

PROPOSAL

Seminole Heights Warehouse & Flex Office Portfolio

5000 NORTH NEBRASKA AVENUE

Tampa, FL 33603

PRESENTED BY:

SID BHATT, CCIM, SIOR

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TRACE LINDER

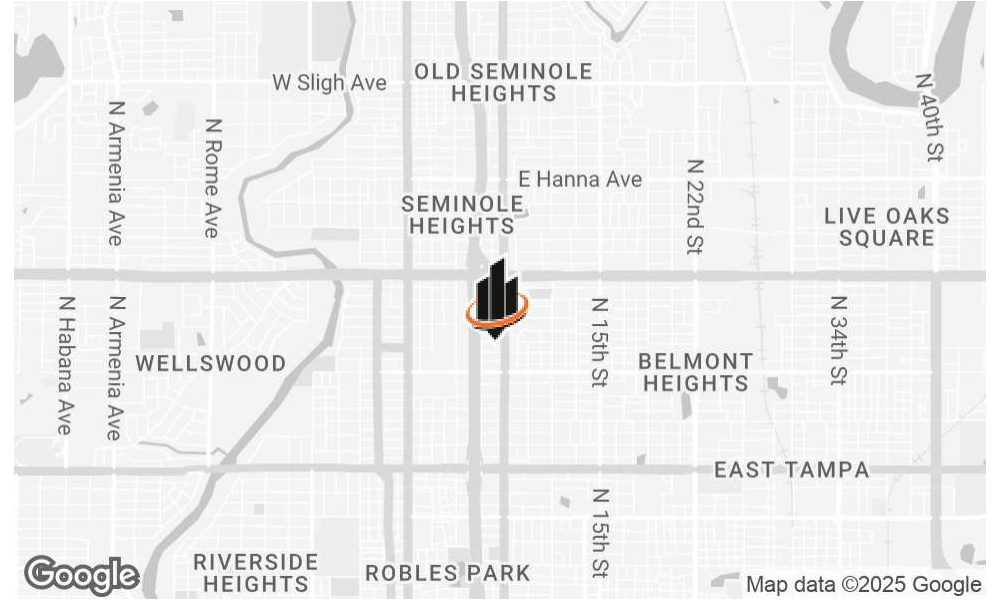
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FL #SL3562516



PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$3,000,000
COMBINED BUILDING SIZE:	11,600 SF
NUMBER OF UNITS:	4
LOT SIZE:	0.8 Acres
PRICE / SF	\$258.62
CAP RATE	6.0%
NOI:	\$180,000.00 (At Time of Sale)
ZONING:	SH-CG

PROPERTY DESCRIPTION

This exceptional investment property offers a unique combination of warehouse and professional office space.

This portfolio consists of 2 buildings on almost an acre in highly sought after Seminole Heights.

- **Building 1** (5,640 ± SF) features a warehouse complete with 25' clear height ceilings, roll-up doors, and 4 offices.
 - **Building 2** (5,960 ± SF) is composed of 3 flex offices. 2 of the offices feature large storage rooms and 12' roll up doors, while the other office is professional space leased to a medical practice.
- 100% occupied with strong cash flow, this property is prime investment in an extremely desirable location in Tampa.

PROPERTY HIGHLIGHTS & LOCATION DESCRIPTION



PROPERTY HIGHLIGHTS

- 11,600 Total SF
- 2 Building Portfolio
- \$180,000 NOI at time of sale
- 6% CAP Rate
- 100% Occupancy
- 14,500 AADT
- Long-term tenants
- New Asphalt & Roof Coating (2024)

LOCATION DESCRIPTION

This property is situated in the vibrant and centrally located neighborhood of Seminole Heights in Tampa, FL. This area is well-known for its historic charm, diverse community, and burgeoning small business scene. Neighboring the property sits I-275, a major highway that runs through Tampa, linking the area with downtown Tampa to the south and the wider Tampa Bay area to the north. This proximity allows for quick commutes to central business districts and easy access to regional markets. Additionally, Tampa International Airport is situated just 20 ± minutes west of the property.



