

**RETAIL PROPERTY**

2625 E BUSCH BLVD, TAMPA, FL



ADDRESS

**2625 E Busch Blvd  
Tampa, FL 33612**

**PROPERTY FEATURES**

- Highly visible location with high traffic flow
- Ample parking for tenants and visitors
- Close proximity to major highways and public transport
- Flexible lease terms tailored to tenant needs
- Dedicated signage opportunities for tenant visibility

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households:</b>	379	1,017	4,537
<b>Total Population:</b>	1,081	2,928	13,007
<b>Average HH Income:</b>	\$63,501	\$61,282	\$52,836

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

**LEE DELIETO JR.**

Broker Associate  
941.323.0060

[leedelietojr@michaelsaunders.com](mailto:leedelietojr@michaelsaunders.com)

**WILL MARTIN**

Commercial Advisor  
941.302.9990

[willmartin@michaelsaunders.com](mailto:willmartin@michaelsaunders.com)



## OFFERING SUMMARY

Lease Rate:	Call Agent
Building Size:	7,423 SF
Available SF:	7,423 SF
Lot Size:	63,214 SF
Year Built:	1971
Zoning:	CG

## PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 2625 E Busch Blvd, Tampa, FL. This well-positioned commercial property offers a versatile space tailored to accommodate various business ventures. Boasting ample parking, high visibility, and easy customer access, the property presents an ideal environment for a restaurant tenant. With its strategic location and strong traffic flow, this property provides an optimal setting for businesses to thrive in the dynamic Tampa market. Don't miss the chance to establish your presence and elevate your business in this prominent commercial space. This is a true NNN lease, all vendor costs are direct to Tenant. Real Estate Taxes estimated at \$4.42/SF and relevant Insurance coverage is estimated to be \$4.72/SF. All other operating expenses will need to be researched by the Tenant.

## LOCATION OVERVIEW

Discover the vibrant energy of Tampa, where the surrounding area offers an array of attractions for retail and restaurant tenants. Located near the University of South Florida, the area is bustling with a diverse student population, presenting an excellent customer base. The nearby Busch Gardens theme park and Adventure Island provide year-round entertainment, drawing numerous visitors seeking dining and shopping experiences. Additionally, the property is in proximity to popular destinations such as the Museum of Science & Industry and vibrant retail centers. With its dynamic mix of residents, tourists, and students, this location offers an ideal setting for retailers and restaurateurs to thrive and captivate a diverse clientele.







**Michael Saunders & Company**



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

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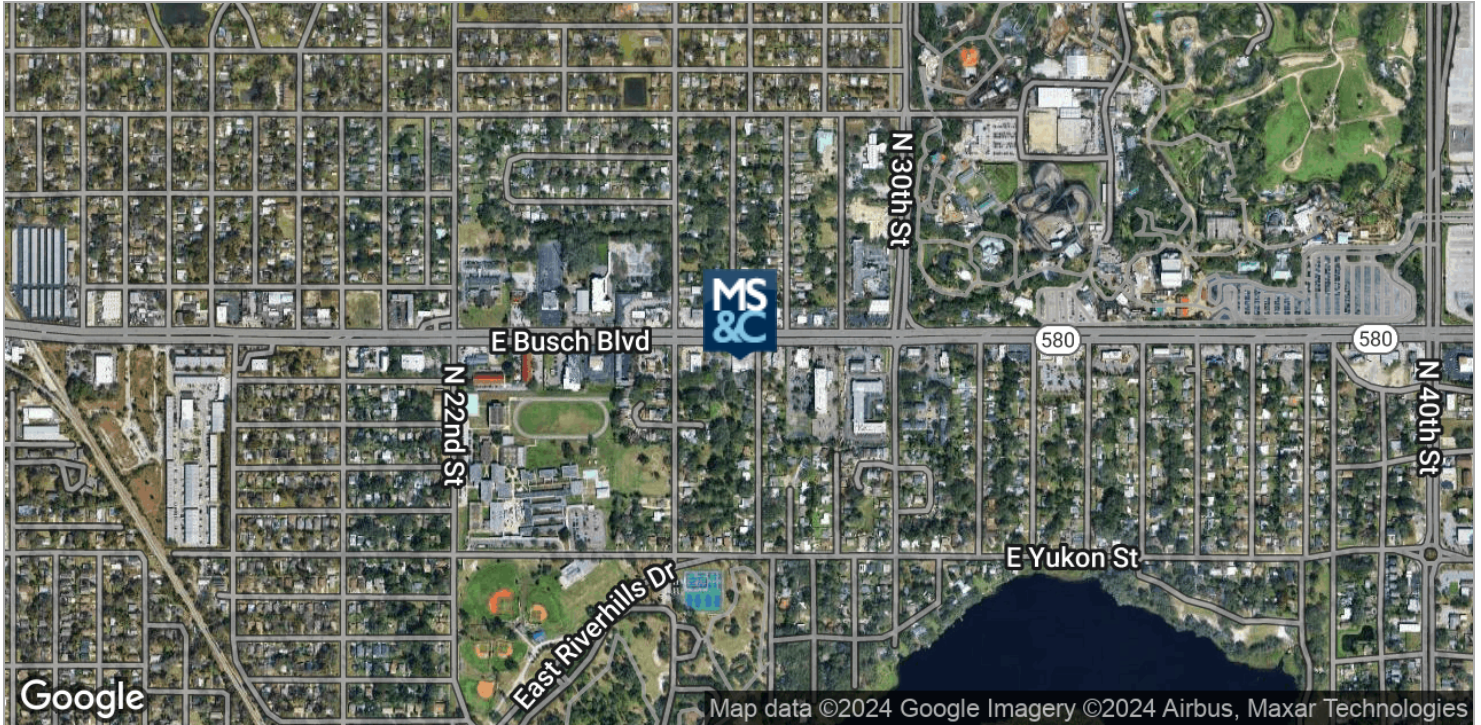
Commercial Advisor  
941.302.9990  
[willmartin@michaelsaunders.com](mailto:willmartin@michaelsaunders.com)

