



## *Top Performing Bank of America in Mid to North Pinellas*

**Bank of America**



### INVESTMENT HIGHLIGHTS

- › Most recent bank deposits were over \$140M, third highest in the submarket.
- › Brand new lease extension.
- › 10% rent increases in 2023.
- › Absolute triple-net lease (zero landlord responsibilities).
- › Dense daytime population with over 91,000 residents within 3 miles.



COLLIERS INTERNATIONAL  
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**1080 Keene Road  
Dunedin, FL 34698**

Mike Milano, CCIM, MAI and Sean Glickman, CCIM, Executive Managing Directors at Colliers International are pleased to offer for sale an opportunity to buy a top performing Bank of America in Dunedin, FL (Tampa MSA). **The most recent bank deposits were recorded at \$141,915,000, which is third highest in the submarket. See page 6 for more information on bank deposits.**

Dunedin is located in central Pinellas County, bordering Clearwater to the south and Palm Harbor to the north. State Road 580 (Main Street) runs over 28 miles, connecting Dunedin to Tampa, and is a major commercial and commuter route for both Pinellas and Hillsborough counties. Keene Road is a major north-south route in Pinellas that runs over 23 miles, connecting South Pasadena/St. Petersburg to Palm Harbor.

***Asking Price: \$2,600,000***

***Cap Rate: 5.00%***

***Property Website:***

***<https://www.crexi.com/properties/91896>***



# Bank of America



## Bank of America

1080

Address	1080 Keene Road Dunedin, FL 34698
GLA	4,400 SF
Year Built	1998
Lot Size	1.10± Acres
Lease Type	Absolute Triple-Net (NNN)
Original Date of Occ.	1998
New Lease Start Date	3/01/2018
Lease End Date	2/29/2028
Base Rent	\$130,000

### TRADE AREA OVERVIEW

Dunedin is located in central Pinellas County, bordering Clearwater to the south and Palm Harbor to the north. State Road 580 (Main Street) runs over 28 miles, connecting Dunedin to Tampa, and is a major commercial and commuter route for both Pinellas and Hillsborough counties. Keene Road is a major north-south route in Pinellas that runs over 23 miles, connecting South Pasadena/St. Petersburg to Palm Harbor.

The subject is located just south of the busy signalized intersection of Keene Road and Main Street (S.R. 580). Surrounding retailers that share this intersection include Publix, Winn Dixie, Walgreens, CVS, Wells Fargo, BB&T Bank, The UPS Store, Firehouse Subs, Dunkin' Donuts, Anytime Fitness and DaVita Dialysis.

The subject is well located on two heavily trafficked corridors within a submarket with high barriers to entry. The historical bank deposits and tenant renewing for another 10 years, shows the strength of the area and long term viability of the offering.



### CONTACT US

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