

# Busch Blvd Commercial Building for Sale

2250 E Busch Blvd Tampa FL 33612

EXECUTIVE SUMMARY



## PROPERTY SUMMARY:

-FOR SALE!!!!

-Asking Price: \$2,249,900

-Single story block building

-Current Use: Commercial Office

-Square footage: 5,220 SF

-Lot size: 156' x 622' (subject to survey) - 2.23 acres

-Construction: Block

-Average Wall height: 10 ft

-Zoning: CG Commercial General

-Located in an Opportunity Zone

-Folio #'s: 147196-0000 & 147196.0100

-Built: 1984

-Utilities: Tampa Electric & City of Tampa for water/sewer

-Property Taxes (2024): \$23,488

-Parking: Excellent Parking in front and back of building.

-Signage: Two pylon signs located at front of building

-Traffic Counts: 53,500 AADT

-Power: Three Phase

-Welcome to this East Busch Blvd opportunity. For you Tampa natives you can remember this former "Shoney's" restaurant close to Busch Gardens. The building was most recently used as the "Dealer Tag" office. This property features pylon signage along Busch Blvd, Commercial General Zoning, good visibility along Busch Blvd with 53,500 daily traffic counts and a large paved parking lot (two parcels). The building is concrete block in construction and currently laid out for office. This is an opportunity to purchase a building near Busch Gardens, Temple Terrace, the University of South Florida and Interstate 275.

-The location is near plenty of restaurants, housing, apartments, offices, shoppes, bars and other entertainment. This property is perfect for any retailer or office user looking for a good location with easy access.

## **For More Info Contact:**

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## **Andretta Properties**

A Licensed Real Estate Brokerage

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Office: 813-889-0889

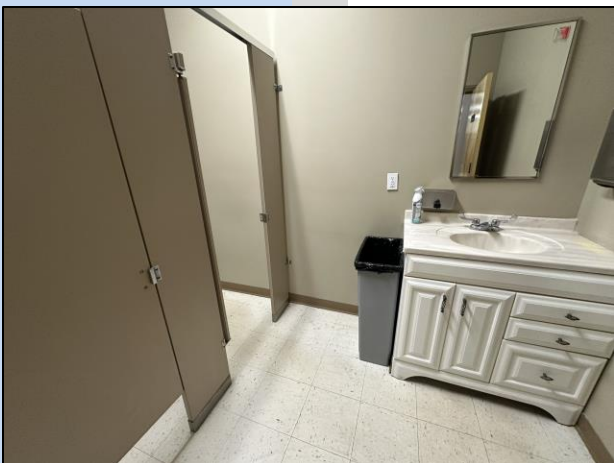
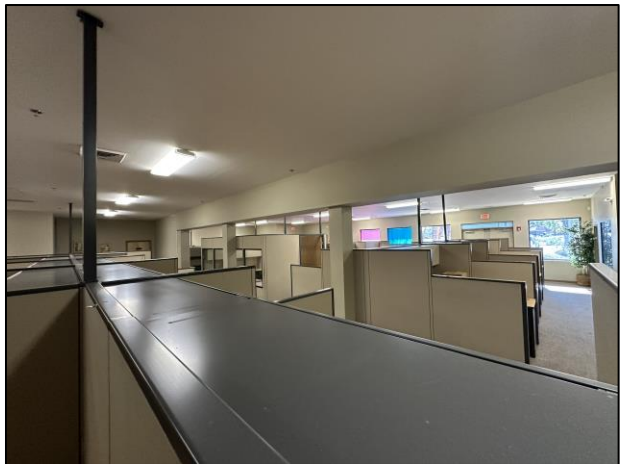




