



Office Building For Sale

Seminole Professional Office Building

7771 Starkey Rd, Seminole, FL 33777

For More Information:

813-254-6756 | EXT 28

Scott Shimberg | scott@baystreetcommercial.com

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Cap Rate:	Call Broker
NOI:	Call Broker
Lot Size:	51,928 SF
Year Built:	1976
Building Size:	12,743 SF
Zoning:	P-1 (General Professional Office)
Market:	FL-Tampa/St. Petersburg
Submarket:	Mid-Pinellas

PROPERTY OVERVIEW

12,743 sf professional office building situated on a 1.19 acre corner lot with ample parking (80+ spaces onsite). The property is currently occupied by a property inspection company and a title company and there are two additional lease spaces available. Suite 1 is a 2,201 sf space that was a former dental office consisting of a waiting room, reception office, seven procedure / exam rooms, a large office and private bathroom, kitchen, lab space, and an exterior compressor room. Suite 2 is 5,600 sf which could be combined with the adjacent space for a contiguous total of 7,801 sf. The property has highly-visible signage along busy Starkey Road and many recent road improvements have recently been completed.

LOCATION OVERVIEW

Located on the corner of Starkey Road and 78th Avenue in Seminole. Property is less than one-half mile north of Park Boulevard and approximately two miles east of Alt-19.

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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Suite 7771



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Suite 7779



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Survey

ACCU-SURV
PLANNING AND MAPPING, LLC

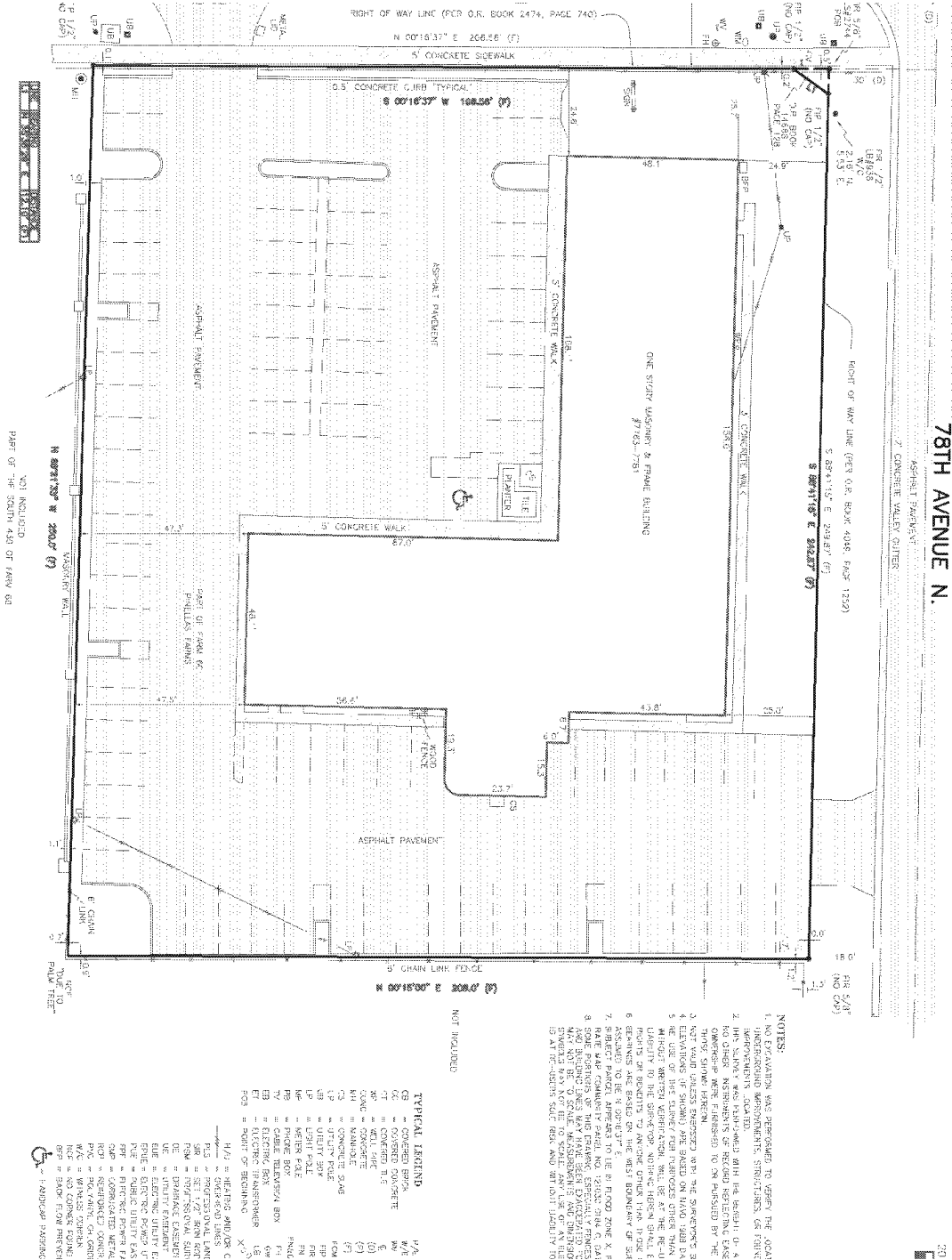
4440 SPRING LAKE HIGHWAY
BROOKSVILLE, FL 34601
Phone: (813) 949-6506
Fax: (813) 856-4541

