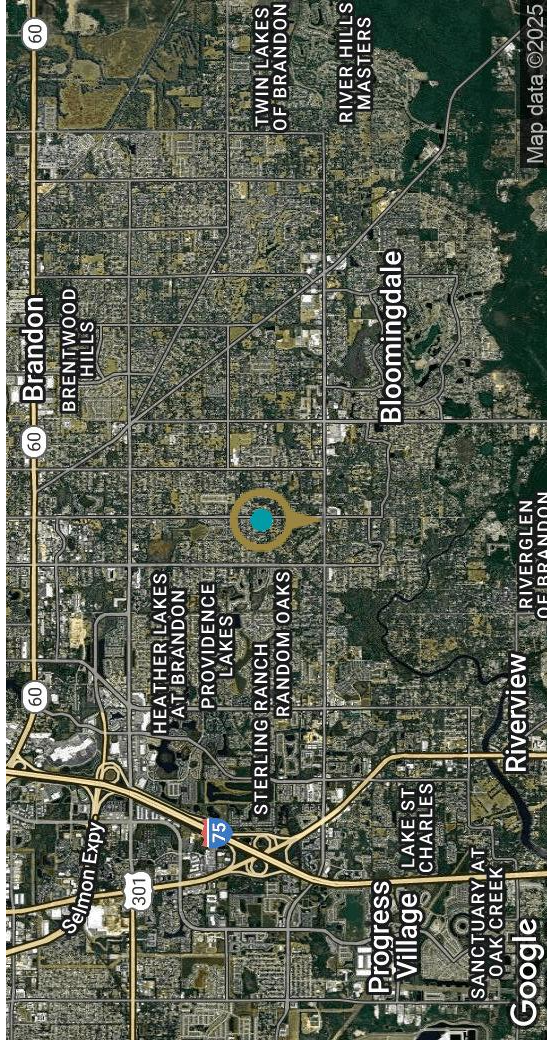




FOR SALE - BMO HARRIS BANK BRANCH 103 W Bloomingdale Ave, Brandon, FL 33511

John Barkett, MAI / 727.388.9500 / john@barkettrealty.com / barkettrealty.com

Executive Summary 103 W Bloomingdale Ave, Brandon, FL 33511



OFFERING SUMMARY

Sale Price:	\$3,250,000
Building Size:	4,637 SF
Lot Size:	46,974 SF
Number of Units:	1
Price / SF:	\$700.88
Cap Rate:	6.03%
NOI:	\$196,000
Year Built:	2006
Zoning:	PD
Market:	301 Corridor
Submarket:	Southshore

PROPERTY OVERVIEW

This is the sale of a well located BMO Harris bank branch outparcel to the Bloomingdale Commons shopping center. The tenant has just executed a 2nd 5-year option with a remaining 5-year option. Deposits are over \$61 million for 2024. Bank is attractive with standing seam metal roof, brick exterior walls, excellent signage and 3 covered car lanes with pneumatic tube system. Property boasts 52 parking spaces as well as a cross parking easement with surrounding center. Sit back and clip coupons with this stable and appreciating asset in high growth 301 Corridor section of Southshore (Southeastern Hillsborough County).

PROPERTY HIGHLIGHTS

- \$61.4m in deposits for 2024
- Recent 5-year lease renewal & 5 year remaining option (executed 2/25)
- Outparcel in attractive center
- Excellent frontage and parking
- 40k AADT



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Property Description 103 W Bloomingdale Ave, Brandon, FL 33511