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ADDITIONAL PICS



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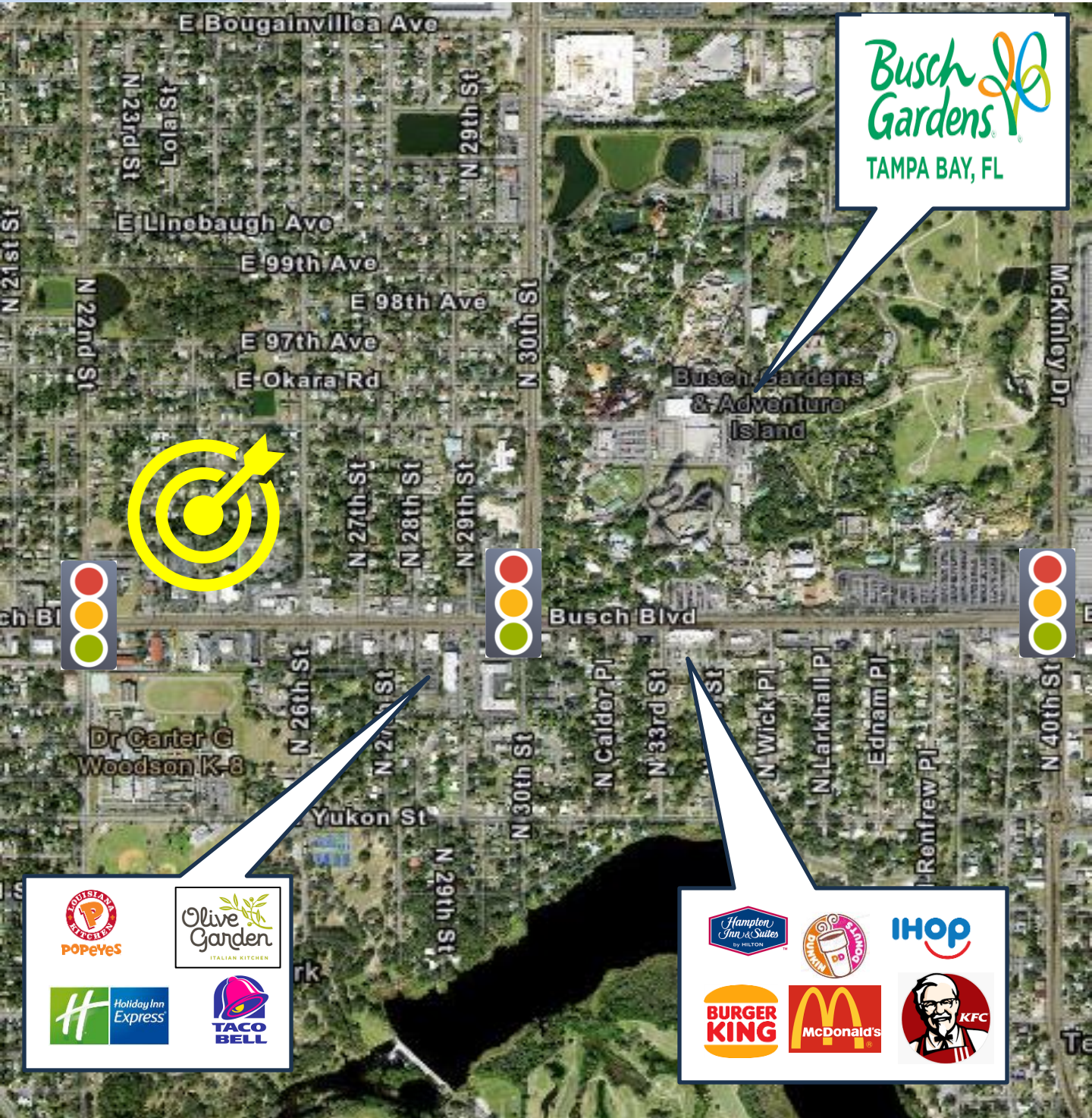




