



South Tampa Real Estate Residential and Commercial Report

Vol 1 25



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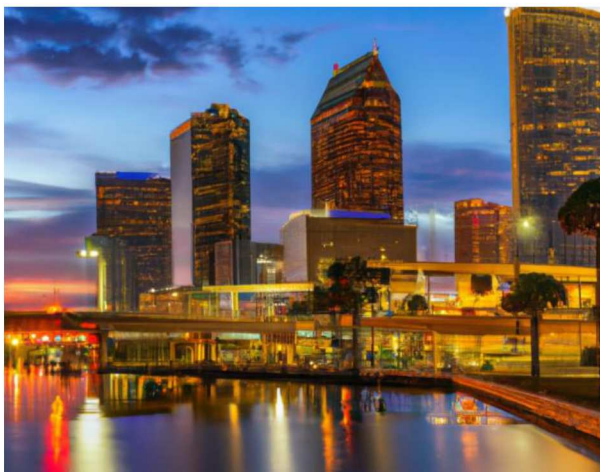
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2025 Could Be an Exciting Year

Tampa was recently ranked #4 for best cities to start a business in. It ranked #5 for best city to start a career. It ranked #2 as best retirement cities and ranked #7 at Most Up-and Coming Cities. Also, Tampa is one of the leading technology hubs, with job growth expected to be 14% over the next two years.

Tampa continues to grow the job base and overall population. This is exciting for the area and creates opportunity in commercial real estate.



There is a drastic difference between Class A Office Space and Class C Office Space. Class A Office space has a 3.7% vacancy while the vacancy rate in Class C Office space is about 22%. There is an opportunity to transform South Tampa by building more Class A Office space. However, the cost of construction will lead to a higher than average rent per square foot. That being said, I do see some new projects on the horizon.

As financial markets settle, and borrowing costs decrease, this will be an exciting time.



Information pulled from SunStats at FloridaRealtors.org on Jan. 1, 2025

Residential Sales Data for 2024 (from MLS Jan 1, 2025)

33606	2023	2024	+/- Change		33609	2023	2024	+/- Change
Number of Sales	236	252	6.8		Number of Sales	401	318	-20.7
Sales Volume	318,639,369	354,371,023	11.2		Sales Volume	377,752,300	319,876,138	-15.3
Median Sales Price	792,500	853,500	7.7		Median Sales Price	682,000	741,750	8.8

33611	2023	2024	+/- Change		33616	2023	2024	+/- Change
Number of Sales	688	594	-13.7		Number of Sales	296	247	-16.6
Sales Volume	485,266,689	454,319,444	-6.4		Sales Volume	171,827,900	139,820,456	-18.6
Median Sales Price	538,750	565,000	4.9		Median Sales Price	483,500	480,000	-.7

33629	2023	2024	+/- Change
Number of Sales	454	508	11.9
Sales Volume	607,272,977	808,369,506	33.1
Median Sales Price	1,020,000	1,317,500	29.2

South Tampa Commercial Property Sales for 2024

(Source: CoStar)

Below is a summary of the sales of commercial properties (according to CoStar) for 2024. These sales are limited to the 5 zip codes of South Tampa: 332606, 33609, 33611, 33616, 33629

Type	Number	Total Dollar Volume
Flex	2	\$ 2,300,000
Hospitality	1	\$1,683,000
Industrial	8	\$30,211,207
Land	7	\$7,604,000
Multifamily	24	\$422,769,607
Office	31	\$30,746,256
Retail	38	\$134,434,393
Specialty	2	\$995,000
All Types	113	\$630,743,463

*For further information or questions reach out to Joe Brown through his website:
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

3834 MILFLORES DRIVE, RUSKIN



Welcome to Villa d' Este, a charming 3-bedroom, 2-bath home with a 3-car garage in an exclusive gated community. This open-concept home boasts 9-ft ceilings, an elegant 11-ft tray ceiling, and a new roof (December 2024). Enjoy granite countertops, maple cabinets, and tile flooring in the main areas. Dual walk-in closets and a spa-like primary suite offer luxury, while pocket sliders lead to a screened lanai for sunny Florida living. Conveniently located near Tampa and beaches, this home blends comfort and value. \$420,000

Great South Tampa Businesses

Mention this Newsletter when you visit any of these businesses.



4200 Henderson Blvd



4113 Henderson Blvd



4227 Henderson Blvd



3120 W Kennedy





3409 S Dale Mabry Hwy





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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