

# PRIME TWO UNIT COMMERCIAL CORNER

3601 E Busch Blvd, Tampa, FL 33612



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**Property Info & Disclaimer**

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**Property Description**

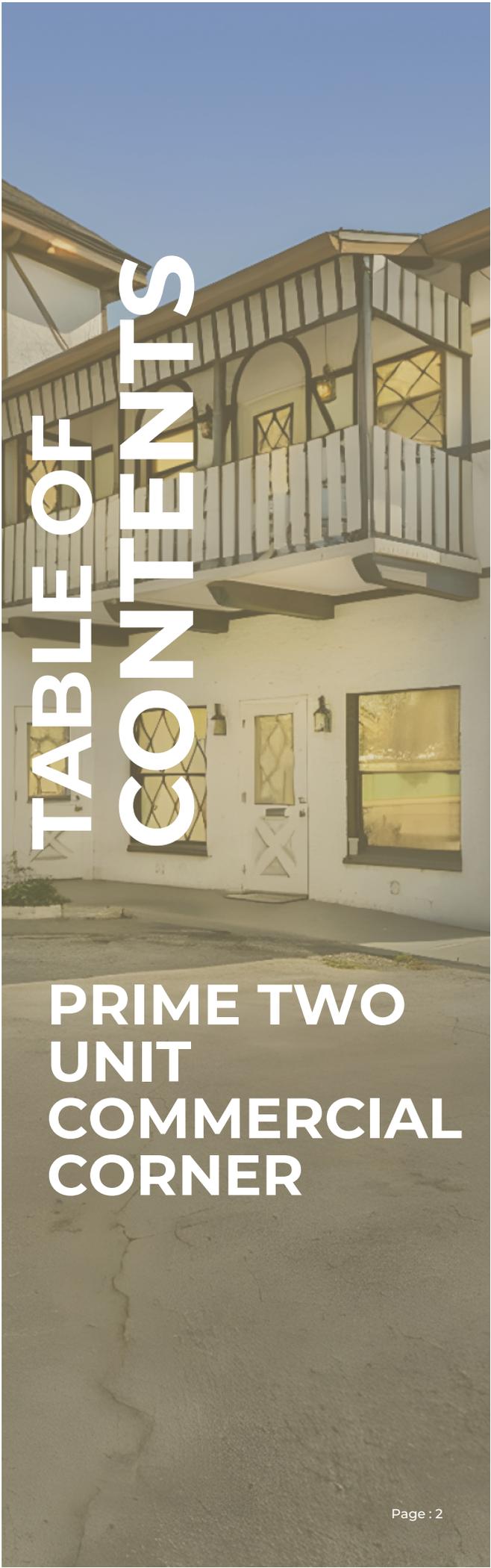
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**Property Photos**

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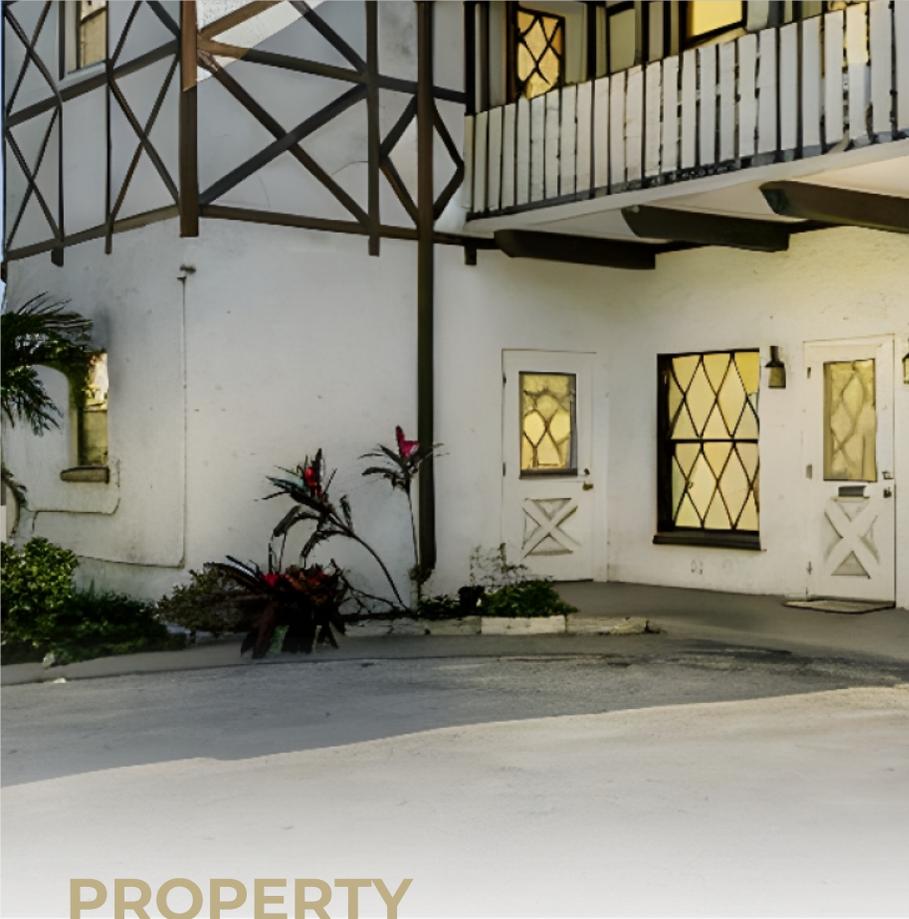
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## PRIME TWO UNIT COMMERCIAL CORNER



