

Ted Hager

Commercial Specialist
813-253-2444 ext. 172



Rick Noll

Commercial Specialist
813-253-2444 ext. 173



THE HAGER/ NOLL TEAM

2201 W. Swann Ave. #100, Tampa, FL 33624
(813) 253-2444 Ofc. (813) 254-9745 fax
<http://www.CommercialMLS.Net>



Mike Braccia
813-253-2444 ext. 144



Rick Jager
813-253-2444 ext. 118



Jeff Verbance
813-253-2444 ext. 237

Properties We Have **SOLD**

And

Some of Our Marketing

Materials

& Be Sure to Visit

The Hager/ Noll Team Website for

the Most Recent Sales at:

<http://WWW.CommercialMLS.Net>

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or

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NRT

GOING... GOING...



\$730,000

3602-06 W. Kennedy
6,800 sf Retail Center
Kennedy & Himes Corner



\$1,200,000

3614 W. Kennedy
12,300 sf Medical NNN Leased



\$800,000

3630 W. Kennedy
6,700 sf Vacant/ Office Bldg

GONE!!

3 More Nearby Properties Recently Marketed & Sold

THE HAGER/ NOLL TEAM

The Hager/ Noll Team

Exclusively Commercial



NRT

2201 West Swann Ave.
Tampa, FL 33606

We Have More Buyers Than We Do Properties to Sell! Call Us To Market Yours Today

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GONE... GONE... MORE GONE!



3617 W. Henderson Blvd.
7,200 sf Retail Center
HENDERSON S. of SWANN

6005 N. Florida Ave
18,900 sf Retail Center

5835 Memorial Hwy.
15,300 sf Retail/ Prof Center

WE NEED MORE PROPERTIES!!

What Can We Say, But that Our Marketing Plan is Just Too Effective

Listing w/ The Hager/ Noll Team

Benefits:

“So What” Does That Mean To You

- | | |
|--|---|
| <ul style="list-style-type: none"> * 95+% Sales Rate For Listings Taken * Extensive Inventory Of Listings (over 70) * Cumulative Buyer/ Realtor Inquiry Database * Nationally Recognized Website * 23+ Step Targeted MARKETING PLAN | <ul style="list-style-type: none"> * Much Greater Odds That Your Property WILL SELL * More Daily Inquires on Your and Other Properties * We Already Have 100's of People Looking for Your Property * Online Marketplace w/ Flyers on All of Our Listed Properties * Directed Marketing (such as this one) Which Increases Your Property Exposure, Allowing for A Quicker Sale. |
|--|---|



THE HAGER/ NOLL TEAM

Give us a Call and Your Property Could be Next!

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Marshall Beene
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Jeff Verbance
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**SEEN A LOT OF OUR COMMERCIAL SIGNS?
WONDER WHY ?**



NRT

THE HAGER/ NOLL TEAM

(Members of Presidents Club - Top 1% of all agents Nationwide!!)

The Leading Commercial Agents in Hillsborough & Polk County with the largest Real Estate Firm in Florida!

OUR NEW WEBSITE: WWW.CommercialMLS.Net

BECAUSE WE GET RESULTS!

**We heard your property was no longer listed with anyone
and we thought we would offer our assistance.**

**ALLOW A NEW NAME TO OFFER YOUR PROPERTY
A FRESH PERSPECTIVE!**

**Whether Buying, Selling or Leasing your commercial or investment
property, call us first and you'll see why we get results!! Ask us what
we've SOLD lately, and how long it took to do so. Anyone can list a
property, but it takes a well defined **MARKETING PLAN** to sell one.**

GIVE US THE OPPORTUNITY TO EARN YOUR BUSINESS.

Call Today (813) 253-2444 x 173 for a Free Property Profile

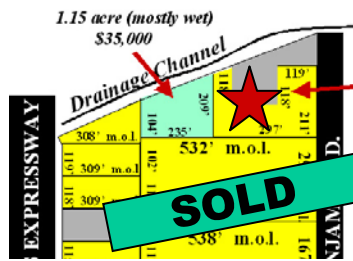
15320 Casey Rd Childcare

7024a Benjamin Rd

16331 Fl Lot 11



SOLD
Biz, Inventory & Real Estate!



