

1005 W BUSCH BLVD

Tampa, FL 33612

MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY



ASKING PRICE

\$4,400,000



2026 PRO FORMA INCOME

\$462,528



PRO FORMA NOI

\$286,000



CAP RATE

6.5%



OCCUPANCY

87% Occupied



BUILDING SIZE

18,000 SF



LOT SIZE

51,322 SF



STORIES

2



YEAR BUILT

1987



ZONING

PD



FLOOD ZONE

X

EXECUTIVE SUMMARY

1005 W Busch Blvd is a two-story, multi-tenant retail center ideally positioned on a prominent Tampa corridor. The property benefits from strong visibility and convenient access along Busch Boulevard, with reported traffic counts of approximately 43,000–44,000 vehicles per day. The asset offers a solid in-place income stream with value-add potential through lease-up of vacant space, presenting investors with attractive cash flow and upside in a high-demand submarket.



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INVESTMENT HIGHLIGHTS & FINANCIAL OVERVIEW








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FINANCIAL SUMMARY





 Asking Price	\$4,400,000
 2026 Pro Forma Gross Income	\$462,528
 2026 Pro Forma Expenses	\$176,528
 Pro Forma NOI	\$286,000
 Cap Rate	6.5%
 Occupancy	87%
 Vacancy	13%



PROPERTY OVERVIEW


 Property Type	Multi-tenant retail investment opportunity
 Building Size	18,000 SF
 Lot Size	51,322 SF
 Stories	2
 Year Built	1987
 Zoning	PD
 Flood Zone	X

INVESTMENT HIGHLIGHTS


-  Strong frontage and visibility on Busch Boulevard
-  Reported traffic counts of approximately 43,000–44,000 vehicles per day
-  In-place cash flow with lease-up upside from vacant suites
-  Diverse tenant mix supporting multiple income streams
-  Convenient access to I-275, Florida Avenue, and Nebraska Avenue
-  Located near University of South Florida, AdventHealth Tampa, Busch Gardens, and surrounding residential neighborhoods



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PROPERTY GALLERY & LOCATION ADVANTAGES

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WHY THIS ASSET STANDS OUT

-  Prominent Tampa corridor retail location with strong traffic counts on Busch Blvd.
-  Excellent visibility and accessibility with ample parking and dual access.
-  Established multi-tenant configuration with value-add and rent growth potential.
-  Supported by nearby residential density, employment centers, healthcare, education, and entertainment destinations.
-  Attractive opportunity for investors seeking both current income and future upside.



**CONTACT FOR OM, RENT ROLL,
AND PRIVATE TOUR**

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