# PRIME TWO UNIT COMMERCIAL CORNER

## PROPERTY INFORMATION

**ANNUAL RENT**  
*\$10,011.00*

**PROPERTY ADDRESS**  
*3601 E Busch Blvd, Tampa, FL 33612*

**RENTABLE AREA**  
*4,792 Sq. Ft.*

3601 E Busch Blvd  
Tampa, FL 33612

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# PROPERTY OVERVIEW

Discover a premier investment opportunity at Prime Two Unit Commercial Corner, strategically located at 3601 E Busch Blvd, Tampa, FL 33612. This 4,792 SF retail property boasts exceptional visibility on a high-traffic corner, making it an ideal choice for businesses seeking maximum exposure. Situated in a fast-growing area, this property offers easy access to major highways and is surrounded by thriving residential and commercial developments.

Its flexible layout is perfect for a variety of retail or service-based businesses. With Tampa's robust economic growth and increasing demand for retail spaces, this property presents a compelling opportunity for investors aiming to capitalize on the region's dynamic market.



## PRIME TWO UNIT COMMERCIAL CORNER

3601 E Busch Blvd, Tampa, FL 33612

# PROPERTY DETAILS

Located directly across from the Busch Gardens main entrance, this high-exposure two-story commercial building with two units available and a total of 5,242 SF (2,396 SF/ Per Floor Space) plus a 300 SF detached garage on 0.20 acres, featuring grandfathered, oversized signage you simply can't recreate today.

The site offers 13 onsite parking spaces, 70 feet of frontage on Busch Blvd (43,000 AADT) and 127 feet on Edman Place, with full east/west ingress and a built-in deceleration lane for seamless access. Located just two blocks from the N 40th St intersection (37,500 AADT), the property captures 80,500 vehicles per day of combined exposure.

Strategically positioned in the heart of Tampa/St. Petersburg MSA—now the 18th-largest and one of the fastest-growing in the U.S. this corridor benefits from exceptional connectivity to I-275, I-4, the Veterans Expressway (589), Downtown Tampa, Temple Terrace, the University submarket, and major employment centers all within a 15-minute drive.

The trade area supports a population of 305,560 residents, a median income of \$53,400, and some of the region's strongest consumer expenditure profiles—ideal for restaurant/QSR (with drive-thru), coffee, medical/professional office, retail, experiential, tourism-oriented, or service-based uses. With irreplaceable visibility, flexible configuration, and excellent fundamentals, this asset offers both a stable income stream and an exceptional long-term commercial foothold in one of Tampa's highest-traffic destinations.

**Unmatched Highway & Regional Connectivity: This corridor is one of Tampa's most strategically linked commercial arteries. Busch Blvd (US-580) functions as a direct connector between:**

- **I-275** (5 minutes west) – the spine of the Tampa Bay region with direct access to Downtown Tampa, Tampa International Airport, South Tampa, and St. Petersburg.
- **I-75** (12 minutes east) – providing arterial access to Wesley Chapel, Pasco County, Sarasota, and the state's core logistics/industrial spine.
- **I-4** (8 minutes south) – Florida's primary east–west freeway tying Tampa to Orlando, Lakeland, and the entire Central Florida distribution corridor.
- **Veterans Expressway / SR 589** (15 minutes west) – linking the property to the affluent Carrollwood, Citrus Park, and Westchase submarkets, and northward toward rapidly growing Hernando County.

This strategic interconnection puts the property within **15–20 minutes of every major population and job node** in the Tampa/St. Petersburg MSA.