PROPERTY DESCRIPTION

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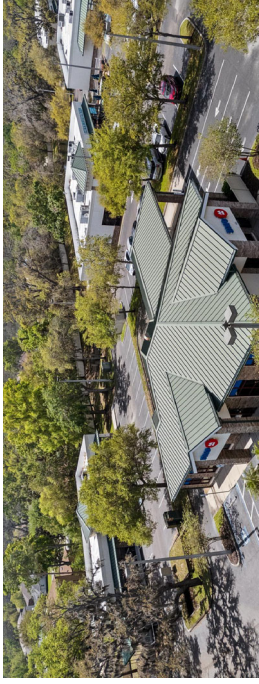
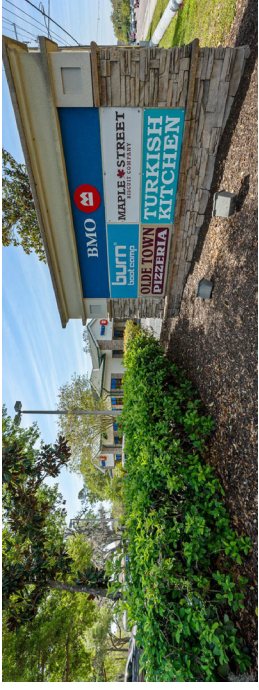
LOCATION DESCRIPTION

The property is well located on the southwest corner of the lit intersection formed by W Bloomindale Ave and John Moore Road and is a well designed outparcel to the Bloomindale Commons shopping center. The most recent AADT count was reported at 40,200 trips and has excellent visibility in all directions.

