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TINA MARIE ELOIAN, CCIM
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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

**1064 BLOOMINGDALE AVENUE UNIT #18
BRANDON, FL 33596 :: FOR SALE: \$379,000/**

**PRIME OFFICE/ RETAIL CONDO
BLOOMINGDALE AVENUE**

**• PLAZA BELLA SHOPPING MALL •
874 SF :: BEAUTIFUL LOCATION :: 2ND FLOOR**



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

Prime Retail or Office Condo Opportunity

SURROUNDING NEIGHBORHOODS INCLUDE: BLOOMINGDALE, RIVERVIEW, VALRICO, LITHIA, BOYETTE, FISH HAWK AND THE GREATER BRANDON AREA

PROPERTY FEATURES

- Located in Plaza Bella in booming Brandon, FL
- 2nd floor unit with easy elevator/ stair access
- Direct Bloomingdale Avenue frontage
- Quick access to and from Bell Shoals Road
- Beautiful, quaint space- very quiet location
- Situated in a rapid growth area
- Highest and best use: health studio (yoga, dance, fitness) or professional office
- Strong surrounding population of 81,339 residents within 3 miles of the property
- Average HH Income Exceeds \$63,273 within 3-mile radius

**THIS INVESTMENT/ OWNER/ USER OPPORTUNITY
WILL NOT LAST LONG ON THE MARKET**



Rapidly growing area with approximately 32,453 homes within a 3 mile-radius of this property



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LISTING DETAILS**FINANCIAL & TERMS**

Status: Active

Offering Price: \$379,000/

Price Per SF: \$434.00

Purchase Options: Cash, Hard Money, Conventional, SBA

Expenses Available upon request: (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

County: Hillsborough

Street Number: 1064 (Unit #18)

Street Name: Bloomingdale

Street Suffix: Avenue

City: Tampa

Traffic Count: 39,500- VTD, Bell Shoals Road and Bloomingdale Avenue (AADT- 2021)

Market: Tampa/ St. Petersburg

Sub-market: Brandon

THE PROPERTY

Folio Number: 073176-9136

Zoning: PD (Planned Development)

Property Style: Retail Strip Center (Storefront/Office)

Site Improvements: 34,459 SF 2-story retail- office plaza

Current Use: Fitness Studio

Usable SF: 874 SF

AYB: 2006

Parking: Onsite, common parking lot 130+/- spaces

LEGAL DESCRIPTION

PLAZA BELLA CONDOMINIUM UNIT 18 AND AN UNDIV INT IN COMMON ELEMENTS

THE COMMUNITY

Community/ Subdivision Name: Bella Plaza Condominium

Flood Zone Area: X

Flood Zone Panel: 12057C0394H

UTILITIES

Electricity: TECO

Water: Hillsborough County Public Utilities

Waste: Hillsborough County Public Utilities

Communications: Frontier

TAXES

Tax Year: 2021

Taxes: \$2,808.00

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LOCATED AT THE SIGNALIZED INTERSECTION OF BLOOMINGDALE AVENUE AND BELL SHOALS ROAD



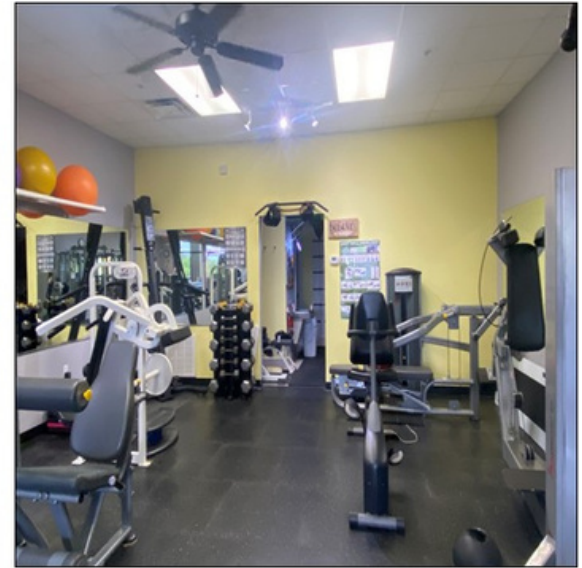
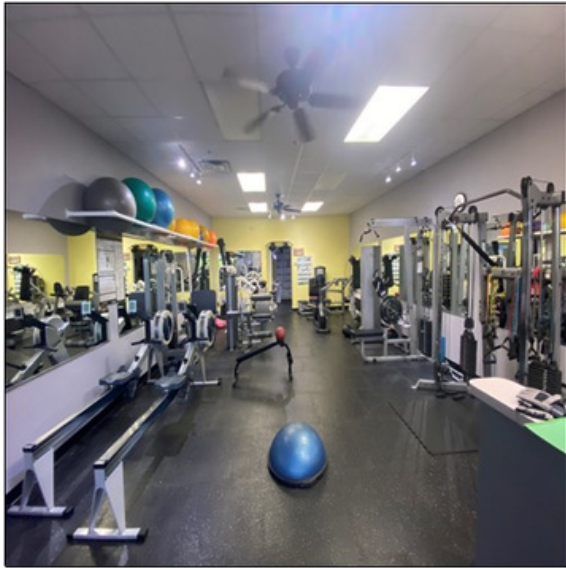
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SITE ALSO FEATURES OVER 130 PARKING SPACES