## At the Heart of One of America's Fastest-Growing MSAs

The Tampa–St. Petersburg MSA is the **18th largest in the U.S.**, with:

- **3.3 million residents**
- **Steady 2–3% annual population growth**
- Significant inward migration from high-density metros

# PROPERTY DETAILS

- A rapidly expanding commercial base driven by medical, tech, hospitality, education, and logistics sectors

Within a **15-minute drive radius** of the subject property:

- Population: **305,560 residents and rising**
- Median Household Income: **\$53,400**
- Workforce: **heavily concentrated in healthcare, education, operations, hospitality, and tourism**
- Tourism Traffic: Busch Gardens and Adventure Island collectively generate **4 million annual visitors**

## Dominant Traffic Exposure – 80,500 Vehicles Per Day

The property pulls from two primary corridors:

- **Busch Blvd (US-580)** – 43,000 AADT
- **N 40th Street** – 37,500 AADT
- **Combined daily circulation: 80,500**

This makes it one of the **highest-exposure corners in North Tampa**, benefiting from:

- Constant tourism traffic entering/exiting Busch Gardens
- Heavy commuter flow between I-275, I-4, and US-41
- University of South Florida (50k students staff) movement
- Dense local residential and workforce mobility in the Temple Terrace and North Tampa districts

## Surrounding Economic & Institutional Anchors

Within minutes you have:

- **Busch Gardens Adventure Island** (major tourism engine)
- **University of South Florida (USF)** – 50,000 students; Tier-1 research hub
- **Moffitt Cancer Center** – one of the nation's leading cancer research institutions
- **VA Hospital, AdventHealth, and USF Health medical cluster**
- **North Tampa tourism, hospitality, and entertainment corridor**
- **Dense multifamily and workforce housing zones**

This ecosystem provides one of the **highest sustained daytime populations** in Tampa.

## Ideal Uses Supported by Consumer Expenditure Data

Strong area spending supports expansions in:

- **QSR / drive-thru concepts**
- **Sit-down restaurants**
- **Coffee / beverage**
- **Medical or dental office**

# PROPERTY DETAILS

- **Professional services**
- **Tourism-adjacent retail**
- **Experiential and entertainment**

Demand profiles in the trade area significantly outperform national averages in dining, entertainment, convenience retail, and personal services.

**Disclaimer to the consumer:** *This report is provided strictly for analysis and assumption purposes only. All financial models, development scenarios, and valuation estimates are based on hypothetical inputs and public information available at the time of preparation. The projections herein are not guaranteed, and no warranty or representation is made regarding the accuracy, completeness, or feasibility of any statements or conclusions presented. All data, including fill costs, rents, cap rates, and construction assumptions, must be independently verified through appropriate licensed professionals, engineers, surveyors, and governmental authorities prior to any investment, acquisition, or development decisions. The broker, its affiliates, and associated parties do not warrant or guarantee any outcome based on this analysis.*

