

**CENTURY 21**  
LIST with BEGGINS



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### Post-Election Outlook

The good news is that the election is over, sparing us from an onslaught of political ads and mailers—at least for a couple of years. The bad news? The election's impact remains uncertain.

One key indicator to watch is the 10-year Treasury, as mortgage rates tend to closely track its movements. While the Federal Reserve recently lowered interest rates by 75 basis points, [the 10-year Treasury yield continues to climb](#), a trend linked to increased federal spending.

On a more optimistic note, I'm intrigued by the new [Department of Government Efficiency \(DOGE\)](#). For years, financial waste in government spending has been a persistent issue, with over 4 million employees across federal agencies. If the DOGE can curb spending, it could help temper inflation. Elon Musk has even claimed that federal spending could be reduced by [\\$2 trillion](#). While I'm skeptical of that figure, I look forward to seeing tangible results.

There's also some apprehension about how proposed tariffs might influence inflation. According to the latest report, these tariffs would be phased in gradually, likely not affecting the economy significantly until 2027. In the short term, businesses may increase inventory purchases ahead of the tariffs, [driving up demand for warehouse space](#).

Looking ahead, the hope is that controlling government spending and reining in inflation could lead to lower mortgage rates, enhancing purchasing power for homebuyers. Lower

# 33629 (Tampa)

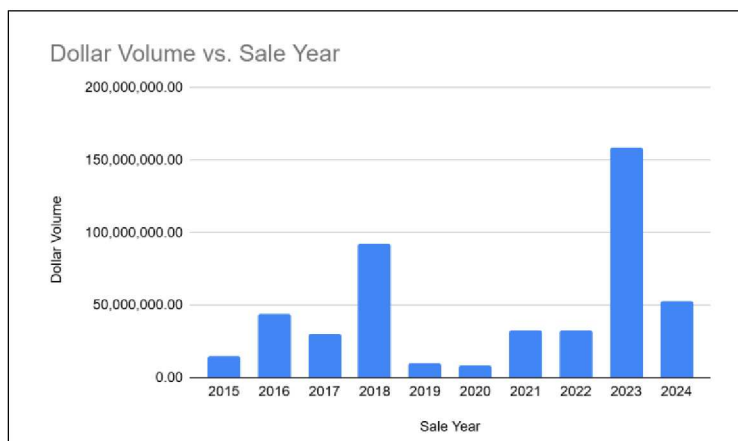
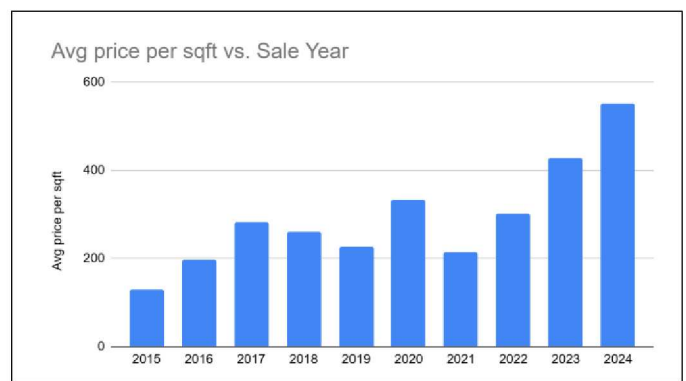
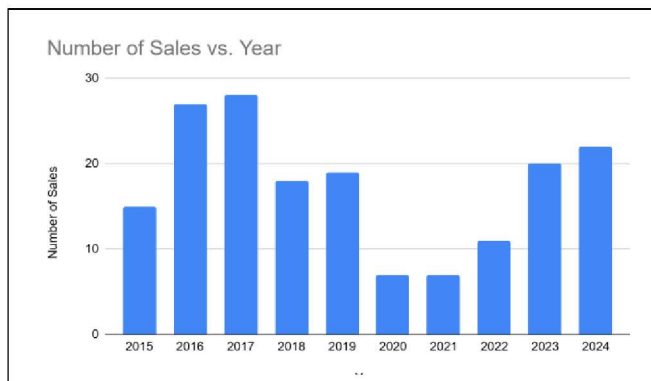
## Single-Family Homes

October 2024

 <p><b>CLOSED SALES</b></p> <p>↓ -60% from a year ago</p> <p><b>17</b></p>	 <p><b>MEDIAN SALE PRICE</b></p> <p>↑ 42% from a year ago</p> <p><b>\$1,435,000</b></p>	 <p><b>ACTIVE INVENTORY</b></p> <p>↑ 49% from a year ago</p> <p><b>150</b></p>
 <p><b>DOLLAR VOLUME</b></p> <p>↓ -36% from a year ago</p> <p><b>\$36.9 Million</b></p>	 <p><b>NEW LISTINGS</b></p> <p>↑ 71% from a year ago</p> <p><b>60</b></p>	 <p><b>NEW PENDING SALES</b></p> <p>↑ 35% from a year ago</p> <p><b>27</b></p>

Information pulled from SunStats at FloridaRealtors.org on Nov. 25, 2024

Below are charts showing a historical perspective of Office Sales in South Tampa. The data is gathered from CoStar Public Records.