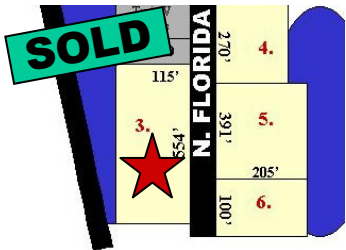
1.5 Acre Facility in Carrollwood
130+ Kids w/ Capacity for 200
NOI of \$160k+ - \$1,100,000

1.1 Acres Zoned ML. 211' Frontage w/ Utilities Nearby. Ready to Build - \$150k

Lot 11 – 1/2 Acre Zoned CG Just S. of Avila & south from New Publix – Vac Land. \$160k

16331 Fl Ave – W. Side Lot 6771 Madison Ave

6401 N. Florida Ave Lot



Fl Ave just S. of Avila & Across from New Publix. 1.25 Acres Zoned CG. Vac Land \$325k

5 Acre E. Tampa Parcel. User Opening Charter School. 2 bldg Former Tennis Club \$775k

3/4 Acre Lot in Seminole Hts Zoned CI & RS-60. Hi-Vis Corner w/ Utilities. \$145k

Interbay & MacDill Corner

2714 16th Street

2604 E. Hanna Dev Land



1/2 Acre Signalized S. Tampa Corner Development Parcel w/ Beer/ Wine Lounge. \$422,500.

2750 sf bldg on 4200 sf lot in Ybor area. Zoned CG Forner Soup Kitchen. Historic. \$120k

10+ Acre redevelopment tract w/ 5,900 sf bldg and 3 Homes. Ideal for Apts. \$2.11/sf - \$1.1 Million

2508 Ivy St. & Armenia

901 & 907 Hillsborough

648 Central Ave



S. Tampa, 52k sf bldg on 2.39 acres. 1 mile N of 275. Ideal for develop or investment. \$950k

Seminole Hts. 2 bldgs on 1/2 acre 2- 2k sf bldgs. Office or Retail Hi-Vis frontage. No income \$239k

1,625 sf Bldg in Downtown St. Pete. Ideal investor or User property. \$110k

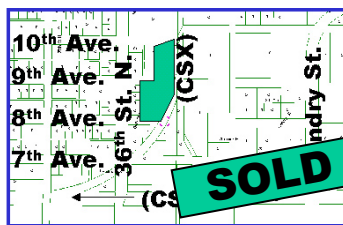
5202 N. Nebraska Ave

SOLD



2,600 sf 2-story Office/ Retail Bldg on 7k+ sf lot. Seminole Hts. Detached garage \$135k

3601 10th Ave. East



2 Acre Industrial Parcel in E. Ybor City zoned IG. 218' on 10th x 300' Vac Land. \$150k

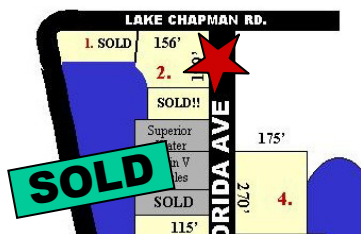
5210 N. Nebraska Ave

SOLD



1/3 Acre corner w/ 2k sf bldg in Sem. Hts. Vacant 700sf w/ 1,250 sf Deli. Tons Parking \$145k

16331 Fl Ave Lots 1-3



3 Lots of Residential Land w/ Utilities in place. Pond in rear Zoned and ready to build \$75k

2110 S. 50th St



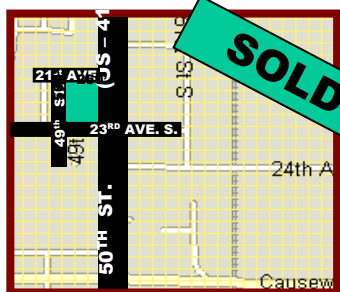
1/2 Acre Zoned CI in E. Tampa 100' fronting 50th x 200' deep Vacant Land \$79k

Causeway & 78th



S.W.C. 3+ Vacant Acres. 138,521 Total sf Zoned CG; 409' Fronting Causeway; 88' on 78th. \$2.93/sf Land ; \$280,000

S. 50th St. 3 Acres



3+ Vacant Acres on 50th St. S. 132,000sf Zoned CI; Hi-Vis 500' x 250' deep lot 1/2 Property is Fenced, Land Use HC-24 \$2.93/sf Land. Fronts 4 streets! \$325,000