# PROPERTY PHOTOS



# PRIME TWO UNIT COMMERCIAL CORNER

3601 E Busch Blvd, Tampa, FL 33612

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

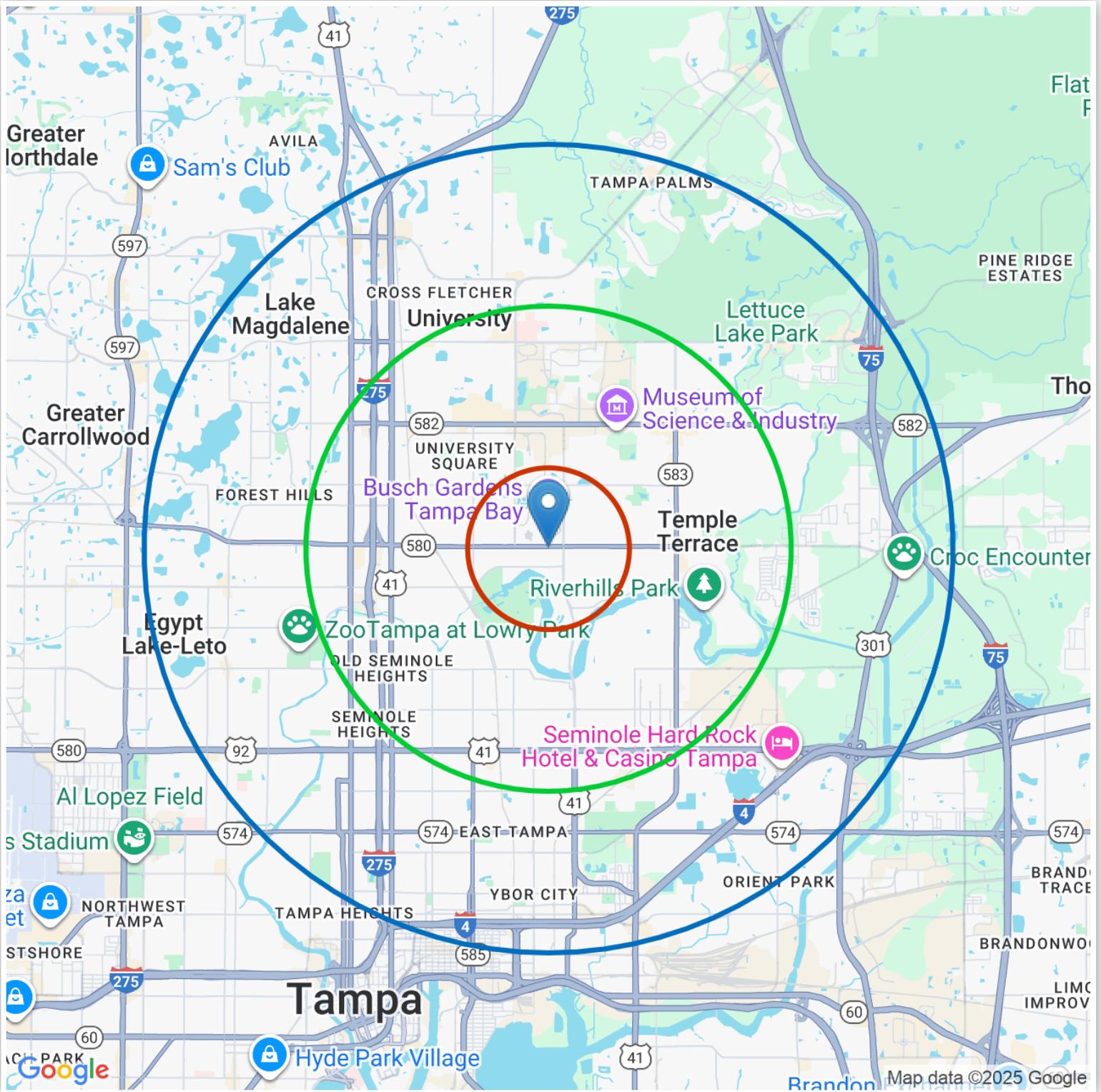


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# LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

## KEY FACTS

**11,934**  
Population

**36.6** Median Age

**2.63**  
Average Household Size

**4,463**  
Total Households

## EDUCATION

9.2%  
No High School Diploma

3.99%  
High School Graduate

11.94%  
Some College

16.48%  
Bachelor's/ Grad

## BUSINESS

**335**  
Total Businesses

**2,073**  
Total Employees

## EMPLOYMENT

**43**  
Manufacturing Employees

**520**  
Retail Trade Employees

**231**  
Eating & Drinking Employees

**106**  
Finance/Ins/Real Estate Emp

**7.5%** Unemployment Rate

## INCOME

**\$46,087**  
Median Household Income

**\$22,311**  
Per Capita Income

**\$39,468**  
Median Net Worth

## Households by Income

The largest group : \$50,000 - \$74,999 (22.94%) ■  
The smallest group : \$200,000+ (2.16%) ■

Indicator	Value(%)	
< \$15,000	13.42	■
\$15,000 - \$24,999	12.28	■
\$25,000 - \$34,999	7.31	■
\$35,000 - \$49,999	21.15	■
\$50,000 - \$74,999	22.94	■
\$75,000 - \$99,999	11.42	■
\$100,000 - \$149,999	7.02	■
\$150,000 - \$199,999	2.32	■
\$200,000+	2.16	■



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## PRIME TWO UNIT COMMERCIAL CORNER

3601 E Busch Blvd, Tampa, FL, 33612

# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

## KEY FACTS

**147,347**  
Population

**31.9** Median Age

**2.49**  
Average Household Size

**53,645**  
Total Households

## EDUCATION

**9.82%**  
No High School Diploma

**7.22%**  
High School Graduate

**15.96%**  
Some College

**16.14%**  
Bachelor's/ Grad

## BUSINESS

**5,143**  
Total Businesses

**72,550**  
Total Employees

## EMPLOYMENT

**2,280**  
Manufacturing Employees

**13,256**  
Retail Trade Employees

**5,067**  
Eating & Drinking Employees

**2,260**  
Finance/Ins/Real Estate Emp

**5.1%** Unemployment Rate

## INCOME

**\$46,594**  
Median Household Income

**\$23,821**  
Per Capita Income

**\$21,703**  
Median Net Worth

## Households by Income

The largest group : \$50,000 - \$74,999 (20.45%) ■  
The smallest group : \$200,000+ (2.9%) ■