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RETAILER MAP



**Busch Gardens**  
TAMPA BAY, FL

**POPEYES**  
**Olive Garden**  
ITALIAN KITCHEN  
**Holiday Inn Express**  
**TACO BELL**

**Hampton Inn & Suites**  
by HILTON  
**Dunkin' Donuts**  
**IHOP**  
**BURGER KING**  
**McDonald's**  
**KFC**

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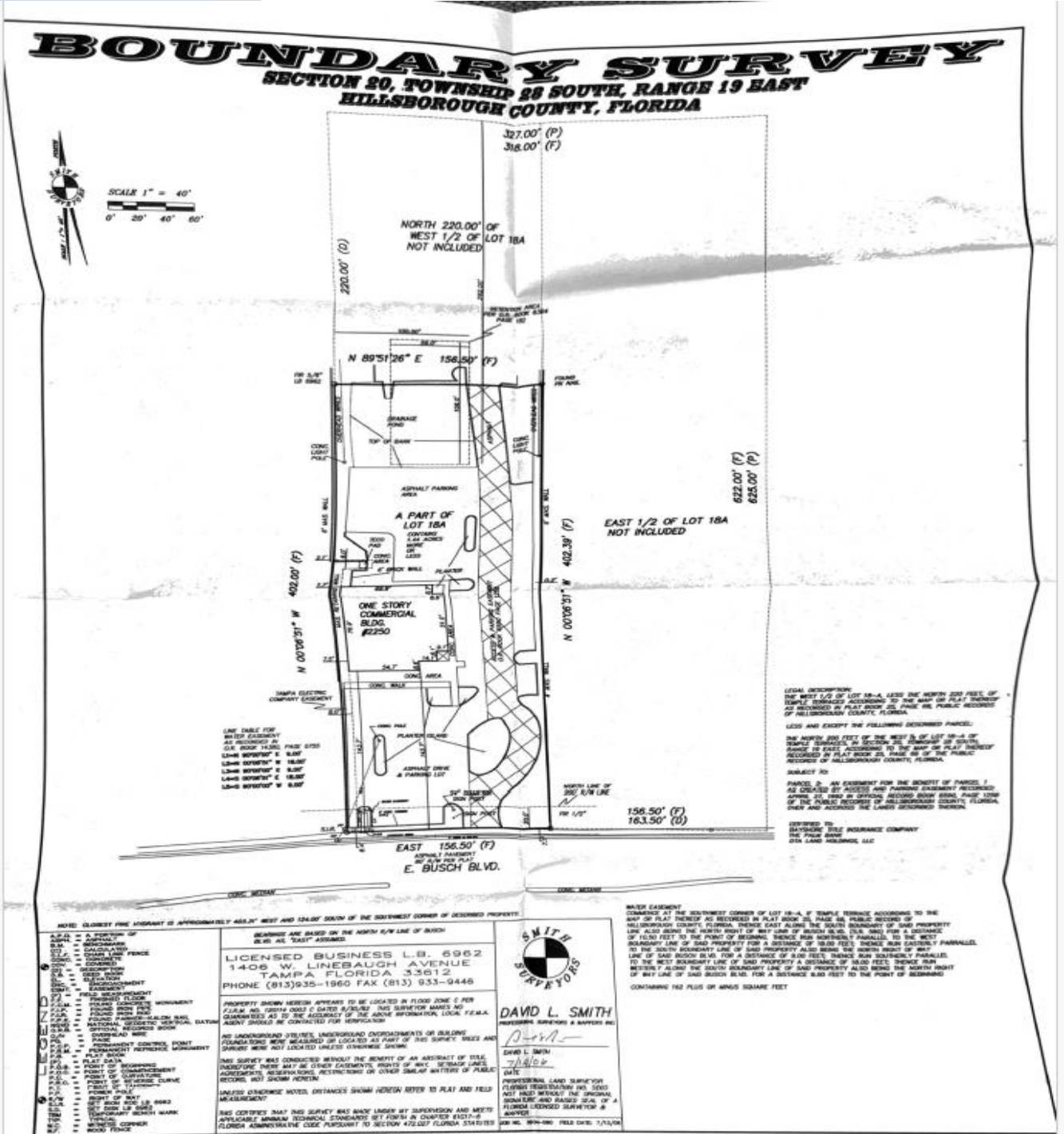




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SURVEY FOR SOUTH PARCEL ONLY (SUBJECT TO VERIFICATION)



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# Busch Blvd Commercial Building for Sale

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FLOOR PLAN (SUBJECT TO VERIFICATION)



