

OFFICE BUILDING FOR SALE

Bank of America Financial Center

9385 N 56th Street, Temple Terrace, FL 33617



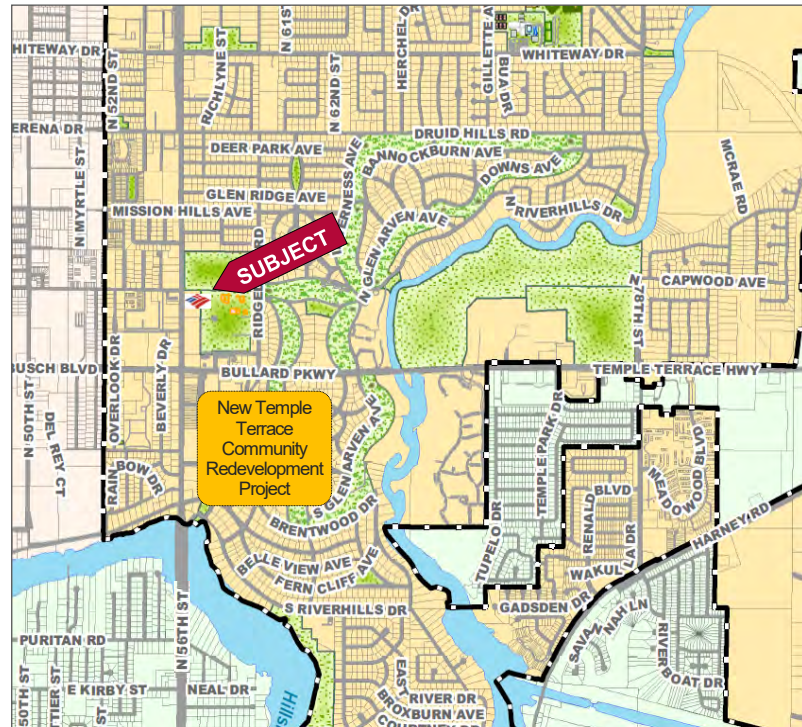
Building income will cover Owner's Occupancy cost



FEATURES

- ❖ Freestanding 3-story building consisting of 29,106 RSF with Bank of America as the long-term anchor tenant since 1988 occupying the first floor and with over 6 years remaining on their current term
- ❖ 6%+ Cap Rate on current income
- ❖ Owner-Occupant buyers: entire 7,353 SF second floor is available
- ❖ This Bank of America branch has deposits that are among the highest in the Tampa Bay market
- ❖ Easily accessible with three points of ingress/egress
- ❖ 1.86-AC site MOL with 88 surface parking spaces
- ❖ Built in 1960, renovated in 1970 and 2010
- ❖ Located less than one mile north of the Temple Terrace Towne Center Redevelopment project
- ❖ 30,000 vehicles per day on N 56th Street
- ❖ Class B building is located in Flood Zone X
- ❖ Zoned CG (Commercial General) City of Temple Terrace jurisdiction
- ❖ **Asking price: \$5,950,000**

LOCATION MAP



Elliott M. Ross, CCIM
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Chris Shryock
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ROSS REALTY GROUP, INC.
Watermark Building 5
5415 Mariner St, Suite 208
Tampa, FL 33609

