Tampa | 5,052 | 0.33 | 1987 | Jul-01 | 575,000 | 113.82 |
| 605 S Fremont Ave | Tampa | 3,750 | 0.45 | 1955 | Jun-01 | 415,000 | 110.67 |
| 2651 McCormick Dr | Clearwater | 5,074 | 0.58 | 1989 | Aug-01 | 550,000 | 108.40 |
| 1902 W Platt St | Tampa | 3,468 | 0.22 | 1946 | Apr-01 | 375,000 | 108.13 |
| 621 S Florida Ave | Lakeland | 2,600 | 0.31 | 1916 | Apr-01 | 265,000 | 101.92 |
| 220 S Hilltop Rd | Brandon | 7,568 | 0.14 | 1988 | Jul-01 | 750,000 | 99.10 |
| 3050 S Dale Mabry Hwy | Tampa | 3,374 | 0.34 | 1989 | Jun-01 | 330,000 | 97.81 |
| 4705 N Armenia Ave | Tampa | 12,767 | 0.16 | 1965 | Jun-01 | 1,225,000 | 95.95 |
| 5324 Woodhaven Ln | Lakeland | 8,500 | 0.25 | 1972 | May-01 | 815,000 | 95.88 |
| 1188 Omaha Cir | Palm Harbor | 4,395 | 0.24 | 1985 | Feb-01 | 421,300 | 95.86 |
| 3508 W Grace St | Tampa | 6,092 | 0.29 | 1966 | Jun-01 | 578,500 | 94.96 |
| 7001 Central Ave | St. Petersburg | 4,425 | 0.21 | 1978 | Jan-01 | 397,000 | 89.72 |
| 3080 E Bay Dr | Largo | 5,210 | 0.35 | 1976 | May-01 | 459,000 | 88.10 |
| 2958 1st Ave N | St. Petersburg | 7,293 | 0.38 | 1971 | Jul-01 | 537,500 | 73.70 |
| 1626 W Brandon Blvd | Brandon | 3,881 | 0.20 | 1978 | Jun-01 | 280,000 | 72.15 |
| 806 Franklin St | Clearwater | 4,600 | 0.66 | 1952 | Feb-01 | 320,000 | 69.57 |
| 130 Pinellas Way N | St. Petersburg | 3,633 | 0.24 | 1960 | Jun-01 | 250,000 | 68.81 |
| 8700 4th St N | St. Petersburg | 6,080 | 0.36 | 1976 | Jun-01 | 390,000 | 64.14 |
| 2495 Enterprise Rd | Clearwater | 16,696 | 0.29 | 1985 | Feb-01 | 1,050,000 | 62.89 |
| 5453 N 59th St | Tampa | 12,419 | 0.20 | 1984 | May-01 | 601,000 | 48.39 |
| 2861 34th St S | St. Petersburg | 10,260 | 0.15 | 1974 | Mar-01 | 478,500 | 46.64 |
| 799 Overlook Dr | Winter Haven | 8,192 | 0.09 | 1976 | Feb-01 | 365,000 | 44.56 |
| 10800 Johnson Blvd | Seminole | 6,094 | 0.21 | 1965 | Jan-01 | 260,000 | 42.66 |
| Average | | 5,992 | 0.27 | 1967 | | 564,323 | 103.13 |
| Multi-Tenant | | | | | | | |
| 2014 Drew St | Clearwater | 5,200 | 0.26 | 1985 | Sep-01 | \$ 665,000 | \$ 127.88 |
| 3351 W Bearss Ave | Tampa | 2,500 | 0.99 | 2000 | Jan-01 | 295,000 | 118.00 |
| 404 N Ingraham Ave | Lakeland | 7,311 | 0.60 | 1954 | Mar-01 | 800,000 | 109.42 |
| 3112 W Kennedy Blvd | Tampa | 2,972 | 0.27 | 1923 | Jul-01 | 310,000 | 104.31 |
| 15619 Premiere Dr | Tampa | 11,316 | 0.26 | 1986 | Feb-01 | 1,062,500 | 93.89 |
| 422 S Florida Ave | Lakeland | 3,339 | 0.85 | 1958 | Jun-01 | 280,000 | 83.86 |
| 224 2nd St N | St. Petersburg | 11,212 | 0.45 | 1935 | Mar-01 | 940,000 | 83.84 |
| 319 5th St S | St. Petersburg | 4,194 | 0.82 | 1941 | Aug-01 | 317,000 | 75.58 |
| 6251 Park Blvd | Pinellas Park | 5,654 | 0.33 | 1976 | Sep-01 | 395,000 | 69.86 |
| 6500 Central Ave | St. Petersburg | 4,622 | 0.27 | 1973 | Mar-01 | 322,000 | 69.67 |
| 625 E Twiggs St | Tampa | 16,889 | 0.75 | 1960 | Jul-01 | 1,100,000 | 65.13 |
| 1920 9th St N | St. Petersburg | 4,705 | 0.39 | 1954 | Jan-01 | 288,800 | 61.38 |
| 12945 Seminole Blvd | Largo | 18,259 | 0.40 | 1975 | Mar-01 | 1,055,000 | 57.78 |
| 205 W Dr ML King Jr Blvd | Tampa | 5,817 | 0.42 | 1983 | Jun-01 | 320,000 | 55.01 |
| 3750 W Busch Blvd | Tampa | 18,028 | 0.68 | 1989 | Sep-01 | 985,000 | 54.64 |
| Average | | 8,135 | 0.52 | 1966 | | 609,020 | 82.02 |

The above information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about it. It is your responsibility to independently confirm its accuracy and completeness before relying on this information.

Source: Comps, Inc.; Hillsborough, Pinellas and Polk County Property Appraisers, Beshears & Associates.