 <p><b>CDS</b> COMMERCIAL DESIGN SERVICES, INC.</p> <p>3845 BARRY ROAD TAMPA, FL 33618 TELEPHONE: (813) 898-0889 FAX: (813) 898-0889 WEBSITE: WWW.CDSDESIGN.COM FL LIC # 05889812</p>	<p><b>DEALER TAG AGENCY, INC.</b></p>	<p>ORIGINAL DATE: 28 AUGUST 2018</p>	<p>SCALE: 1/8"=1'-0"</p>				
		<p>PROJECT #: 79-180001</p>	<p>PROPOSAL #:</p>				
		<p>DRAWN BY: CDF</p>	<p>CHECKED BY: BDC</p>				
		<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08.26.19</td> <td>ADDITIONAL WORKSTATIONS</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1
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1	08.26.19	ADDITIONAL WORKSTATIONS					
<p>THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF COMMERCIAL DESIGN SERVICES, INC. ANY UNAUTHORIZED REPRODUCTION AND/OR USE WILL RESULT IN PROSECUTION UNDER APPROPRIATE COPYRIGHT AND PATENT LAWS. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE CONNECTION TO POWER SOURCE BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES.</p>		<p>FIRST FLOOR</p> <p>PRELIMINARY SPACE PLAN</p> <p>SHEET NUMBER</p> <p><b>1 OF 1</b></p>					

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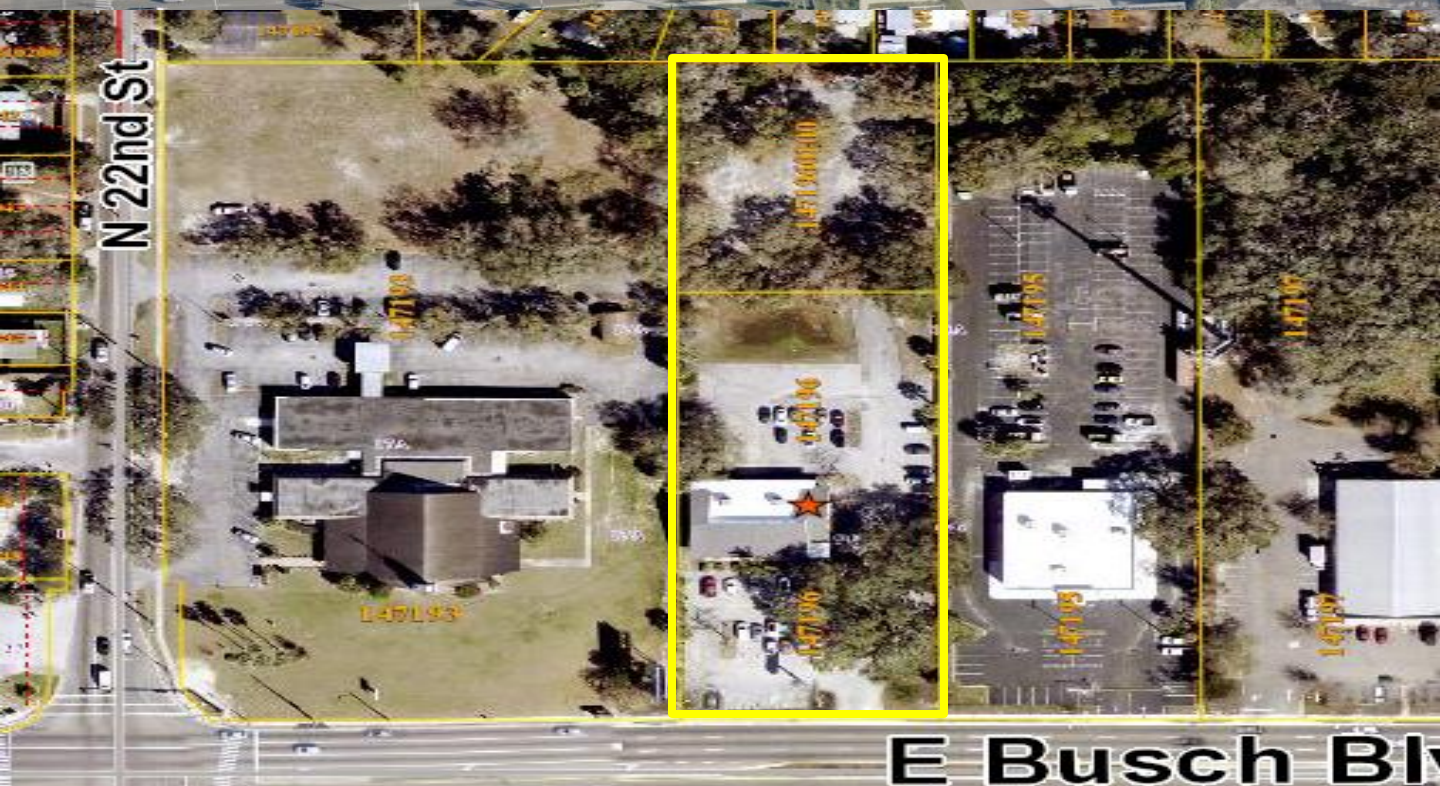