BOUNDARY SURVEY

DARREN KIRK GIBSON P.S.M. #0001

FEB. 18, 2011

CERTIFIED TO:
7771 STARKEY, LLC,
WESTON LAND TITLE INSURANCE COMPANY

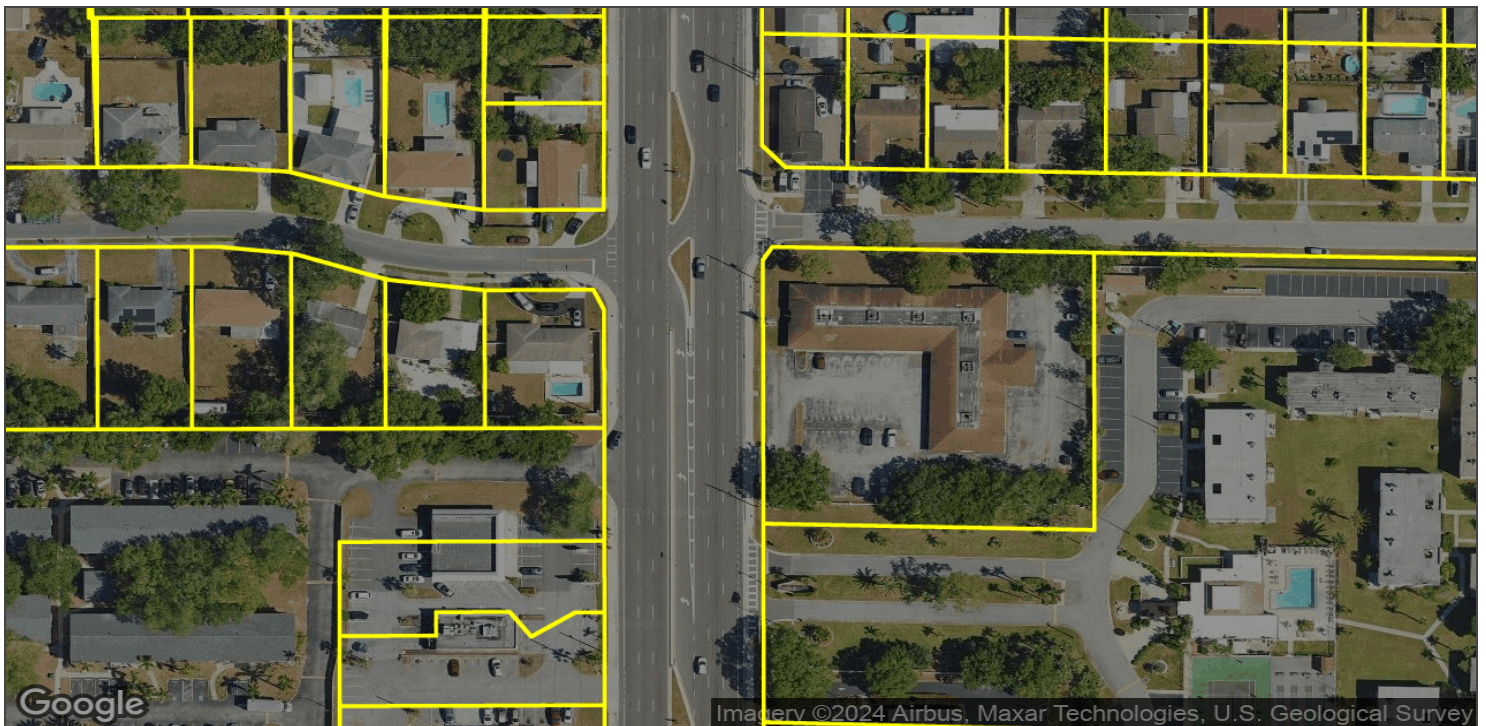




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Aerial Map