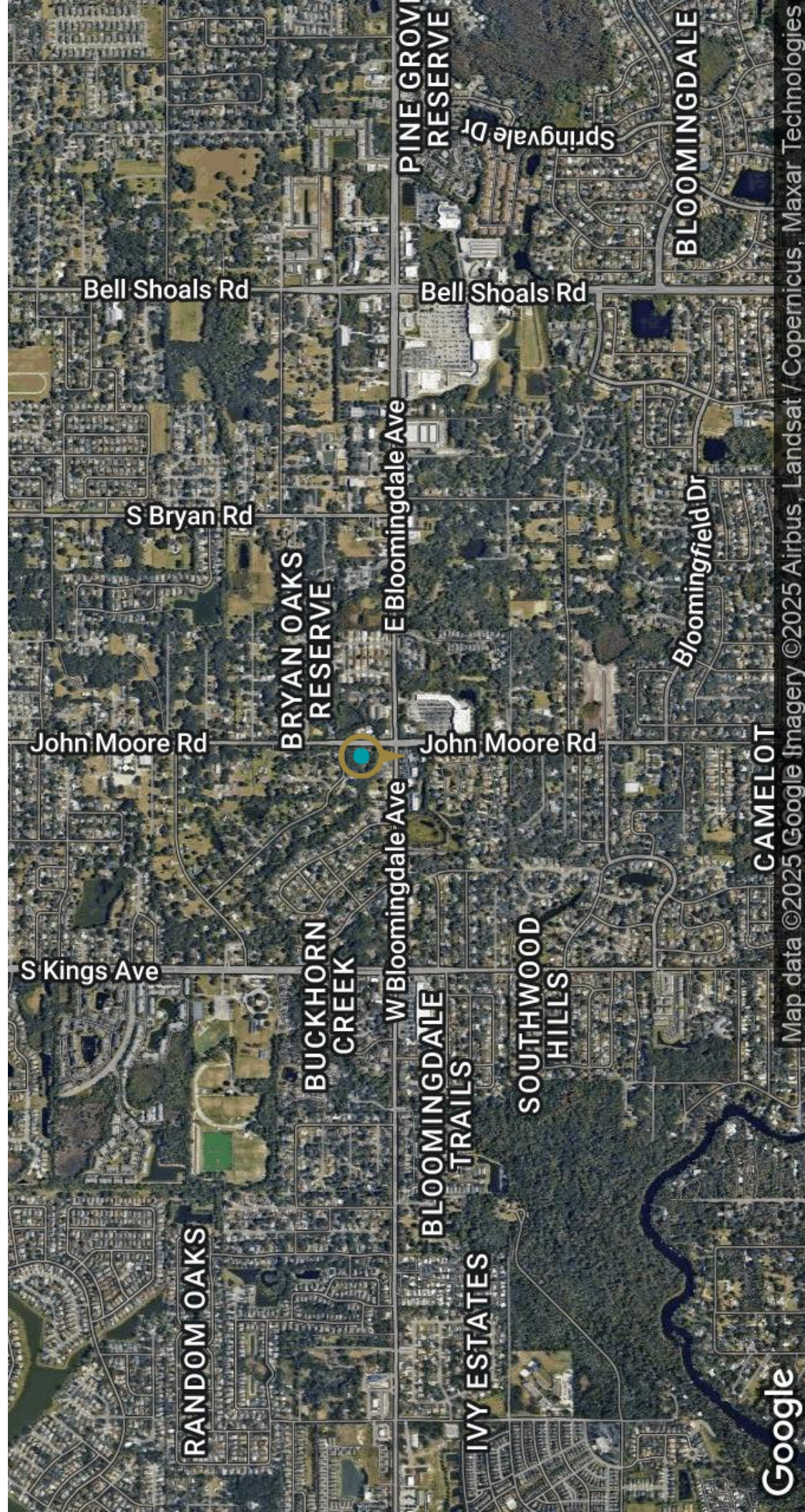


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Additional Photos 103 W Bloomingdale Ave, Brandon, FL 33511