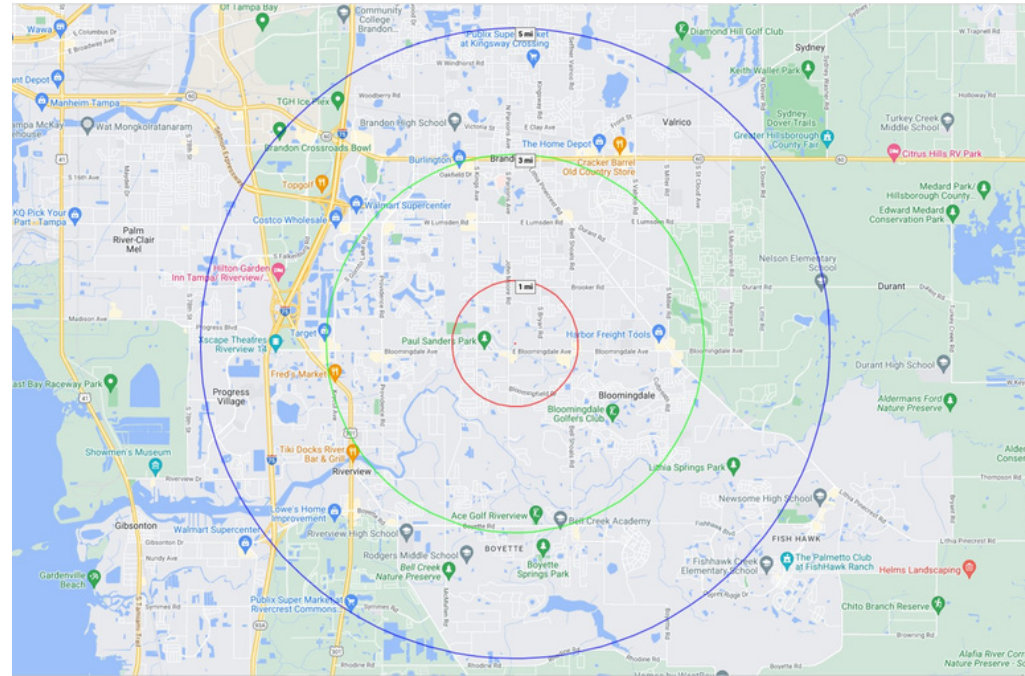
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AREA HIGHLIGHTS | DEMOGRAPHICS

- Located at the signalized intersection of Bloomingdale Avenue and Bell Shoals Road
- High density, high traffic corridor of East Tampa
- A short 5-mile commute westward to US Hwy 301 and Interstate 75
- Within immediate proximity of countless retail/ office tenants, newly constructed multi-family condos and bustling residential neighborhoods
- Bloomingdale Avenue is one the most travelled roads in Brandon with approximately 39,500 VTD at the intersection of Bloomingdale Avenue and Bell Shoals Road
- Neighboring businesses include Kumon, CVS, Mobil Gas, Walgreens, Publix, McDonalds, Citizens Bank and Edward Jones, just to name a few
- This rapidly expanding market is now a major hot spot for commercial and residential real estate investors
- Since 2017, Tampa, St. Petersburg, and Clearwater; also known as the greater Tampa Bay Area has repeatedly ranked as one of the top 10 real estate markets in America



POPULATION	1 Mile	3 Miles	5 Miles
Total population	15,489	81,339	178,525
Median age	31.2	33.4	35.4
Median age (Male)	31.9	33.1	34.7
Median age (Female)	30.8	33.7	35.9
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	6,183	32,453	66,494
# of persons per HH	2.5	2.5	2.7
Average HH income	\$66,567	\$63,273	\$67,789
Average house value	\$215,932	\$225,806	\$220,936