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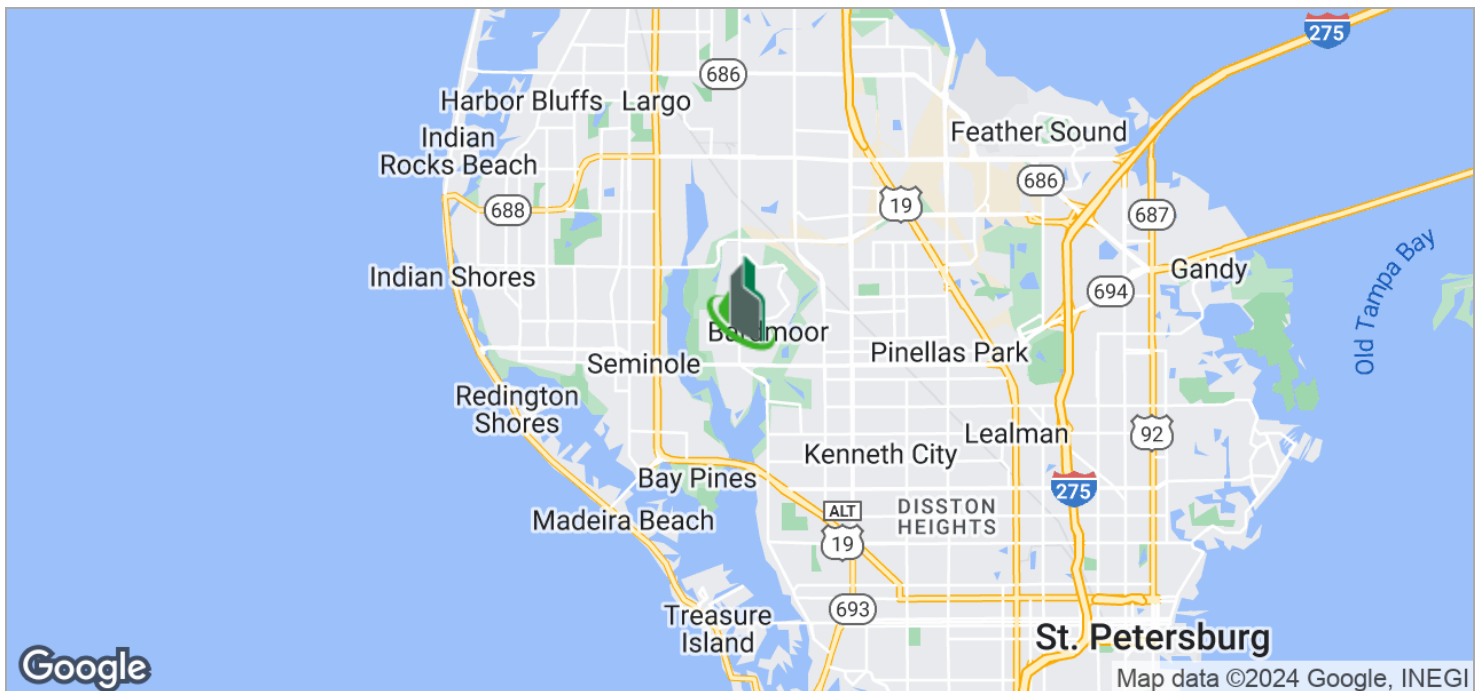
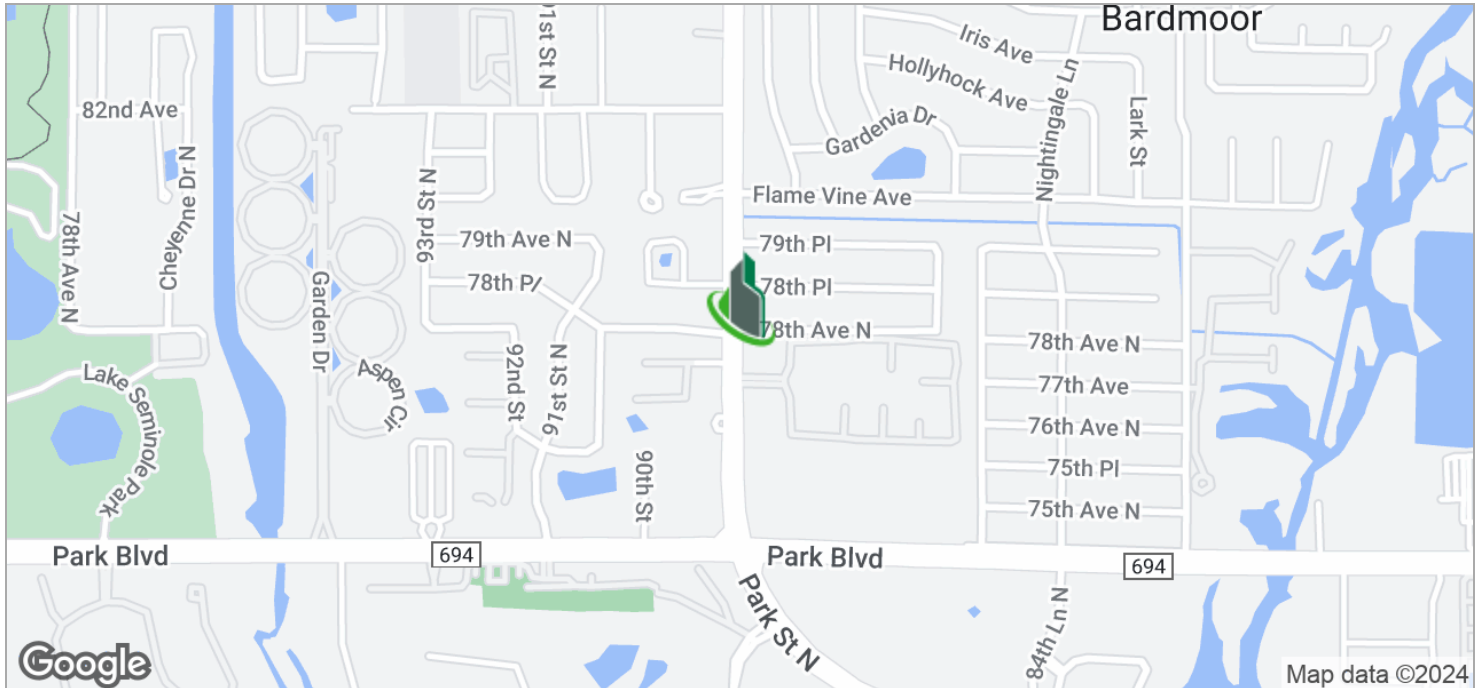