**Spencer Brannen**

Commercial Advisor  
941.822.7473  
[spencerbrannen@michaelsaunders.com](mailto:spencerbrannen@michaelsaunders.com)

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Google

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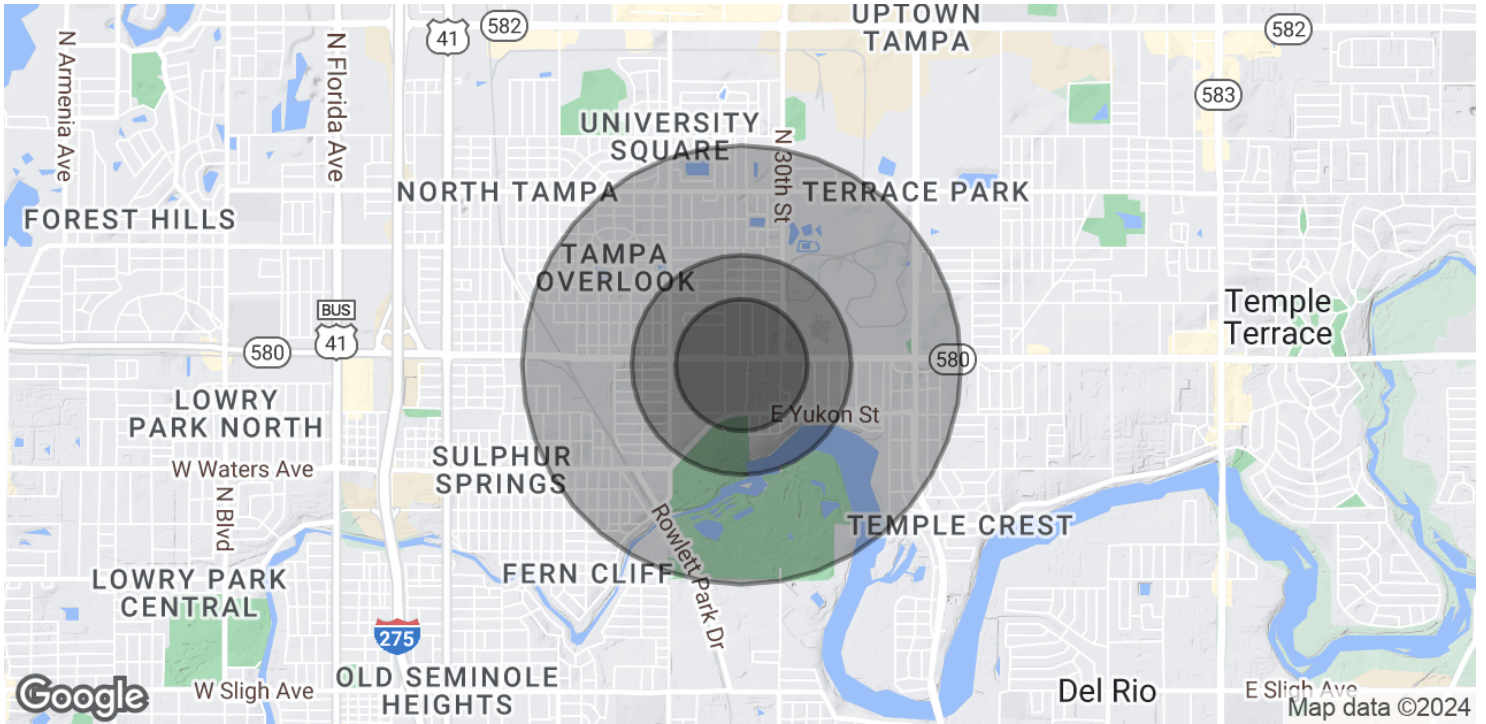
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**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,081	2,928	13,007
Average Age	39	39	37
Average Age (Male)	38	38	36
Average Age (Female)	40	40	38

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	379	1,017	4,537
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$63,501	\$61,282	\$52,836
Average House Value	\$239,447	\$234,567	\$204,114

Demographics data derived from AlphaMap



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1605 Main Street , Suite 500  
Sarasota, FL 34236  
T 941.323.0060  
C 941.323.0060  
leedelietojr@michaelsaunders.com  
FL #BK702292

**PROFESSIONAL BACKGROUND**

A real estate sales and commercial specialist for 17+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valerie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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