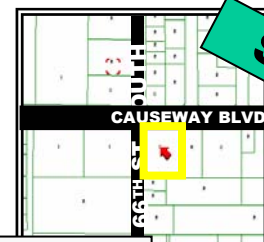
4710 E. 7th Ave



1,250,000

Freestanding 22,568 + sf bldg; 5.6 Acres Zoned CI; Hi-Vis 429' x 752' deep lot Fenced Lot, 1 Bay Door; Former Grocery Ideal 4 investment or user alike 14+ Ceilings, Land Use HC-24 ; \$1.2M

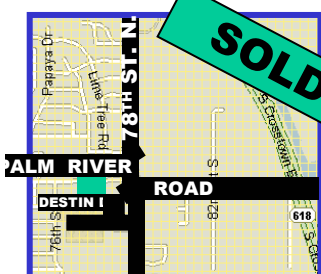
Causeway & 66th



150,000

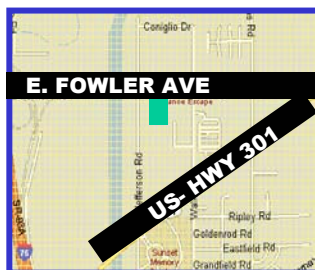
This plot is ideal for retail/ flex development. SE Corner 1.5 acre zoned CG. 258' fronting Causeway x 286' deep. Priced to Steal at: \$150,000! Wont last.

Palm River & 78th



1.44 Acres at 78th & Causeway Blvd. Zoned CG; Hi-Vis 200' x 315' deep lot Adjacent to Walgreens; 1 off Corner Access from 2 Streets Palm River & Destin

Fowler b/w I-75 & Hwy 301

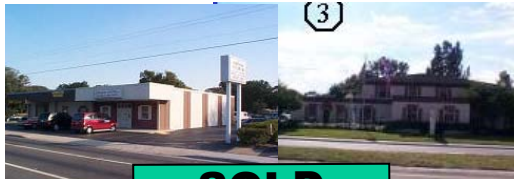


4 Acres across from Big Top Fleamarket. Split zoned CG/ AR Hi-Vis 328' x 529' deep lot B/w Hwy301 & I-75. Great Development Site; \$3.73/ sf : \$650,000

3602- 3614 W. Kennedy

5835 Memorial Hwy.

3630 W. Kennedy Lease



SOLD



SOLD

LEASE



2 Bldgs 1.5 Acres; SW Corner Himes & Kennedy; 6,500sf 1-story/ 12k sf 2-story; \$1,930,000

15,400 sf Strip Retail Center; 1 Acre on Memorial 12% CAP; 100% Leased \$850,000

Leased 1,800 sf to Commercial Insurance Firm; Full Service & Partial Build Out; \$15/sf

20k sf Indus Bldg E. Tpa

14 Units – Seminole Hts

TIA Airport Industrial



SOLD



SOLD

SOLD



Hanna & 56th; Temple Terrace Former Beltram Rest. Supply. 1 acre +/-; Dock High; \$650,000.

14 Unit Apt Bldg; 5113 Neb. Seminole Hts, (12) 1's and (2) Effs \$45k NOI. Full \$410,000

14.6 Acres on Johns Rd off Benjamin Rd. Zoned ML. 5 Acres Wet. TIA Indus. \$325k

9507 N. Trask - Carrollwood

1445 W. Busch/ 2123 W. MLK



Pending

7,000 sf Industrial Bldg on 2.88 acre of Land. N. Tampa Carrollwood; \$349,000



LEASED

2,500 & 2,750 sf Medical Clinics Leased to Dr's as Chiropractic Clinics; \$14sf as built – as was.