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Location Maps



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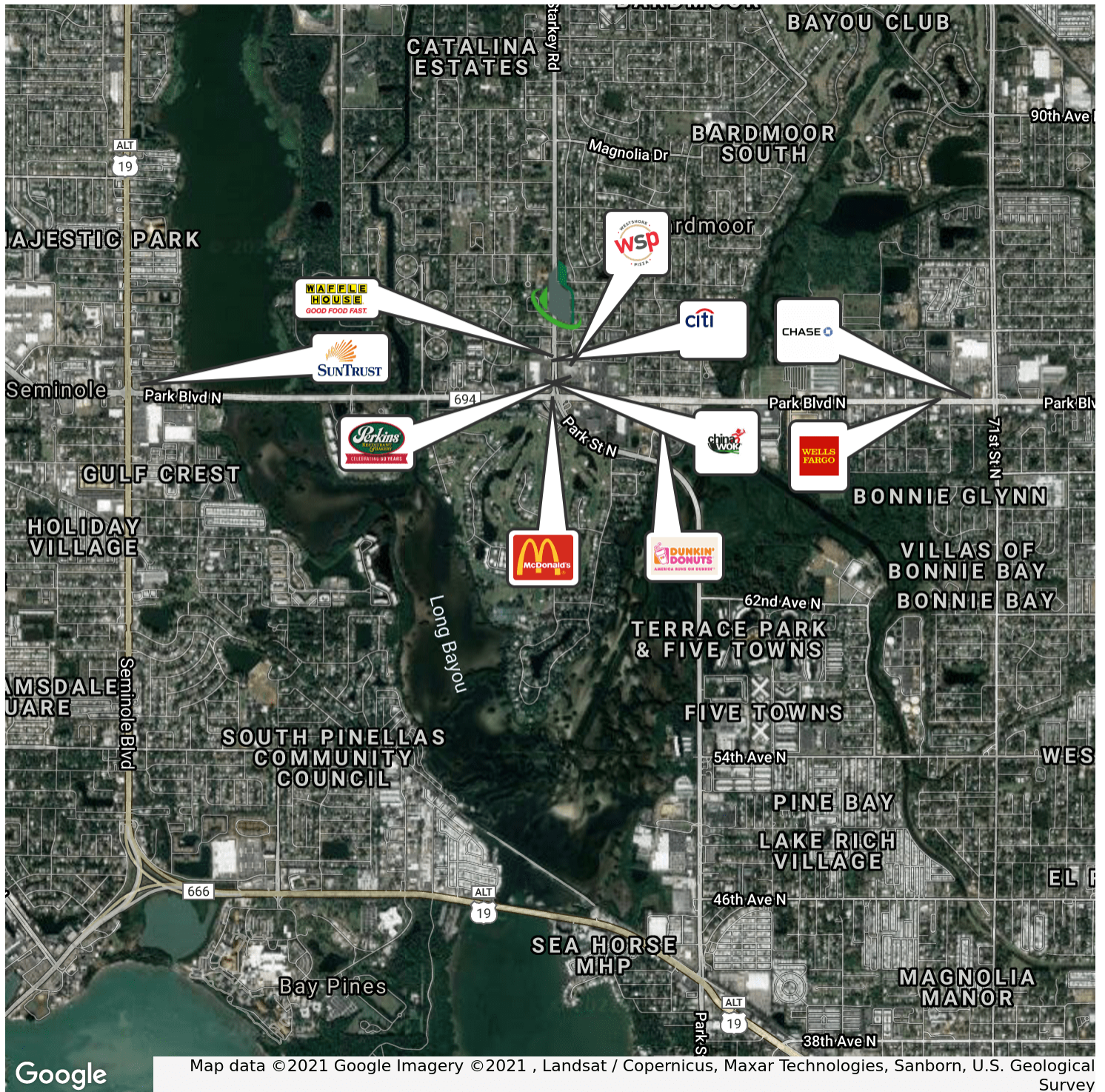
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Retailer Map



