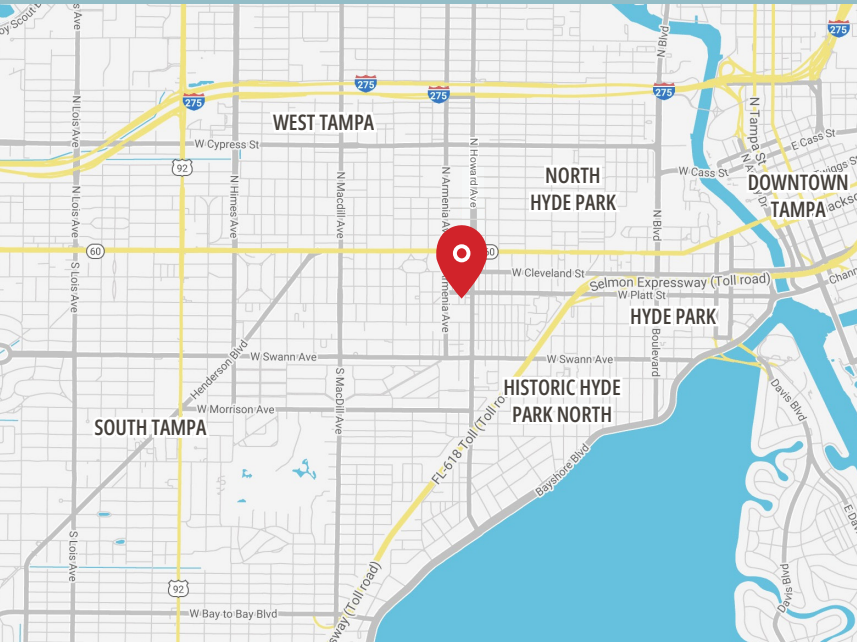


# MOODY AVE & CLEVELAND ST



202 S Moody Ave &  
2304 W Cleveland St  
Tampa, FL 33609

## Office Buildings For Sale



## PROPERTY HIGHLIGHTS

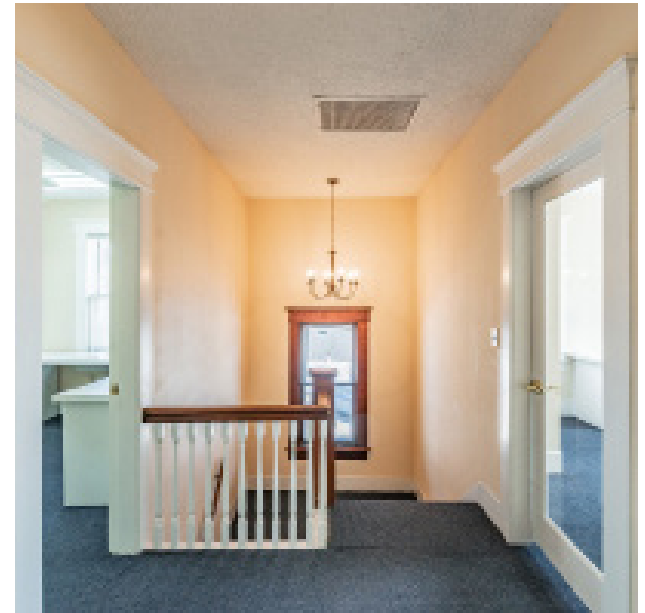
- **Sale Price: \$2,500,000**
- **Owner / User or Investor / Development Opportunity**
- Short term lease in place
- 2304 W Cleveland St: 3,069 SF  
202 S Moody Ave: 2,358 SF  
**Total: 5,427 SF**
- Both buildings feature a reception area, conference room, break room, and private rooms
- 18 parking spaces
- Boutique style office within walking distance to a variety of retail amenities
- Located one block south of Kennedy Blvd (SR 60) on the corner of South Moody Ave and West Cleveland St