308 E. 7th Ave

3302 N. Tampa St.

2402 E. MLK



SOLD



SOLD



SOLD

Mayors Tampa Hts Office Village 4,900sf Home/ Ofc. 1 of 21 Lots Built 1901; HUGE; \$325,000

Tampa Hts 3,100sf Office. Corner Property. 3/4 Acres; 25+ Parking w/ Rm to Expand \$309,000

2,600 sf 4 Unit Office Bldg On E. MLK at 24th. 2 Story Built in '99. Leased; \$204k

601 S. Fremont



SOLD

4 Blks to Hyde Park; 4,750sf Professional Office Bldg. Newly Renovated; 21 Parking \$722,500

425 Central Ave..



SOLD

Downtown St. Pete; 29k sf Retail & Hotel at 4th / Central. Development. \$750,000

1414 W. Brandon Blvd.



SOLD

Sold Business & Name – Asset Sale of Crabby Toms; 8k sf in Biz. Hwy 60 Brandon; \$480k

14414 N. Dale Mabry

9 Acre Industrial Dev Site

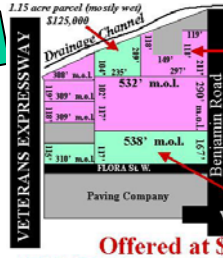
Carrollwood Restaurant



Asset Sale

Asset Sale; Former Crabby Tom's in Carrollwood to new Operator; Prime Time Sports

SOLD



Offered at \$

9 acres. 700' abutting The Veterans; TIA Airport Industrial Dist. Benjamin Rd; \$950,000

Leased



2+ Acre 7550sf Freestanding. Anderson AMC Complex. 200 in/100 out Waterfront. \$1.9Mill \$16k/mos. National Neighbors

Downtown 2 City Blocks

3630 W. Kennedy

3426 Kennedy Lease



SOLD

WFLA – Tampa Trib Bldgs at 901-905 Jackson. 42k & (2) 9k sf Bldgs; 1.8 Acres. \$3,950f,000



SOLD

6,500 sf 2-Story Block Office bldg. Kennedy b/w Himes & Dale Mabry. \$710,000



LEASED

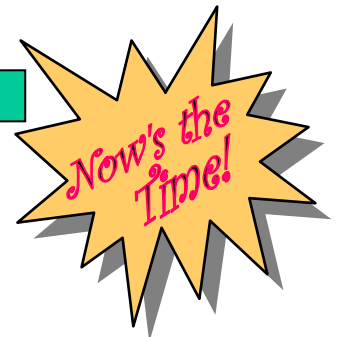
Leased: 1235sf Rtl/ Prof Office on Kennedy W. of Himes to Chiropractor \$14/sf

8301 N. Dale Mabry

Lease Option



6,800 sf bldg; 2 Acres off Corner of N. Dale Mabry & W. Waters. 2 Acres; 105 Parking spaces Formerly Steak & Ale Restaurant \$1,350,000.



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3221/3233 W. Cypress



Under contract in 3 days at \$30k Higher than previous Realtor had last yr! 7500sf Strip Ctr \$309,900

3421 W. Kennedy Blvd



Listed 5200sf Retail Bldg on Kennedy \$14/sf NNN w/ 1 acre of Land.

4634 N. Florida Ave.



Listed 2000sf Bldg w/ 4750sf Wrhse in Seminole Hts. \$178k Renegotiated Natn'l Lease

3508 N. Armenia Ave.



Listed 3100sf Medical Strip Ctr W/ adjoining Lot \$360,000 Built '87 & Under Contract 1 month!

5135 W. Cypress St.



Listed: 10,100sf Strip Ctr on 1/2 acre in Westshore Dist. \$485k Upside Galore – Low LT Leases

7803 N. Armenia Ave.



Listed: 4028sf Ofc./ Rtl. Ctr. Fully Leased. \$250,000

3309 W. Bay to Bay



5000sf Leased by The Hager/ Noll Team after 1st showing. Owners asked us to lease after they tried for 6+mos. \$12/sf +

14620 N. Nebraska Ave. Unit D



Listed: (2) 2000sf Ofc./ Prof / Rtl. Condo Suites. Sold Unit C Than Unit D 5 months later!

6616 W. Broadway Ave.



Listed: 1790sf Ind. / Rtl. Bldg. W/ 1 yr Natn't Chain Lease \$99,000

3020 W. Azelee St.



Listed 6,800 sf bldg; 4,800sf down & 2000sf up. 35 parking. Formerly Tampa Day School. \$565,000.



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Now is the time to list.

The market is not what it was 6 months ago!