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AERIALS



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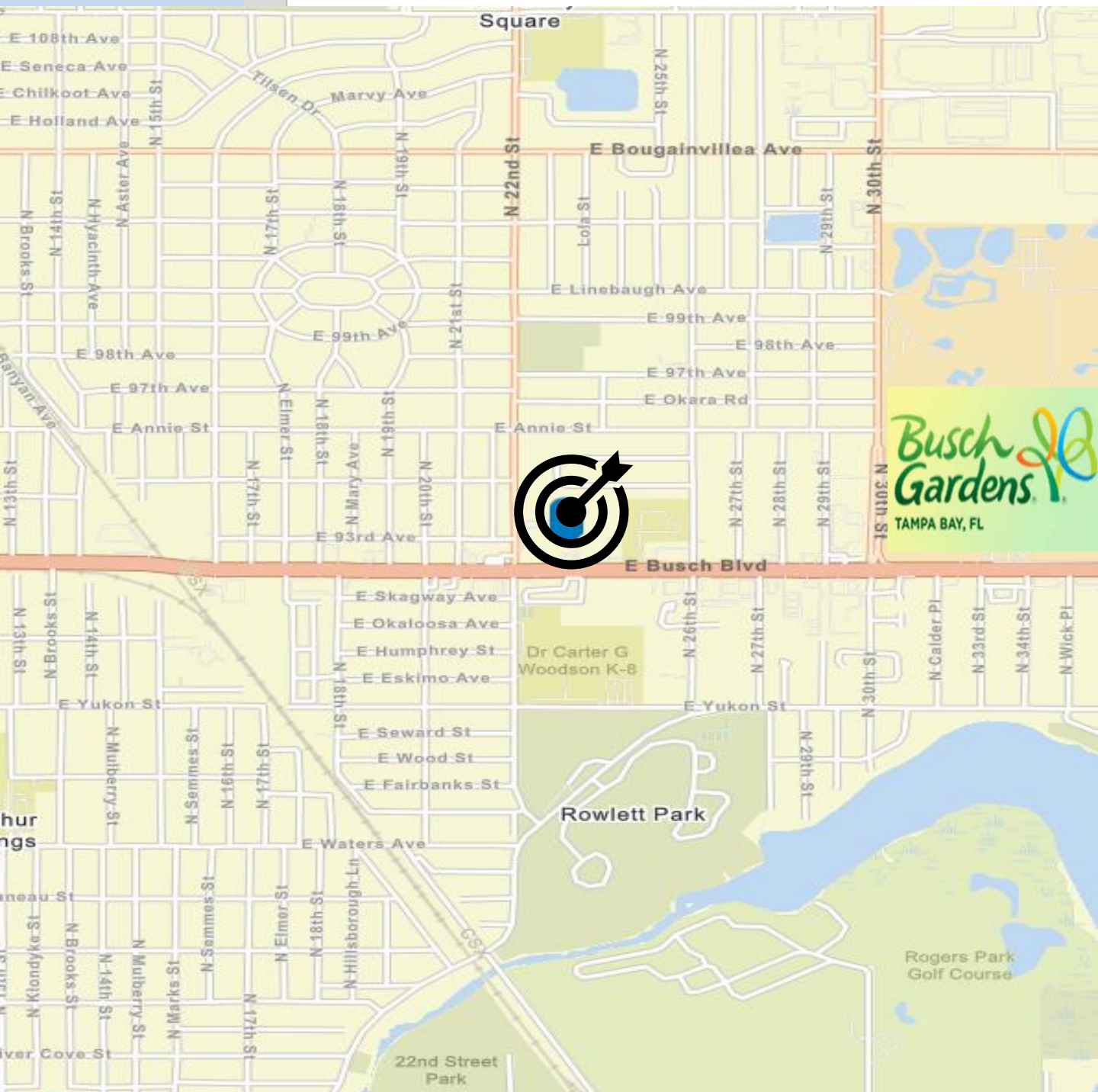