Indicator	Value(%)	
< \$15,000	16.38	■
\$15,000 - \$24,999	9.9	■
\$25,000 - \$34,999	9.23	■
\$35,000 - \$49,999	17.54	■
\$50,000 - \$74,999	20.45	■
\$75,000 - \$99,999	11.99	■
\$100,000 - \$149,999	8.57	■
\$150,000 - \$199,999	3.06	■
\$200,000+	2.9	■



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## PRIME TWO UNIT COMMERCIAL CORNER

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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

## KEY FACTS

**310,083**  
Population

**34.1** Median Age

**2.43**  
Average Household Size

**118,851**  
Total Households

## EDUCATION

**8.23%**  
No High School Diploma

**9.87%**  
High School Graduate

**15.31%**  
Some College

**19.66%**  
Bachelor's/ Grad

## BUSINESS

**12,212**  
Total Businesses

**137,840**  
Total Employees

## EMPLOYMENT

**24,216**  
Retail Trade Employees

**5,502**  
Manufacturing Employees

**6,975**  
Finance/Ins/Real Estate Emp

**8,934**  
Eating & Drinking Employees

**4.7%** Unemployment Rate

## INCOME

**\$52,159**  
Median Household Income

**\$28,621**  
Per Capita Income

**\$34,863**  
Median Net Worth

## Households by Income

The largest group : \$50,000 - \$74,999 (20.79%) ■  
The smallest group : \$150,000 - \$199,999 (4.32%) ■

Indicator	Value(%)	
< \$15,000	14.35	■
\$15,000 - \$24,999	9.12	■
\$25,000 - \$34,999	7.66	■
\$35,000 - \$49,999	16.19	■
\$50,000 - \$74,999	20.79	■
\$75,000 - \$99,999	12.87	■
\$100,000 - \$149,999	10.21	■
\$150,000 - \$199,999	4.32	■
\$200,000+	4.49	■



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## PRIME TWO UNIT COMMERCIAL CORNER

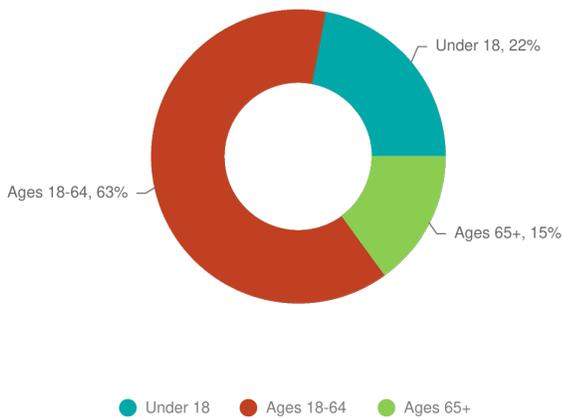
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# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

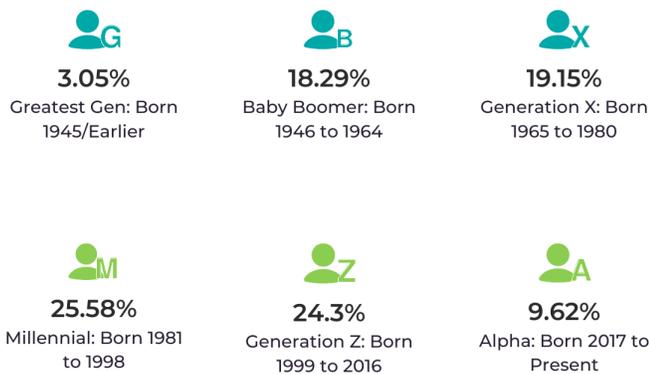
## POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

<b>11,934</b> Population	<b>4,529</b> Households	<b>36.6</b> Median Age
<b>2.63</b> Avg Size Household	<b>\$46,087</b> Median Household Income	<b>\$263,265</b> Median Home Value
<b>37</b> Wealth Index	<b>69</b> Housing Affordability	<b>83.9</b> Diversity Index