**NICK POLO**  
Senior Associate  
813.682.6194  
Nick.Polo@FranklinSt.com



LICENSED REAL ESTATE BROKER | FranklinSt.com



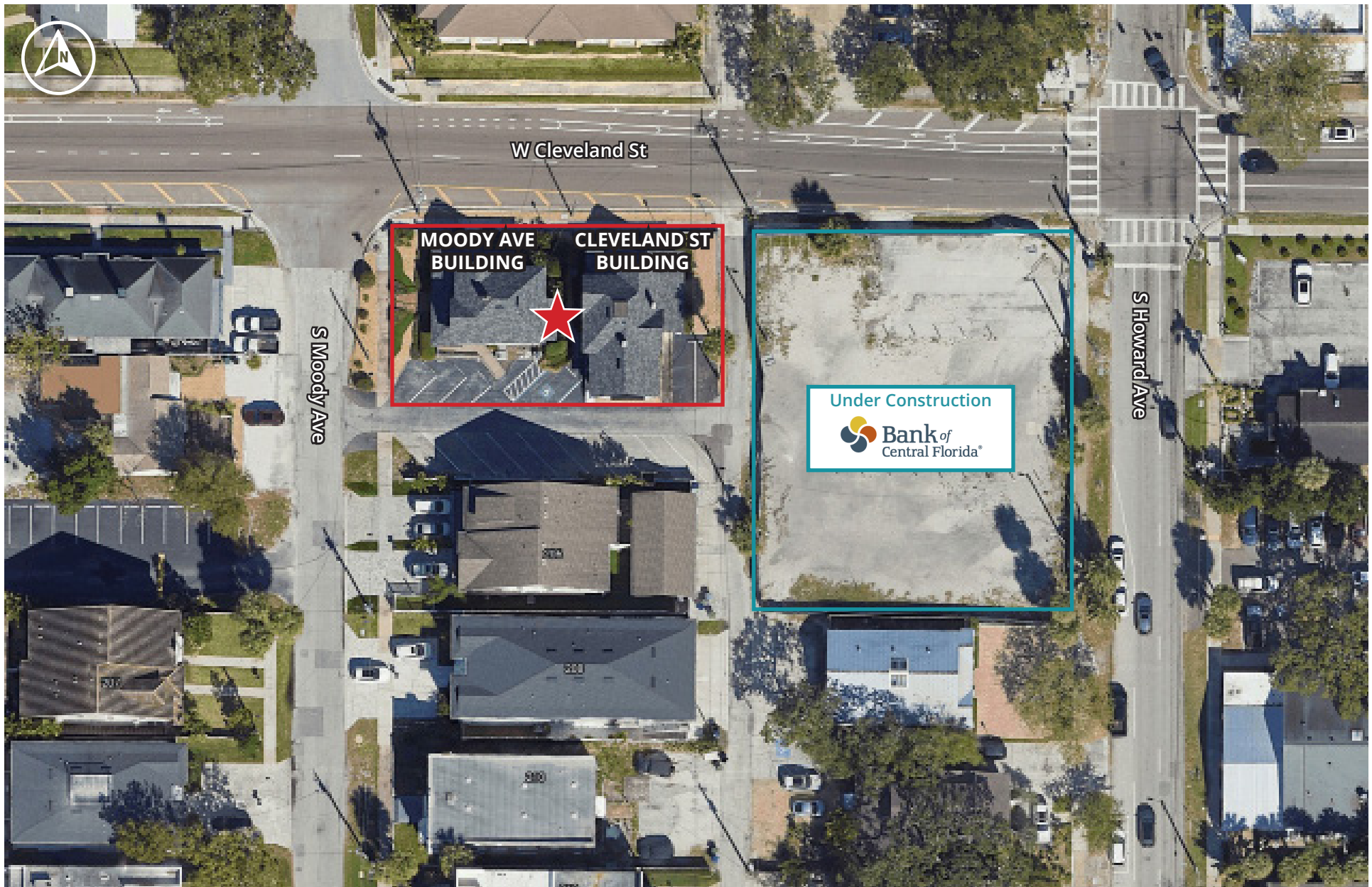




2304 W Cleveland St  
Tampa, FL 33609

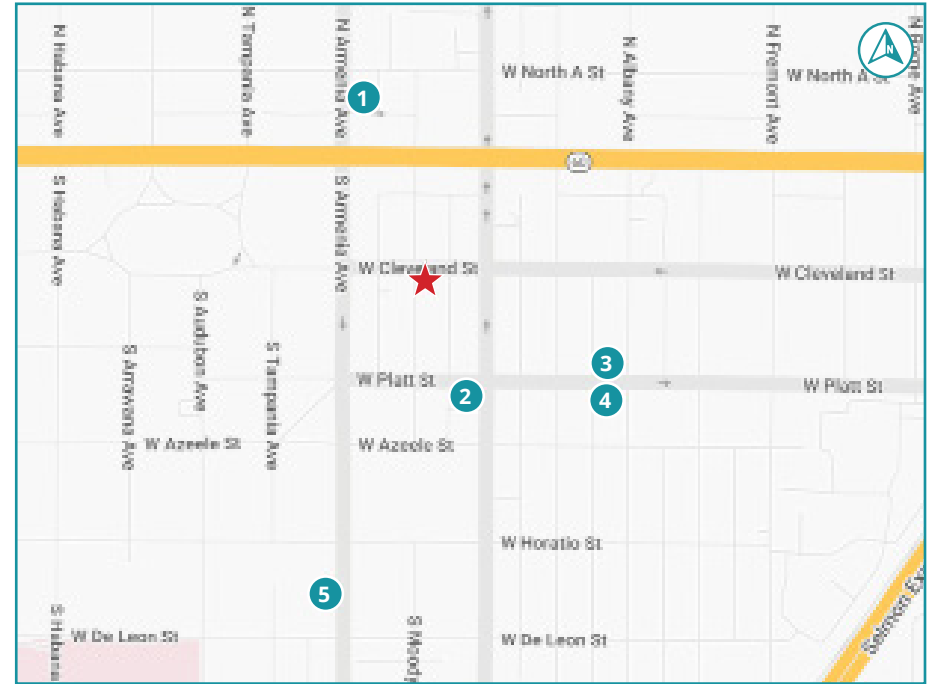
## OFFICE BUILDINGS FOR SALE





### MOODY AVE & PLATT ST MARKET COMPS

Subject Property	202 S Moody Ave & 2304 W Cleveland St
Vacant Office	\$954/sf
Retail/Restaurant	\$535/sf
Purchased by Tenant	\$440/sf
Medical Office (6% cap)	\$520/sf
Tear Down / Full Gut Vacant Office/Retail	\$491/sf



### SALE COMPARABLES

#	ADDRESS	BUILDING SIZE	SALE DATE	SALE PRICE	PRICE/SF
1	107 N Armenia Ave	1,728 SF	Sept. 27, 2023	\$850,000	\$491.90
2	301 S Howard Ave	6,205 SF	May 1, 2024	\$5,925,000	\$954.88
3	2101 W Platt St	2,616 SF	April 4, 2024	\$1,400,000	\$535.17
4	2102 W Platt St	6,953 SF	March 18, 2024	\$3,062,500	\$440.46
5	509 S Amerenia Ave	20,000 SF	Oct. 13, 2023	\$10,400,000	\$520.00