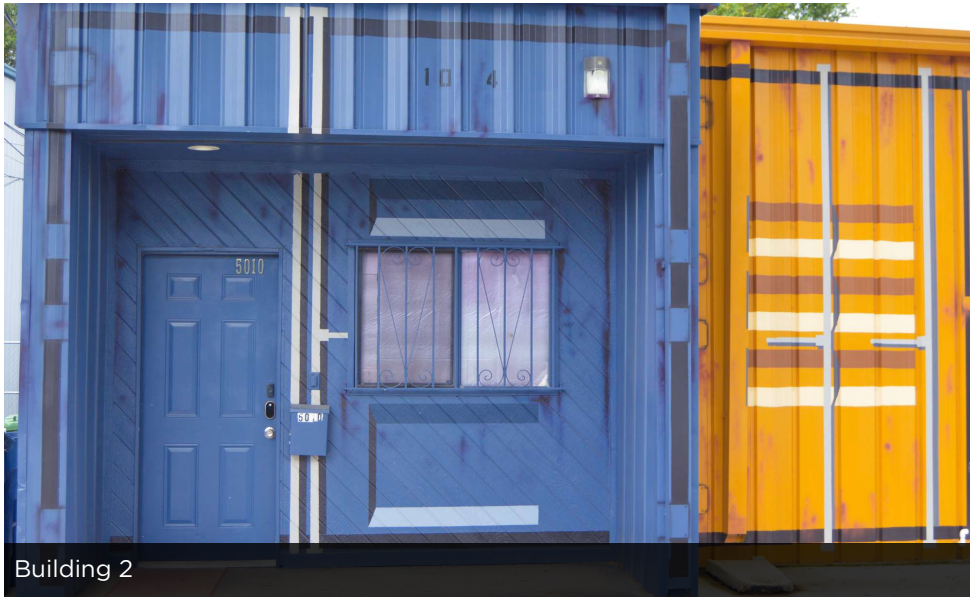
EXTERIOR PHOTOS



Building 1 Front Facade



Building 1



Building 2

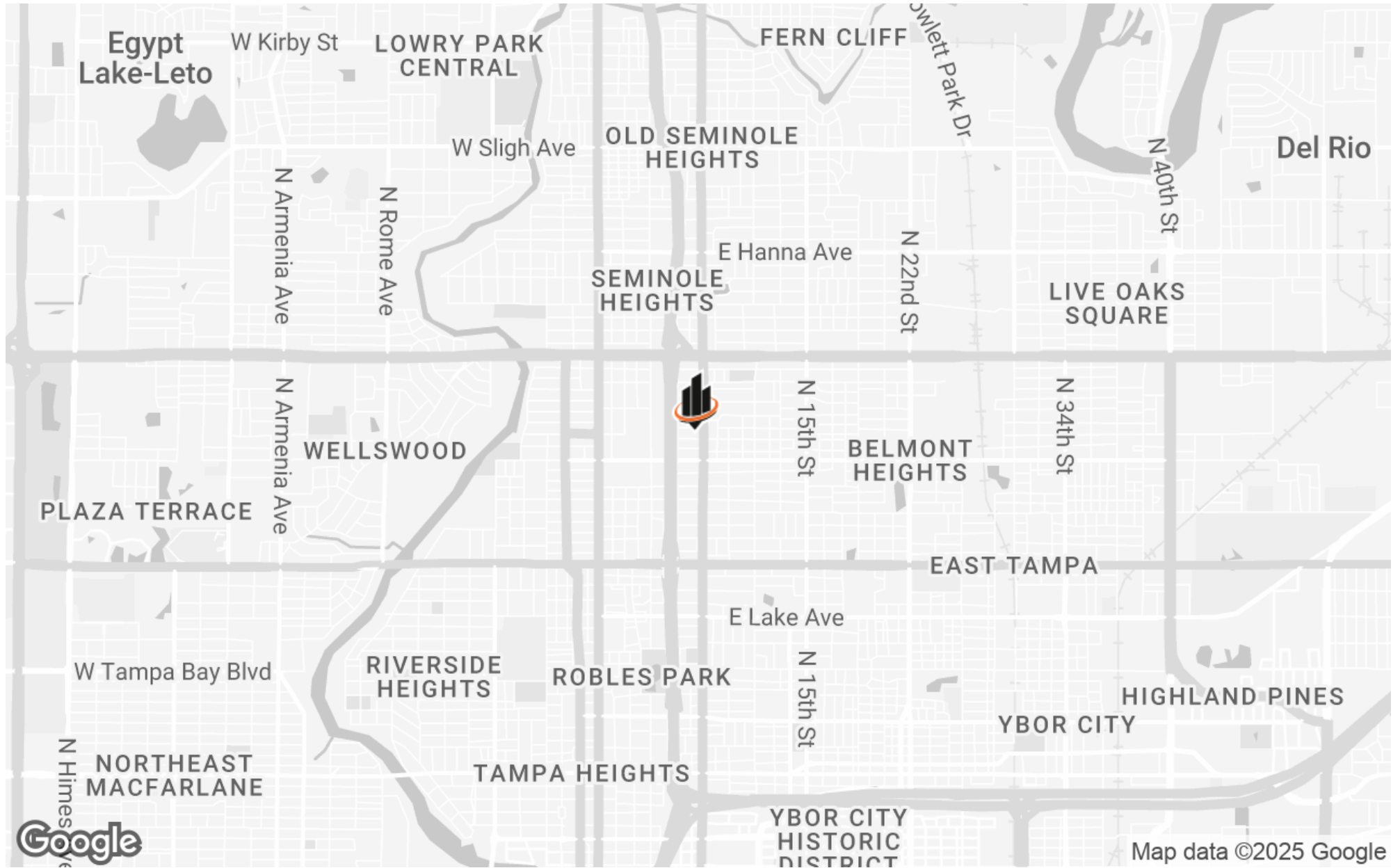


Building 2 Front Facade

INTERIOR PHOTOS



AERIAL MAP



MARKET AREA MAP

DEMOGRAPHICS MAP & REPORT

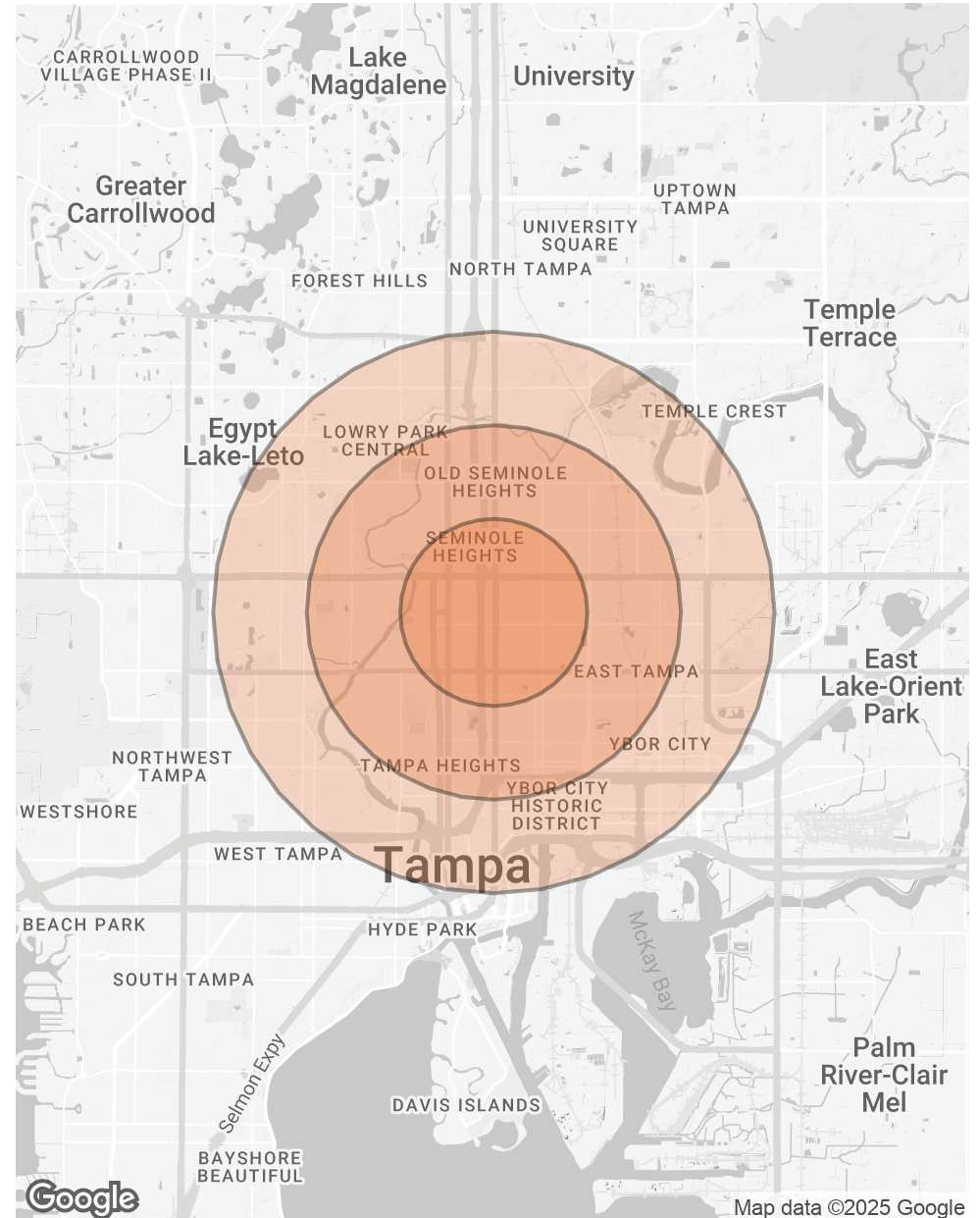
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,498	60,534	137,148
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,621	24,582	56,657
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$88,799	\$75,193	\$71,246
AVERAGE HOUSE VALUE	\$374,062	\$371,004	\$356,755

Demographics data derived from AlphaMap





TAMPA
HILLSBOROUGH COUNTY

Founded	1855
Population	396,324 (2023)
Area	170.6 sq mi
Website	tampagov.net
Major Employers	Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida

With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.



HILLSBOROUGH COUNTY

FLORIDA

Founded	1834	Density	1,400.5 [2019]
County Seat	Tampa	Population	1,521,410 [2023]
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area.



ADVISOR BIOGRAPHY



SID BHATT, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania - The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office

ADVISOR BIOGRAPHY



TRACE LINDER

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PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



For more information visit SVNsaunders.com

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