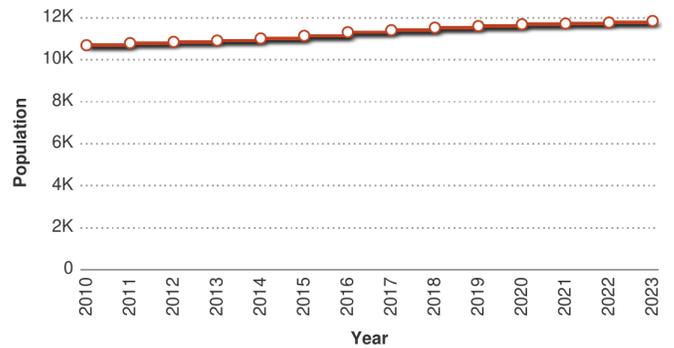
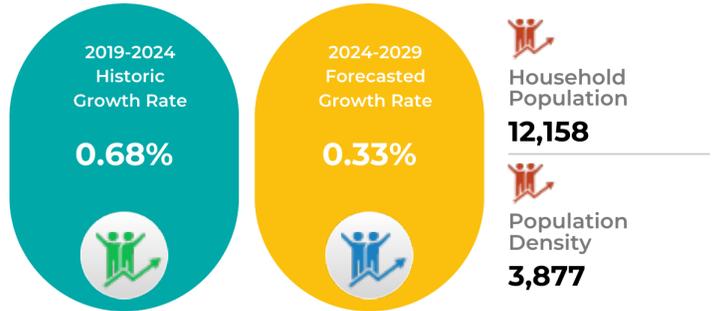
### POPULATION BY AGE



### POPULATION BY GENERATION



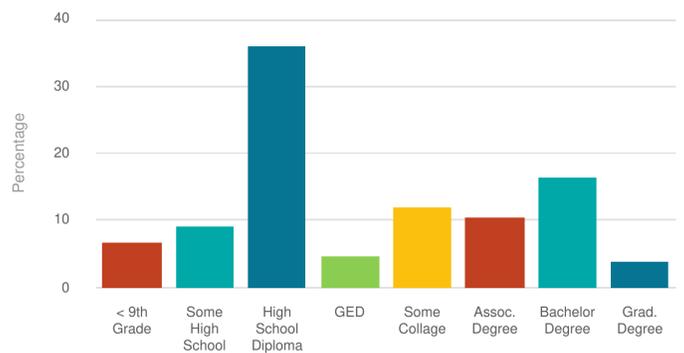
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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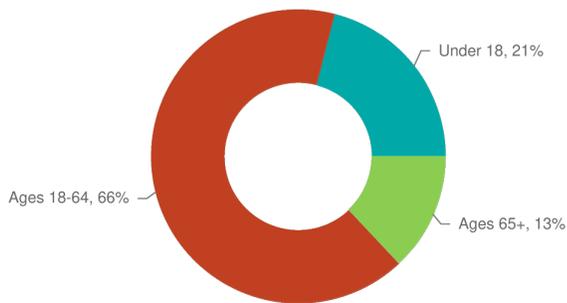


# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

## POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

<b>147,347</b> Population	<b>54,696</b> Households	<b>31.9</b> Median Age
<b>2.49</b> Avg Size Household	<b>\$46,594</b> Median Household Income	<b>\$295,179</b> Median Home Value
<b>42</b> Wealth Index	<b>62</b> Housing Affordability	<b>83.2</b> Diversity Index

### POPULATION BY AGE



● Under 18 ● Ages 18-64 ● Ages 65+

### POPULATION BY GENERATION

<b>3.32%</b> Greatest Gen: Born 1945/Earlier	<b>14.72%</b> Baby Boomer: Born 1946 to 1964	<b>15.91%</b> Generation X: Born 1965 to 1980
<b>25.21%</b> Millennial: Born 1981 to 1998	<b>31.31%</b> Generation Z: Born 1999 to 2016	<b>9.52%</b> Alpha: Born 2017 to Present

## HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**0.54%**

2024-2029  
Forecasted  
Growth Rate

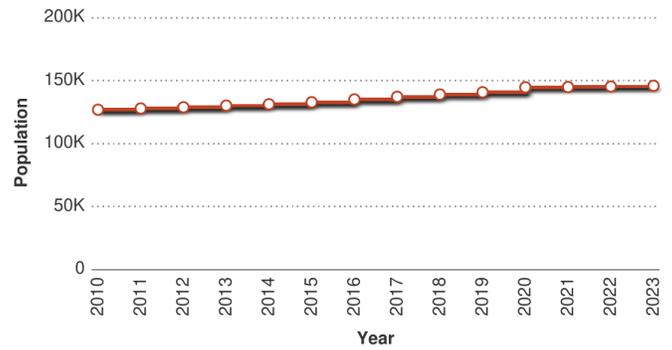
**0.44%**

Household  
Population

**139,745**

Population  
Density

**5,332**



### DAYTIME POPULATION

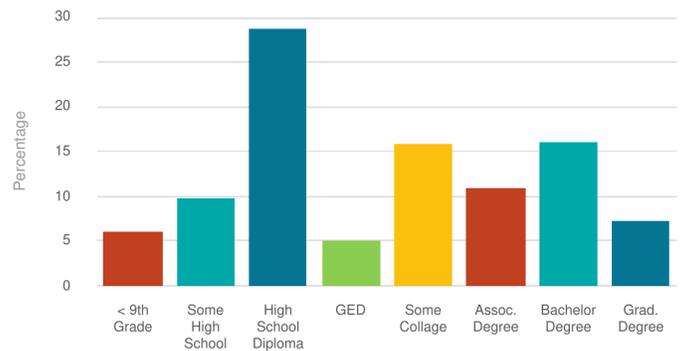
**167,500**  
2024 Total Daytime Population

**80,292**  
2024 Daytime Pop: Residents

**87,208**  
2024 Daytime Pop: Workers

**5,925**  
2024 Daytime Pop Density

### POPULATION BY EDUCATION



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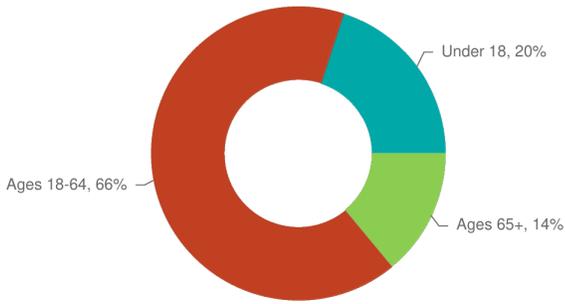
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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>310,083</b> Population	<b>121,532</b> Households	<b>34.1</b> Median Age
<b>2.43</b> Avg Size Household	<b>\$52,159</b> Median Household Income	<b>\$333,079</b> Median Home Value
<b>51</b> Wealth Index	<b>61</b> Housing Affordability	<b>84.4</b> Diversity Index

### POPULATION BY AGE



### POPULATION BY GENERATION

<b>3.54%</b> Greatest Gen: Born 1945/Earlier	<b>15.83%</b> Baby Boomer: Born 1946 to 1964	<b>17.16%</b> Generation X: Born 1965 to 1980
<b>27.12%</b> Millennial: Born 1981 to 1998	<b>26.99%</b> Generation Z: Born 1999 to 2016	<b>9.36%</b> Alpha: Born 2017 to Present

## HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**0.44%**

2024-2029  
Forecasted  
Growth Rate

**0.45%**

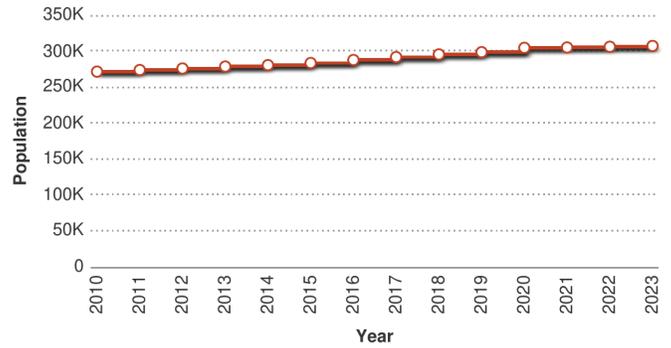
**Household  
Population**

**303,083**

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**Population  
Density**

**4,048**



### DAYTIME POPULATION

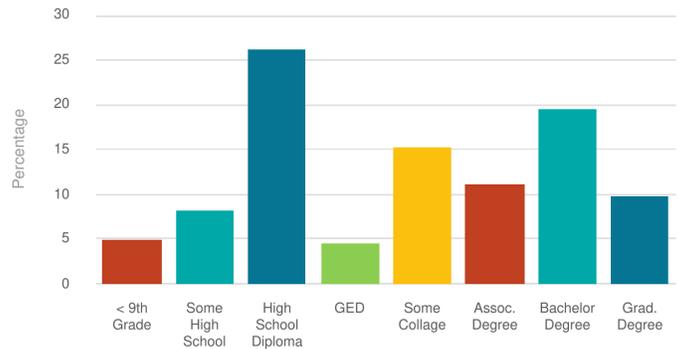
**328,803**  
2024 Total Daytime Population