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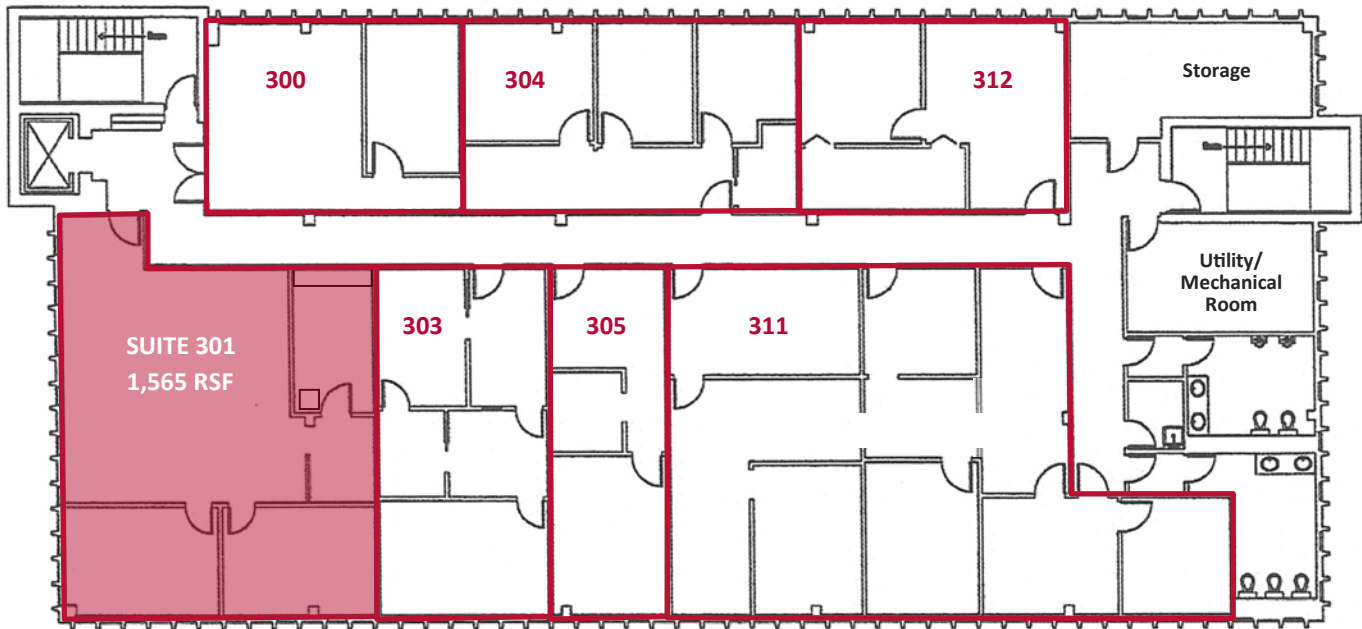
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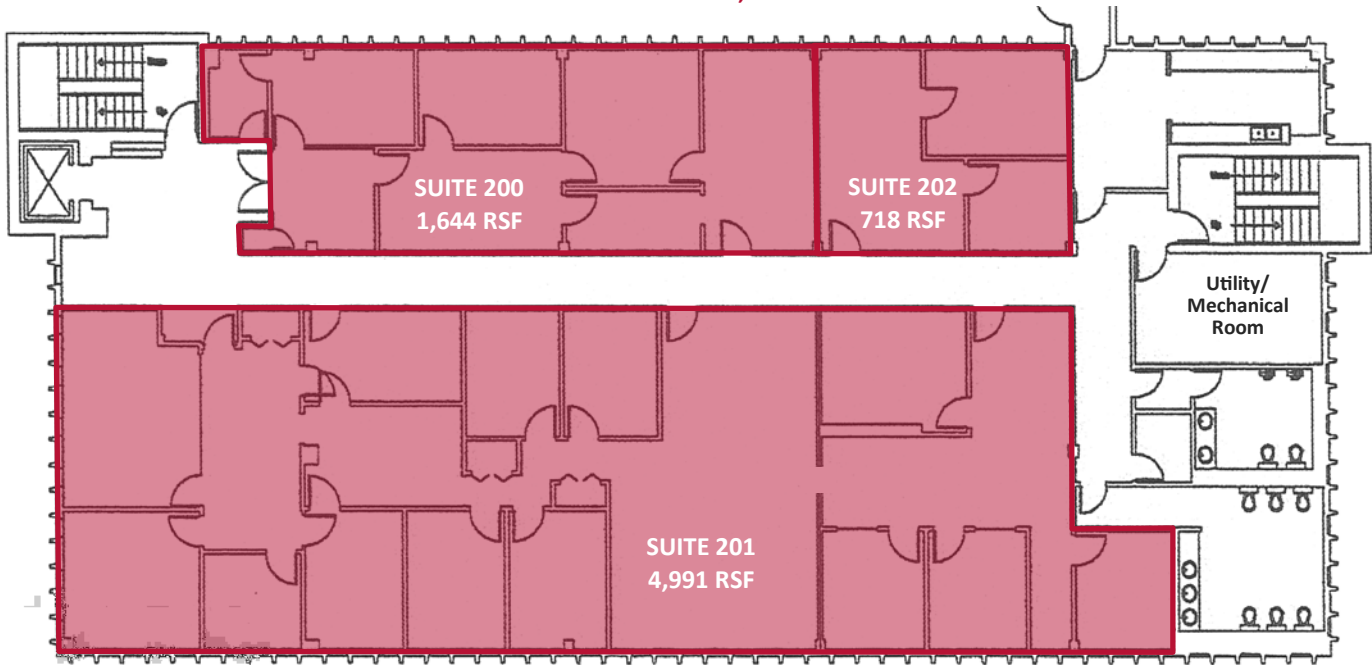