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LOCATION MAP



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DEMOGRAPHICS



## 2020 Census Summary

2250 E Busch Blvd, Tampa, Florida, 33612  
Ring of 3 miles

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

### KEY FACTS

**147,516**  
Total Population

**60,081**  
Housing Units

**5,218.5**  
Population Density

**2.51**  
Average Household Size

**54,953**  
Total Households

**84.0**  
Diversity Index

### 2010-2020 ANNUAL GROWTH RATE



**1.17%**  
Population

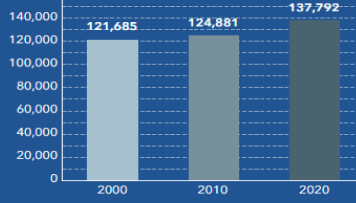


**4.27%**  
Group Quarters

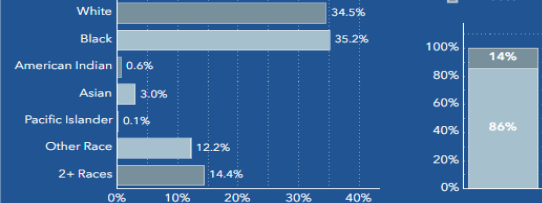


**0.89%**  
Households

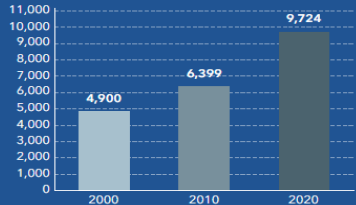
### HOUSEHOLD POPULATION



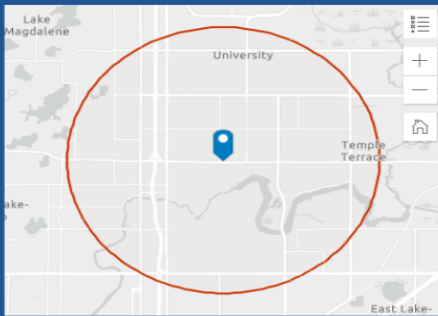
### TOTAL POPULATION BY RACE



### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	32,222	115,294
1 Race	26,643	99,637
White	6,961	43,939
Black	14,412	37,501
American Indian/Alaska Native	210	732
Asian	493	3,855
Pacific Islander	32	131
Some Other Race	4,535	13,479
2 or More Races	5,578	15,657



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), © 2024 Esri

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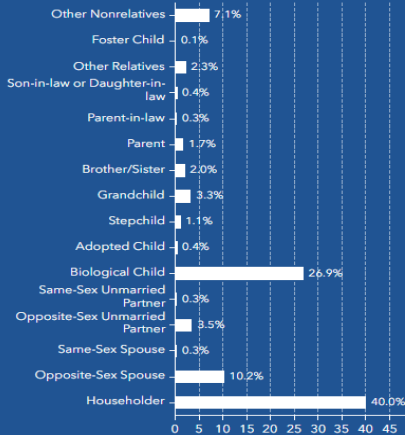
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### Population by Relationship



### HISPANIC POPULATION BY AGE AND RACE

	Less Than 18 Years	18 Years and Older	Total
Total	12,220	33,684	45,904
1 Race	8,184	21,405	29,589
White	2,785	7,020	9,805
Black	923	1,300	2,223
American Indian/Alaska Native	162	465	627
Asian	65	55	120
Pacific Islander	9	20	28
Some Other Race	4,241	12,545	16,786
2 or More Races	4,036	12,279	16,314

### NON-HISPANIC POPULATION BY AGE AND RACE

	Less Than 18 Years	18 Years and Older	Total
Total	20,002	81,611	101,612
1 Race	18,460	78,232	96,691
White	4,176	36,919	41,095
Black	13,489	36,201	49,690
American Indian/Alaska Native	48	267	315
Asian	429	3,800	4,229
Pacific Islander	24	111	135
Some Other Race	294	933	1,228
2 or More Races	1,542	3,379	4,921

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