



PROPERTY DESCRIPTION

Presenting for acquisition, Busch Point Plaza — a diversified 20,412 +/- sq ft multi-tenant shopping center positioned on 1.35 +/- acres at 1010 E Busch Blvd, Tampa, FL. This property features a blend of retail and warehouse spaces, each equipped with roll-up doors and ample parking facilities, catering to a variety of business needs.

This investment is ideal for those seeking reliable returns from a mix of essential service providers and recreational businesses, or for an owner-operator looking to capitalize on a well-positioned asset in Tampa’s growing market. With long-term tenants and a location that supports steady consumer demand, Busch Point Plaza offers substantial potential for income and value growth.

LOCATION DESCRIPTION

Situated in a bustling area of Tampa, Busch Point Plaza offers excellent exposure to a high volume of traffic. The location is easily accessible from major roads and highways, ensuring smooth connectivity for customers and suppliers. Additionally, the plaza is surrounded by a variety of retail shops, dining options, and essential services, making it a convenient location.

OFFERING SUMMARY

Sale Price:	\$3,400,000
Number of Units:	6
Lot Size:	1.36 Acres
Building Size:	20,412 SF
NOI:	\$237,696.57
Cap Rate:	6.99%

1010 E. BUSCH BLVD

BUSCH POINT PLAZA



PROPERTY HIGHLIGHTS

- Diverse Tenant Mix: Includes a medical office, church, pharmacy, and a baseball camp.
- Strategic Location: Situated off Interstate 275, close to the University of South Florida and Busch Gardens, ensuring high traffic and visibility.
- Ample Facilities: Features ample parking and multiple access points, with retail storefronts and warehouse spaces equipped with roll-up doors.
- Community-Focused: Home to long-standing tenants that have established strong ties within the local Tampa community.
- Investment Stability: Offers stable, diversified income from well-established tenants, making it an appealing option for long-term investors.
- Growth Potential: Significant opportunity for value enhancement through reconfiguration to maximize rental income.



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Retailer Map



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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,128	4,918	20,843
Average Age	35	35	37
Average Age (Male)	35	35	37
Average Age (Female)	36	36	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	387	1,634	6,981
# of Persons per HH	2.9	3	3
Average HH Income	\$42,801	\$44,954	\$48,700
Average House Value	\$167,109	\$173,282	\$183,163

Demographics data derived from AlphaMap

LOCATION HIGHLIGHTS	TRAFFIC VOLUME
E BUSCH BLVD / N 9TH ST E	45,425 (AADT)
I- 275 W / E BUSCH BLVD	52,106 (AADT)
I- 275 SOUTH BOUND	164,000 (AADT)
N NEBRASKA AVE / E BUSCH BLVD	49,560 (AADT)
N NEBRASKA AVE / E HUMPHREY ST	25,424 (AADT)

