

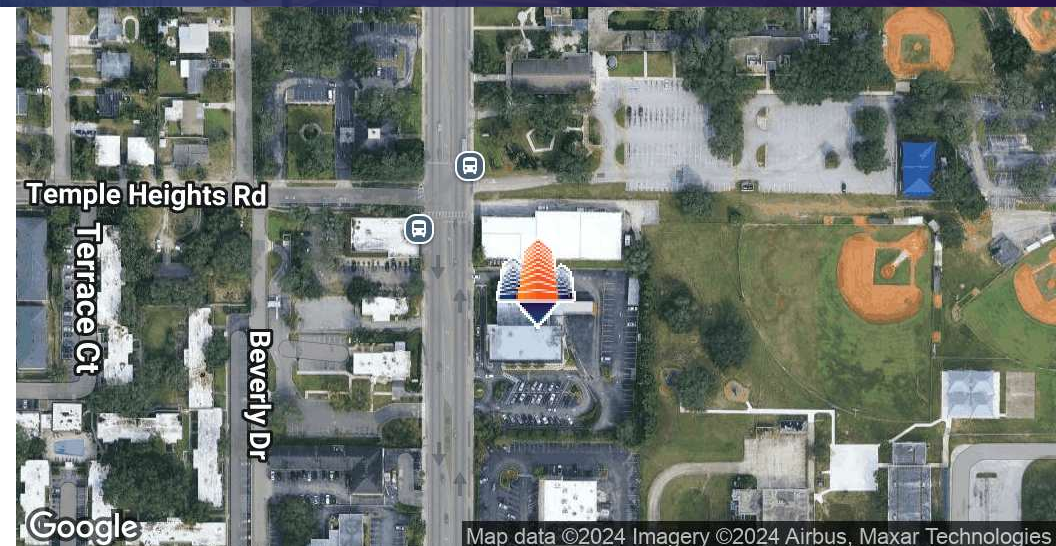
Bank of America Financial Center

9385 N 56th St, Temple Terrace, FL 33617



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Condo Association controlling majority number of Votes, over 50% of votes.
- 91% Leased with NNN lease structures
- Join the anchor tenant, Bank of America, at their Temple Terrace location. With decades of service, this branch ranks as the 6th highest in deposits within the Tampa Bay Metropolitan Area.
- The building underwent a significant remodel in the summer of 2022. Upgrades include a new roof, replacement HVAC units, and a repaved and re-stripped parking lot. The entire second floor has been renovated with new porcelain plank-look tile flooring, updated HVAC, fresh paint, a revamped common area break room, new lighting, and ceiling tiles.
- The Building Association maintains the building's structure and roof, common areas, parking, lights, landscaping, and janitorial services. The NNN lease structure simplifies management with minimal owner involvement, allowing association fees to be reimbursed through Additional Rent.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.86 Acres
Condo Size:	14,395 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,950	38,509	98,945
Total Population	16,930	104,365	258,015
Average HH Income	\$67,015	\$63,976	\$64,158

[CLICK HERE FOR VIRTUAL TOUR.](#)