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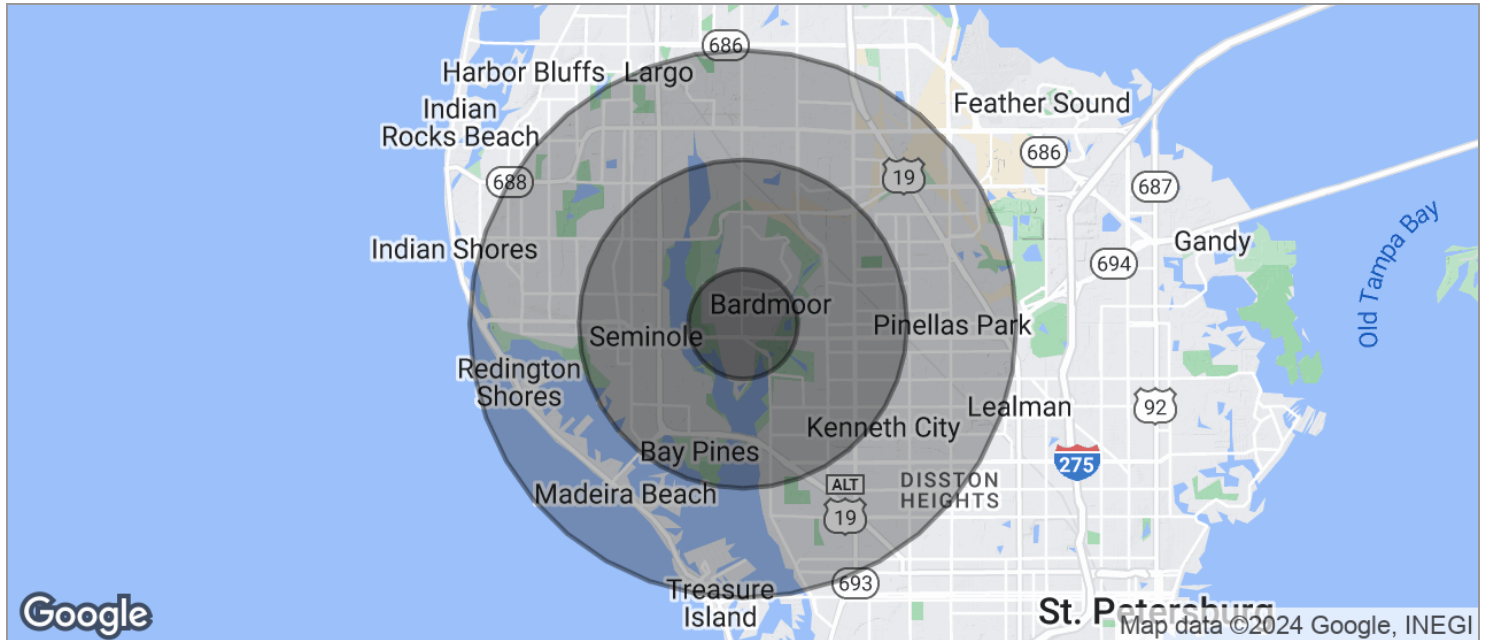




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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,556	88,349	247,770
MEDIAN AGE	42.2	46.8	46.3
MEDIAN AGE (MALE)	40.7	44.8	44.7
MEDIAN AGE (FEMALE)	43.8	48.3	47.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,523	39,404	107,654
# OF PERSONS PER HH	2.7	2.2	2.3
AVERAGE HH INCOME	\$68,105	\$55,509	\$56,806
AVERAGE HOUSE VALUE	\$202,183	\$206,728	\$221,351
RACE	1 MILE	3 MILES	5 MILES
% WHITE	90.0%	90.1%	88.3%
% BLACK	0.8%	2.3%	4.3%
% ASIAN	4.6%	4.0%	4.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.1%	0.4%	0.3%
% OTHER	2.4%	1.4%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	10.5%	6.4%	6.8%

* Demographic data derived from 2020 ACS - US Census

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