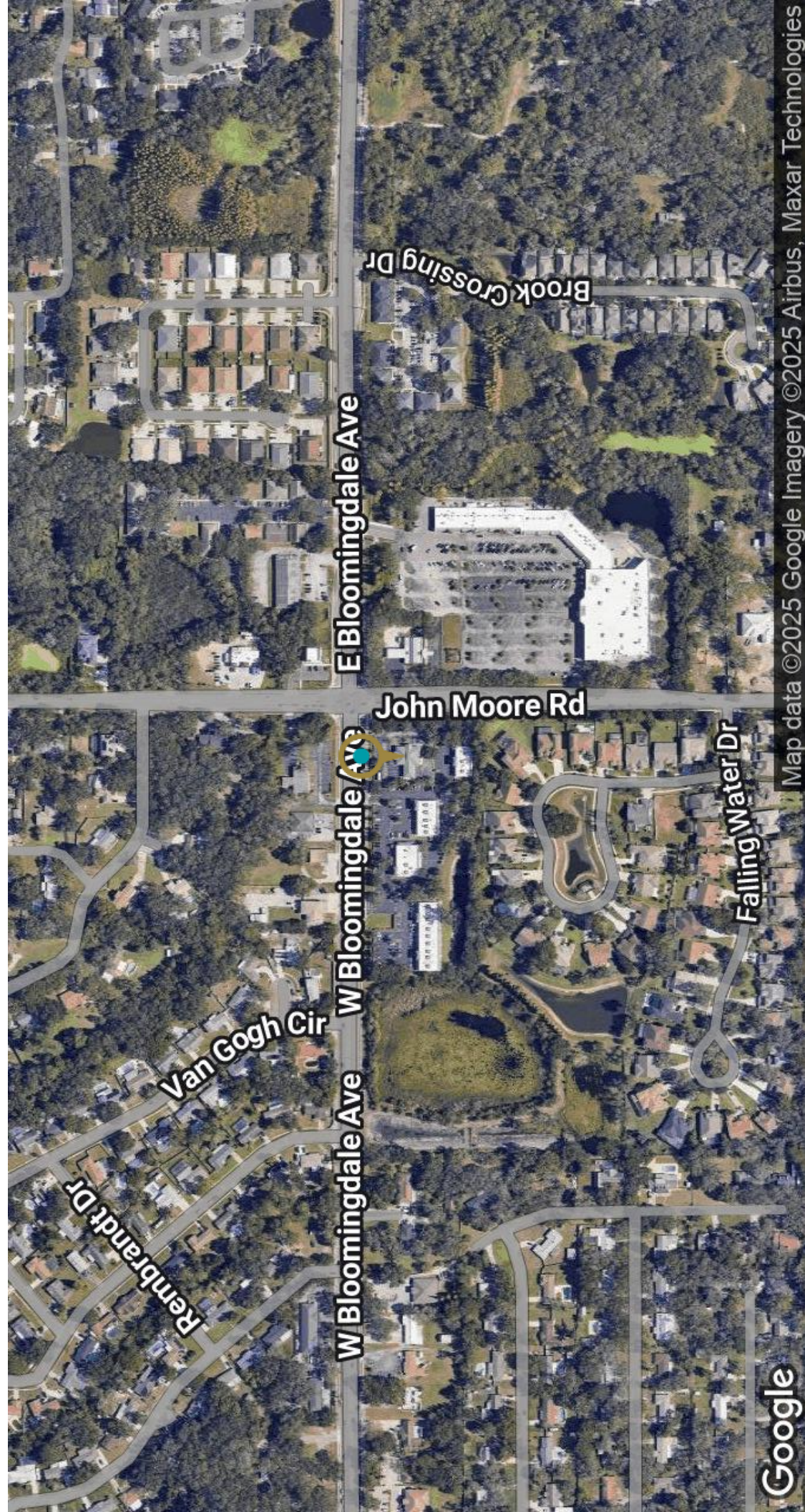


Regional Map 103 W Bloomingdale Ave, Brandon, FL 33511



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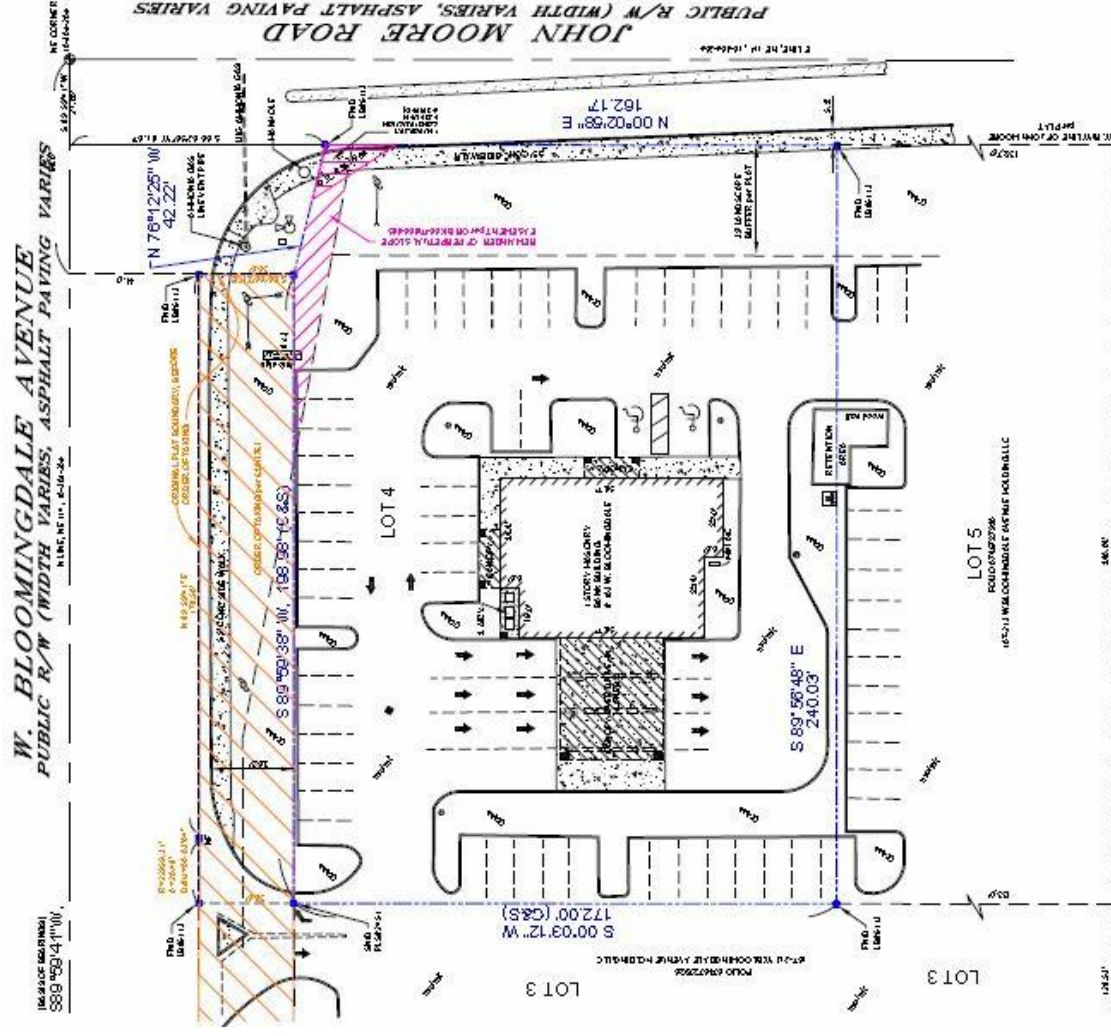
Location Map 103 W Bloomingdale Ave, Brandon, FL 33511