Erik Vasquez

407.415.7825

evasquez@eisre.com

Richard Wagner

321.438.5196

rwagner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

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PROPERTY PHOTOS



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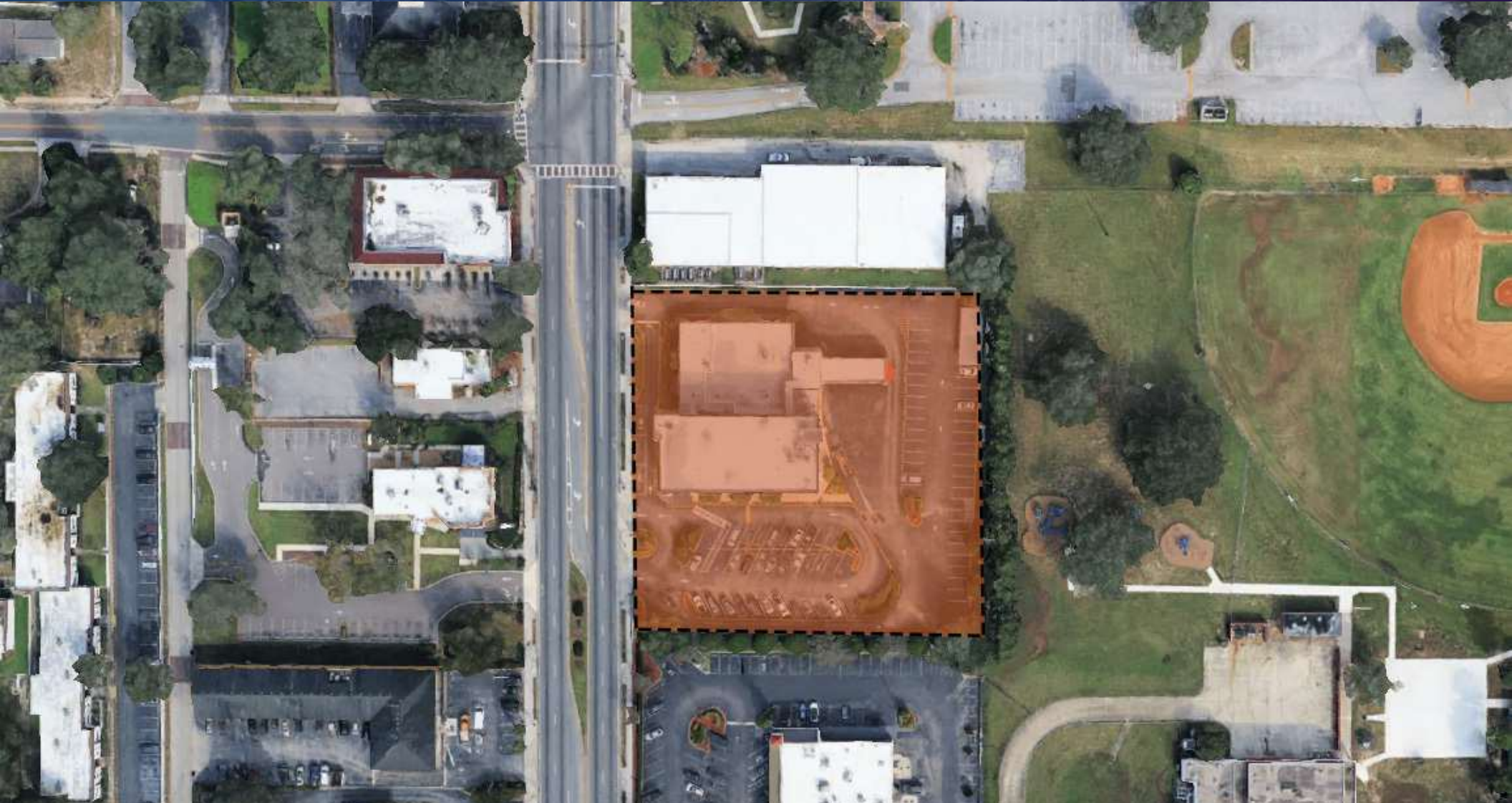
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AERIAL



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407.415.7825

evasquez@eisre.com

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MARKET OVERVIEW



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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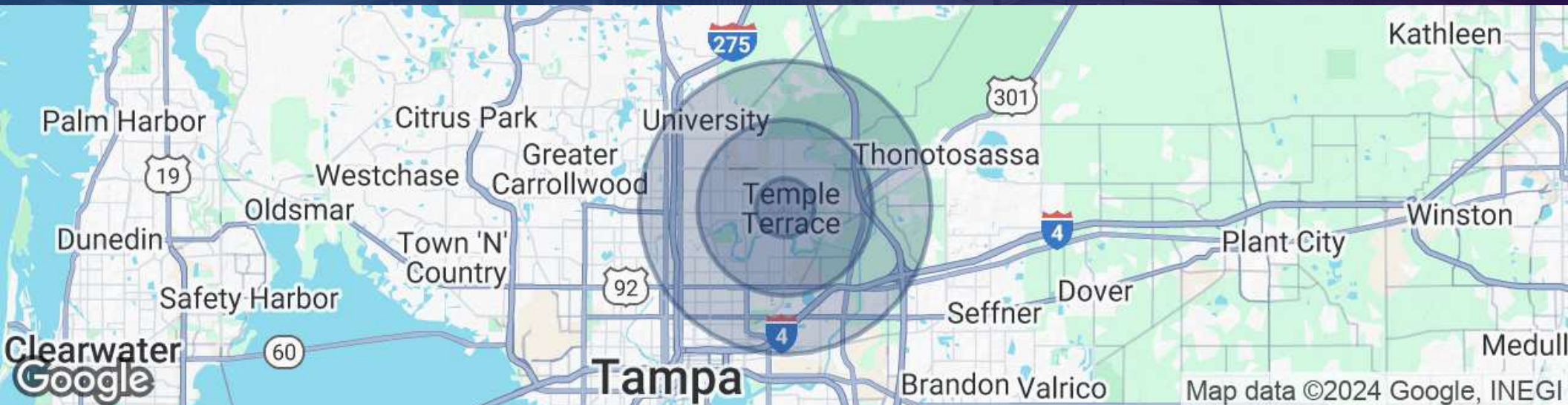
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,930	104,365	258,015
Average Age	38	36	37
Average Age (Male)	37	35	36
Average Age (Female)	40	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,950	38,509	98,945
# of Persons per HH	2.34	2.49	2.48
Average HH Income	\$67,015	\$63,976	\$64,158
Average House Value	\$368,251	\$304,297	\$304,031

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