THE
ROSS REALTY
GROUP, INC.
COMMERCIAL SALES AND LEASING

THIRD FLOOR: 7,372 RSF



SECOND FLOOR: 7,353 RSF



TENANTS

Suite 100	Bank of America	13,860 RSF		Suite 101	UPTOWN Chamber of Commerce	521 RSF
Suite 300	Payments, Inc.	633 RSF		Suite 305	Philip A. Scheidt, CPA	568 RSF
Suite 303	Robert F. Welker, Attorney	826 RSF		Suite 311	Sheron A Bass, P.A.	2,174 RSF
Suite 304	BUN Construction Co.	910 RSF		Suite 312	L.A. Design, P.A.	697 RSF

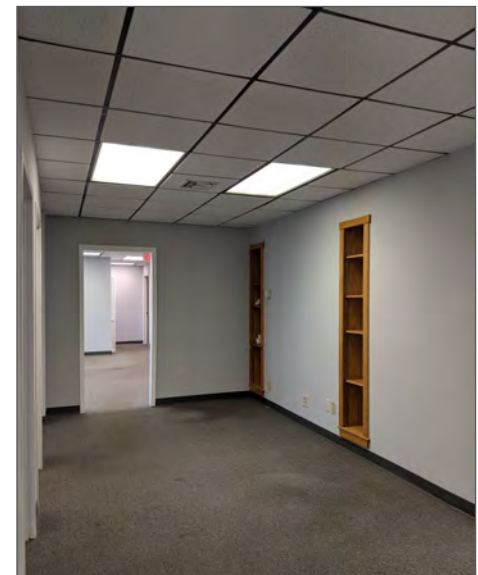
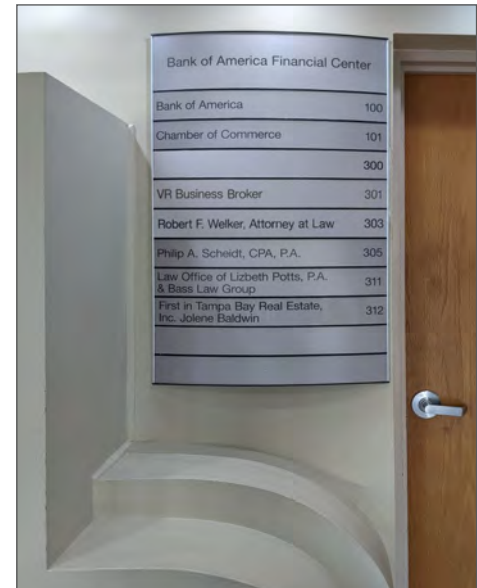
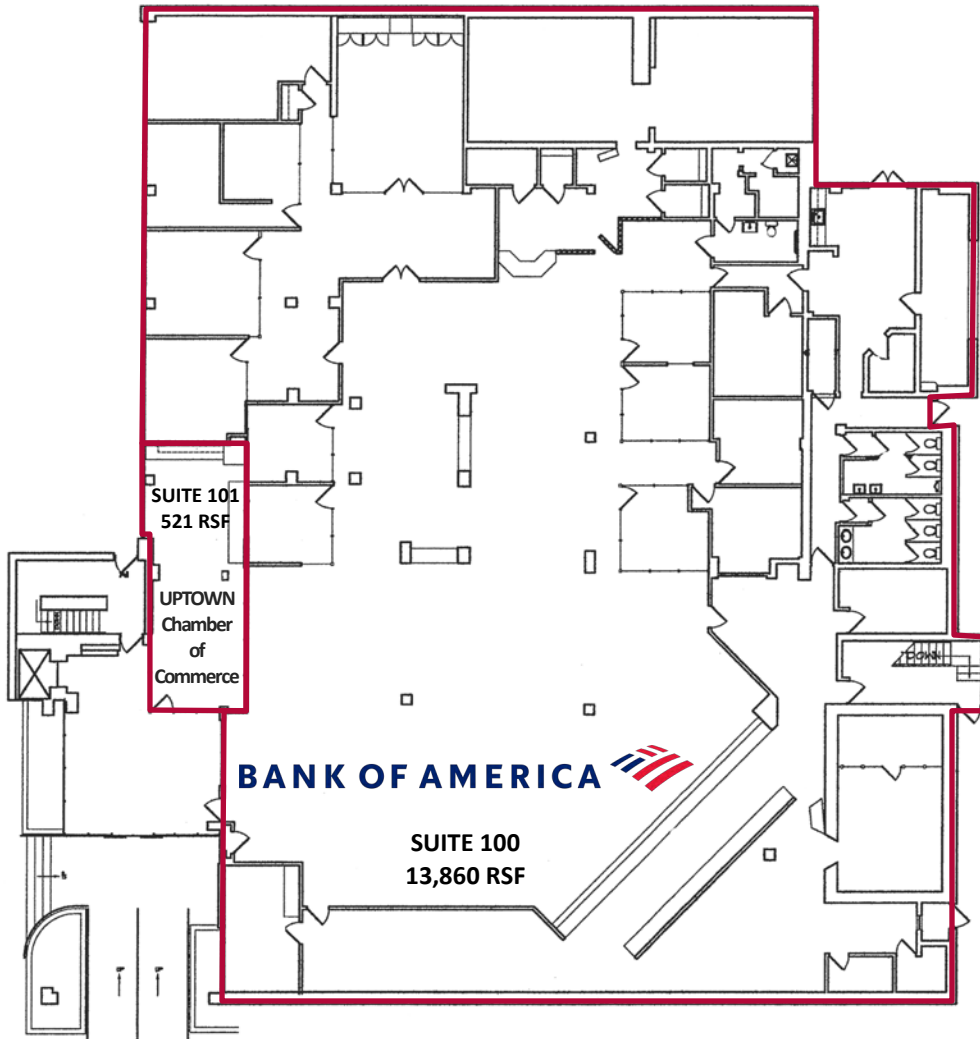
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FIRST FLOOR: 14,381 RSF



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2020 Population	16,757	98,021	244,815
2025 Population	17,347	102,625	258,386
2010-2020 Annual Rate	0.52%	0.83%	0.98%
2020-2025 Annual Rate	0.69%	0.92%	1.08%
Households			
2020 Total Households	6,817	37,365	94,853
2025 Total Households	7,011	39,014	99,734
2010-2020 Annual Rate	0.40%	0.74%	0.86%
2020-2025 Annual Rate	0.56%	0.87%	1.01%



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