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



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Financial Summary 103 W Bloomingdale Ave, Brandon, FL 33511

INVESTMENT OVERVIEW

Price

Price per SF

Price per Unit

CAP Rate

BMO HARRIS BANK BRANCH

\$3,250,000

\$701

\$3,250,000

6.03%

OPERATING DATA

Net Operating Income

CURRENT CONTRACUAL RENT (NNN)

\$196,000



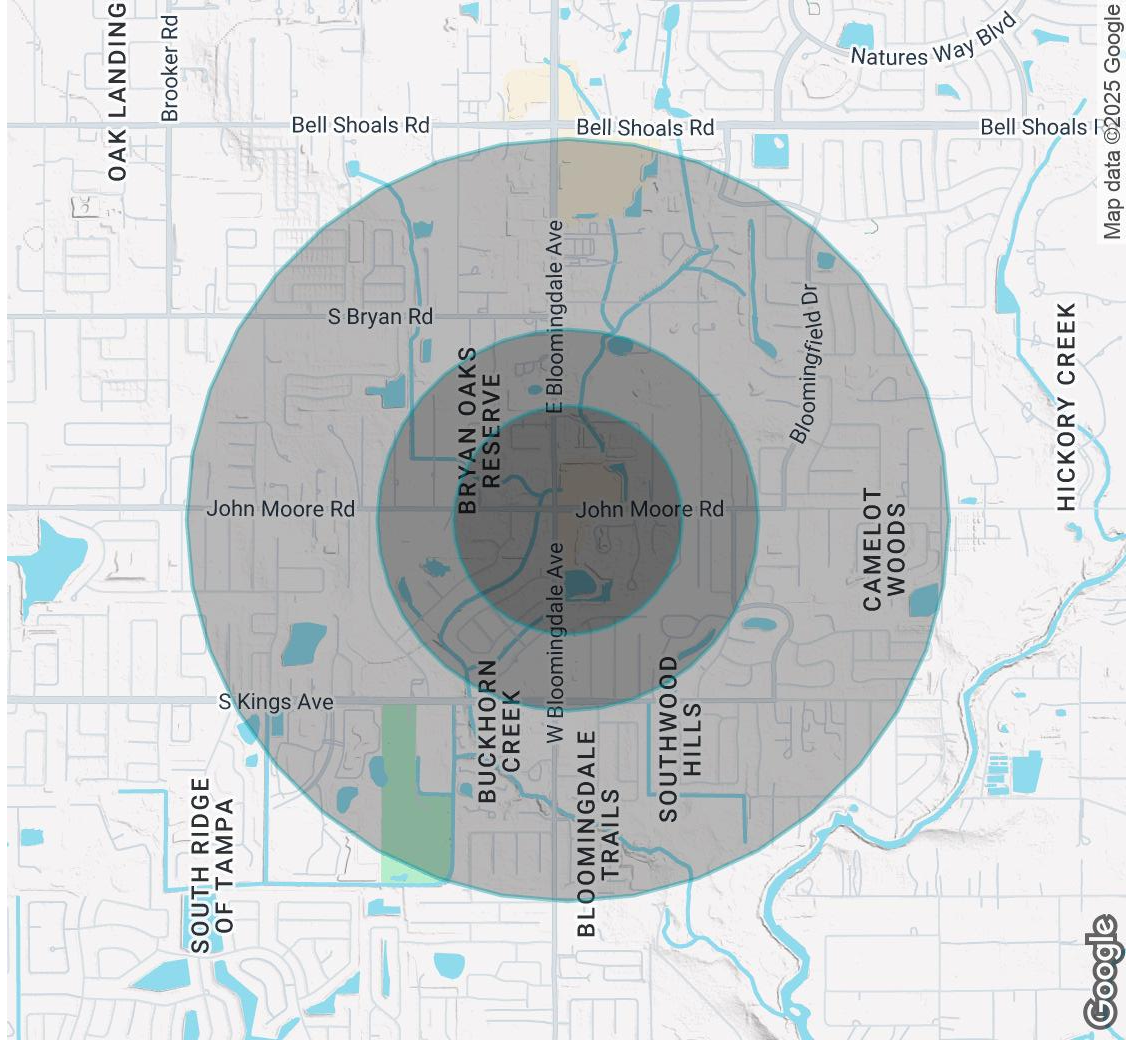
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Demographics Map & Report 103 W Bloomingdale Ave, Brandon, FL 33511