7522 N. Armenia Ave.



SOLD

Listed, Sold & Closed in 12 Days!! Bar w/ 4COP license
2/3 Acre w/ 2300 sf Bldg.\$295k

6815 Benjamin Rd.



SOLD

Listed: 2.3 Acres of AI zoned Industrial land in Airport Dist. Offered at\$340k. Sold Full \$\$

7311 Rowlett Park Dr.



SOLD

Listed: 5 Acres w/ 3200sf Bldg. Zoned IG. \$1.12/sf. \$250k !

1701 N. Westshore Blvd.

LEASED

DAVIDS BRIDAL
(NO PIC AVAIL)

Leased 8000 sf m.o.l. (former Davids Bridal) to other national Bridal chain. Lease Rate \$18/sf

3333 W. Waters Blvd.

LEASED



Listed 1250sf in 3 Unit Med Bldg in Medical Dist. \$9/sf

2129 W. MLK Blvd.

LEASED



Listed: 850sf Ofc./ Rtl. Ctr. Space. \$12/sf. Temp Leased

Pan Am Circle Bldg/ Lois

LEASED

TELESERVICES
(NO PIC AVAIL)

Leased 6500sf. In Westshore Space Modifications for Call Center.\$10/sf. Signed in 3 days

S. Dale Mabry Blvd.

LEASED

TELESERVICES
(NO PIC AVAIL)

Hired to find 6-12ksf Quickly for Call Center HQ for Campaign.\$10/ sf. Found in 1 Day! In in 2 Wks.

5712 W. Sligh Ave.

SOLD



2.4 Acres w/ home 180' E. of Sligh/ Benjamin. Frmr Mtl Smith, AI zoned. Sold \$230k

3614 W. Kennedy Blvd.



LEASED

Listed: Kennedy Lease Asked to rent the unused upper portion of bldg (\$15/full svc).



**COLDWELL
BANKER
COMMERCIAL**

NRT

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Now is the time to list.
The market is not what it was 6 months ago!

10414 N. Florida Ave.



SOLD

Contract Pending as of 7-01
1 Acre Land w/ 18,900 sf bldg.
Fully Leased, 11% Cap Rate

Bardmour & Starkey
Land For Development

901 Arnold Rd.



PENDING

Osceola County 100+ Space
RV/MH Park & Marina. Tons
of Upside w/ \$180k Net. \$1.5M

Benjamin Rd 9+ Acres



SOLD

9+ Acres in Airport District at
\$3.90/sf. Mixed Zoning w/
800' on exprswy. \$1,300,000

6005 N. Florida Ave.



SOLD

Turn Key Auto Repair Facility
w/ 30 yrs reputation, Equip &
Inventory. Listed 1 mos. \$275k

Crabby Tom's
Carrollwood Restaurant



Closed

N. Dale Mabry Shopping
Center w/ Blockbusters...
Biz, equip & lease \$180k

Pinellas

SOLD in 3 Days

Closed

2.5 Acres corner devel. site
Wrapped around AmSouth
Bank (not offered) \$325k

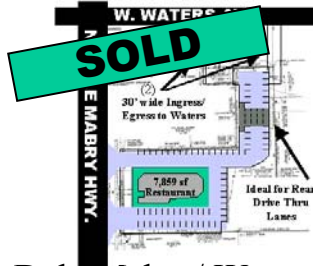
4001 N. Riverside Dr.

Lease - Opt



64k sf Former Charter Hospital
New home to Sunshine Youth
Svcs. \$4Mill. Lease Option

Steak & Ale- Tampa



SOLD

Dale Mabry/ Waters Ave.
7k sf Rest, Equip & R.E.
1.6 Acres/ Dual Access

2129 W. MLK

LEASED



850sf Ofc./Rtl. Ctr. Space.
\$12/sf. Med Lease

5100 N. Nebraska

SOLD



3k sf Bldg on 1/3 Acre; Sem Hts.
Sold in 2 Days to Morning Glory
Funeral Home. \$230k 7-15-01

3617 Henderson Blvd.

SOLD



Church of Scientology 7k sf
Bldg; 1/2 acre. 32 Parking. to
Close 9-01. \$680k.

10512 N. Dale Mabry

SOLD

Childcare Facility

N. Tampa



Former Large Preschool
Lic. 150+ kids. 7k+ sf on 1.36
Acres. \$13/sf nnn