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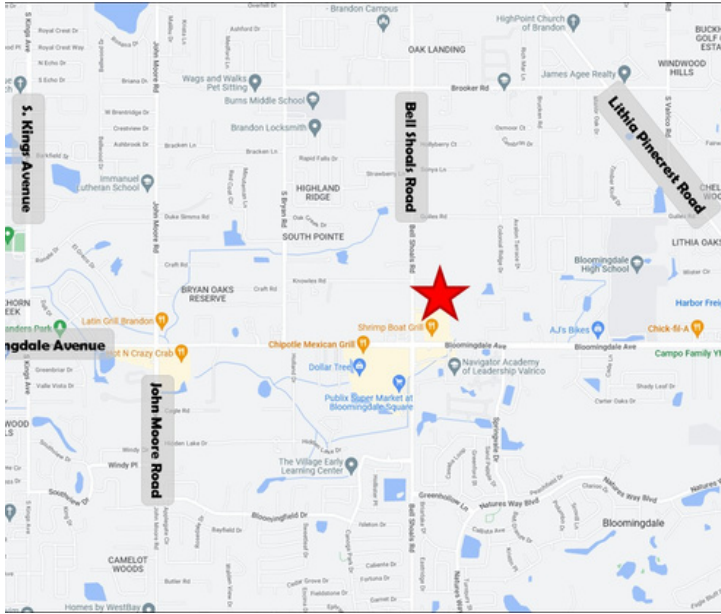
CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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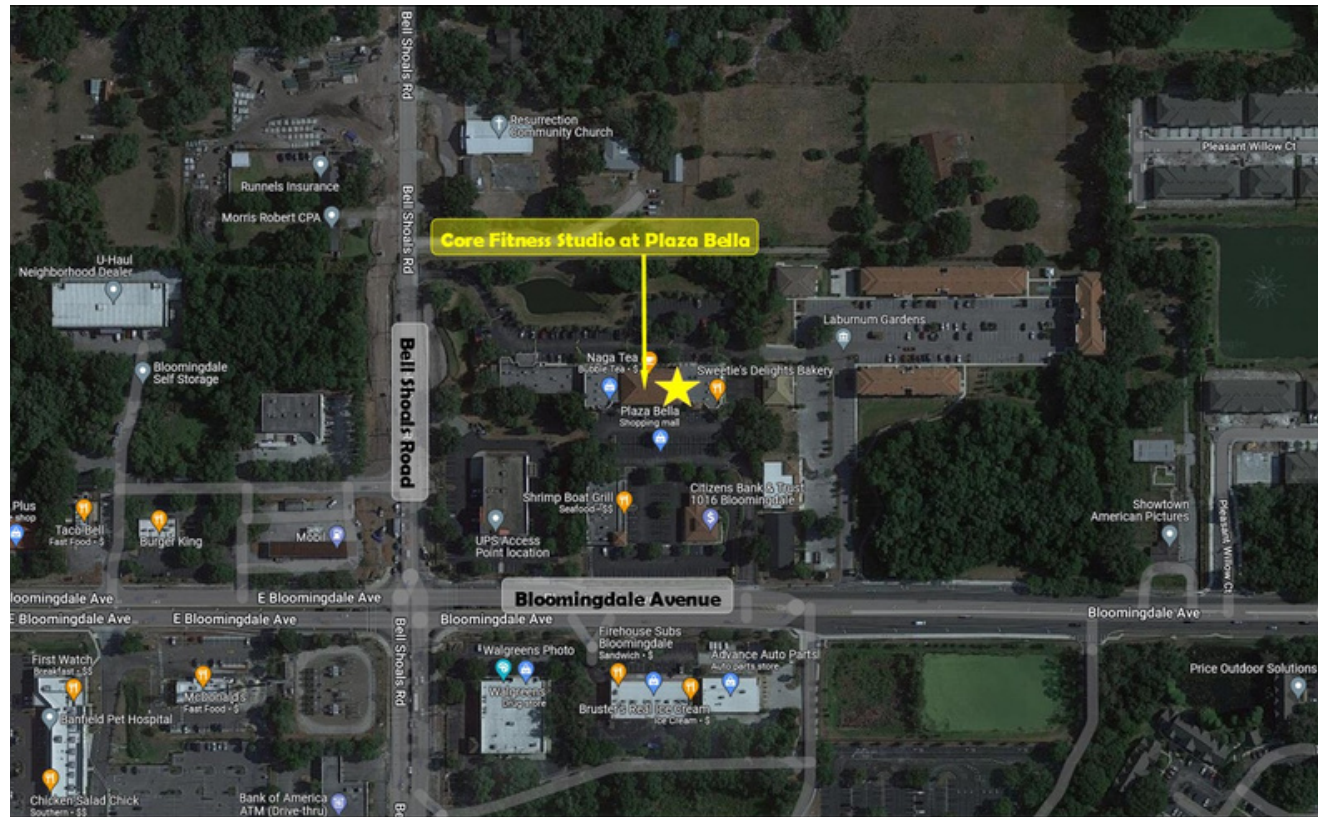
MAPS & DIRECTIONS



DIRECTIONS

From Tampa, Take I-4, Take I-75 south, exit at Hwy 301, take Hwy 301 south, turn left on Bloomingdale Ave. Arrive at property at 1064 Bloomingdale Avenue.

PROPERTY PARKING



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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

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