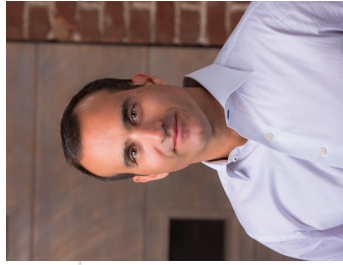
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	568	1,553	10,122
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	569	3,812
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$112,097	\$112,015	\$116,713
Average House Value	\$427,766	\$427,072	\$427,443

Demographics data derived from AlphaMap



Advisor Bio 1 103 W Bloomingdale Ave, Brandon, FL 33511



JOHN BARKETT, MAI

Broker/Owner

john@barkettrealty.com

Direct: **727.388.9500** | Cell: **727.510.7106**

PROFESSIONAL BACKGROUND

As an established Tampa Bay area real estate specialist for nearly two decades, John Barkett, MAI has personally been involved in numerous transactions of office buildings, retail centers, warehouses, hotels/motels, apartment complexes and vacant land as well as a multitude of residential properties from bungalows to mansions. He assists Sellers and Buyers as well as Landlords and Tenants with real estate sales and leasing concerns from simple to complex by leveraging his three decades of both commercial and residential real estate experience (including 10 years in NYC) as well as by utilizing his vast connections and interpersonal skills. His passion for and extensive knowledge of local and surrounding real estate markets blends with his high regard for the basic principle of time and effort. Some things just require more of it and he is willing to do what it takes to make his clients successful. His analytical background and ongoing valuation business including expert testimony in both district and federal courts provides valuable information allowing the presentation of an extensive view of the current market. John's differentiator is his ability to assess commercial properties, understanding their current value, development potential and long term value. These skills afford John the opportunity to develop long-term relationships while growing and managing his clients' portfolios

EDUCATION

In addition to holding the Member of the Appraisal Institute (MAI) designation, John is also a Florida State Certified General Appraiser as well as a Florida State Licensed Real Estate Broker specializing in the sale, leasing and development of commercial real estate. John holds a Bachelor of Science Degree in Business Administration (Business Management) from Western New England University (WNEU) as well as a Masters Degree from New York University (NYU) in Real Estate Valuation and Analysis.

Barkett Realty
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727.388.3669



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