## Tampa Bay Leads Florida in Retail Investments

(Source: CoStar)

The Tampa Bay retail market has emerged as Florida's leader in retail investment, with a remarkable \$1.1 billion in sales over the past year. Miami follows closely with approximately \$1 billion. Notably, smaller transactions dominate, with only a dozen deals exceeding \$10 million, such as a \$23 million Home Depot sale in Clearwater.

Retail investment activity has stabilized to pre-pandemic levels, significantly lower than the \$1.8 billion highs of 2021 and 2022, which were fueled by low interest rates and an influx of larger deals, including power centers. For example, the Pasadena Shopping Center, anchored by Walmart, sold for \$33 million during that period.

Private investors are driving the market, particularly for assets under \$10 million. Single-tenant properties, like gas stations, pharmacies, and fast-food outlets, have been especially popular. One standout sale was a Chick-fil-A in Riverview, which traded for \$3.45 million at a 4.5% cap rate.

In another key transaction, Washington Property Group acquired the Macy's at Westshore Plaza for \$10 million, setting the stage for a transformative redevelopment of the mall into a mixed-use destination.

With a sub-4% availability rate and minimal new construction, Tampa Bay remains a hotbed for retail investment, and the trend shows no signs of slowing. Properties less than two years old are commanding premium prices, often selling shortly after tenants take occupancy.



*For further information or questions reach out to Joe Brown through his website:  
[JoeBrown-Commercial.C21.com](http://JoeBrown-Commercial.C21.com)*

# Properties for Sale

2035 River Turia Riverview



Stunning and fully remodeled in 2022, this 1,771 sq ft single-level condo/townhome offers easy living in a gated, pet-friendly community. The open split-floorplan includes 3 bedrooms, 2 bathrooms, and a vaulted-ceiling great room that seamlessly integrates the kitchen, dining, and living areas. Enjoy serene wooded creek views from the screened-in balcony with indoor/outdoor living. The kitchen boasts all-wood cabinets and black granite counters. The main suite features an en-suite bath with dual vanities, shower, and a walk-in closet. Amenities include a pool, fitness center, and walking trails. Conveniently located near major highways, shopping, and dining. \$330,000

3639 S Manhattan Ave



Unlock the potential of this 10,100 sq ft commercial property, ideal for diverse businesses. Currently an auto repair shop, it includes hydraulic lifts, air compressors, and a compact office with restroom. The mostly covered lot provides spacious open-sided work areas, and the property is fully fenced for security. Whether continuing as an auto shop or reimagining its use, this turnkey facility offers endless opportunities for success. \$1,299,000

35115 W Grace St. Tampa 33607



The lot is zoned M-AP-1 and Flood Zone AE. It is prime for a warehouse as it is centrally located and close to the airport and major highways. Designs for business occupancy have been conducted but not submitted to permitting/zoning. Cleared lot without any trees infringing on the setback buildable space. \$300,000

6740 Commerce Ave Port Richey



This versatile 7,200 sq ft office space in Port Richey, FL, features 22 private offices, a welcoming foyer, waiting area, and a convenient kitchen. Ideal for professional teams or client-facing businesses, it offers flexibility with direct access to an adjoining warehouse, making it perfect for industries needing combined office and storage solutions. Whether for traditional office use or as a flex workspace, this property provides an adaptable environment for diverse business needs. \$5,500 per month

3908 W Wallace



PRICE REDUCED! Discover this beautifully updated 3-bedroom, 3-bathroom South Tampa home with 1,552 sq ft of living space. Highlights include a thoughtfully renovated interior and a screened-in pool area, perfect for relaxing or entertaining. Ideally located minutes from downtown Tampa, Tampa International Airport, MacDill AFB, and Bay bridges, this home offers unparalleled convenience and charm. \$485,000



# Great South Tampa Businesses



206 N Armenia

Schiller's German Delicatessen

4327 West El Prado Boulevard



4323 W El Prado



3708 W Bay to Bay



3660 Henderson Blvd





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Helping businesses move forward

I am a residential and commercial real estate agent with over 35 years of experience in education and real estate. I am passionate about helping families and businesses find the perfect space for their needs. My strengths include my knowledge of the real estate market, my ability to build relationships, and my commitment to providing excellent customer service. I am a valuable asset to any team and am always willing to go the extra mile.

I began my career in education and for 19 years, was a middle school principal, where I led my schools to achieve academic excellence.

I transitioned to a career in real estate in 2019 when I retired from the field of education. I quickly became a top-performing agent. I am known for my attention to detail, my ability to negotiate on behalf of my clients, and my commitment to finding the best possible deal.

A member of the National Association of Realtors and am also a candidate pursuing the CCIM Designation. I am recognized by Century 21 as a Commercial Specialist.

I am passionate about helping businesses succeed. Believing that the right commercial space can be a powerful tool for growth and productivity I am committed to helping businesses find the perfect space to meet their needs. I stay informed of the latest news and trends to better serve my clients.

If you are a business owner looking for a commercial real estate agent, I would be honored to help you. I have the experience, the knowledge, and the commitment to help you find the perfect space for your business.

**Languages:**

English