**158,032**  
2024 Daytime Pop: Residents

**170,771**  
2024 Daytime Pop: Workers

**4,187**  
2024 Daytime Pop Density

### POPULATION BY EDUCATION



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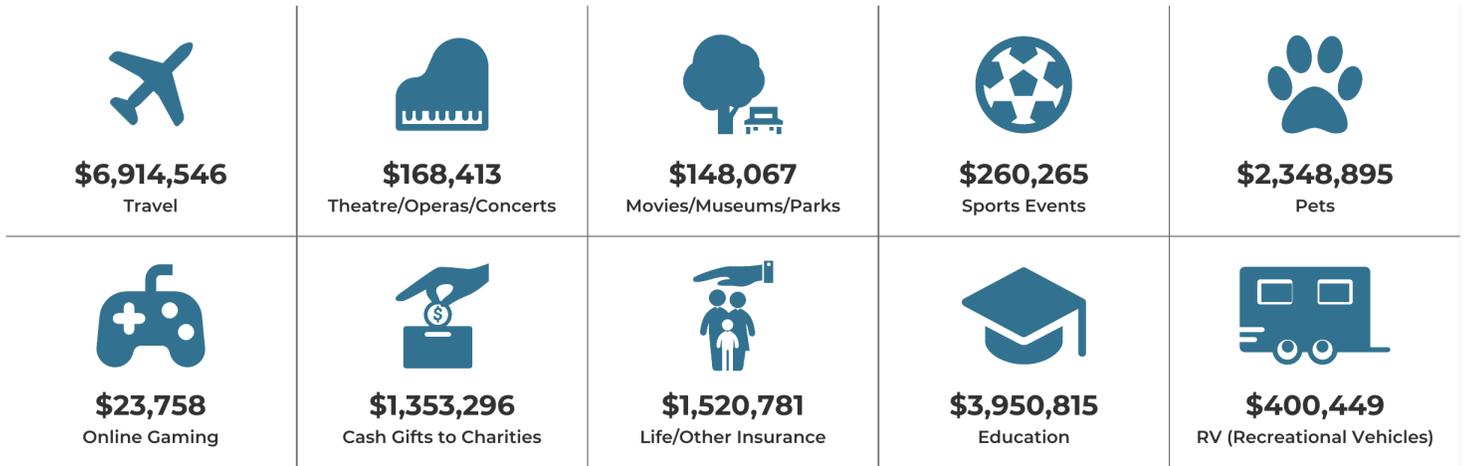
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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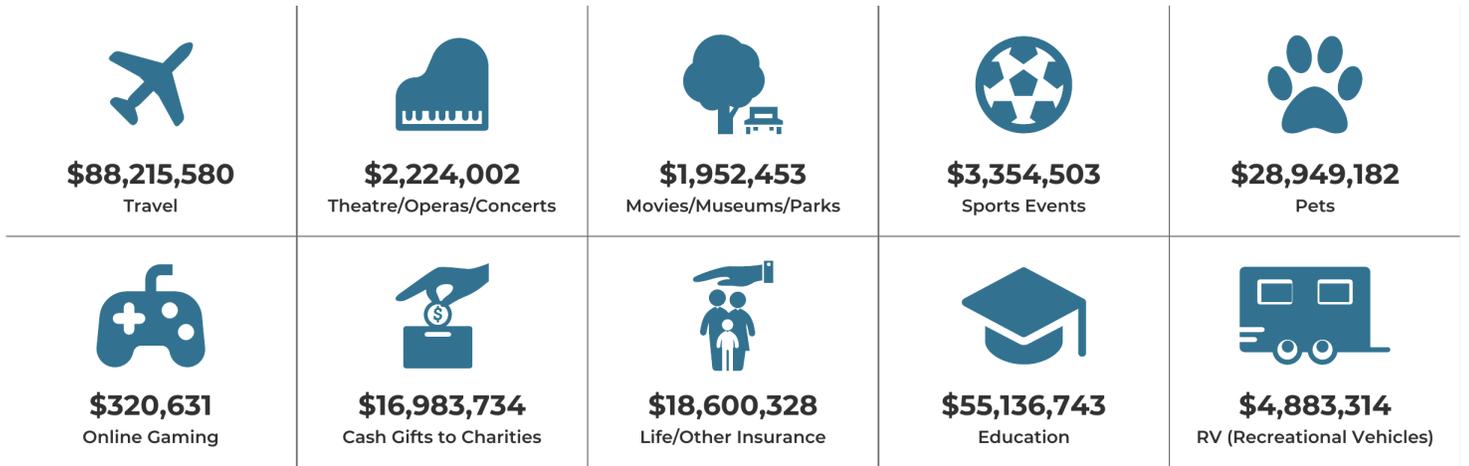
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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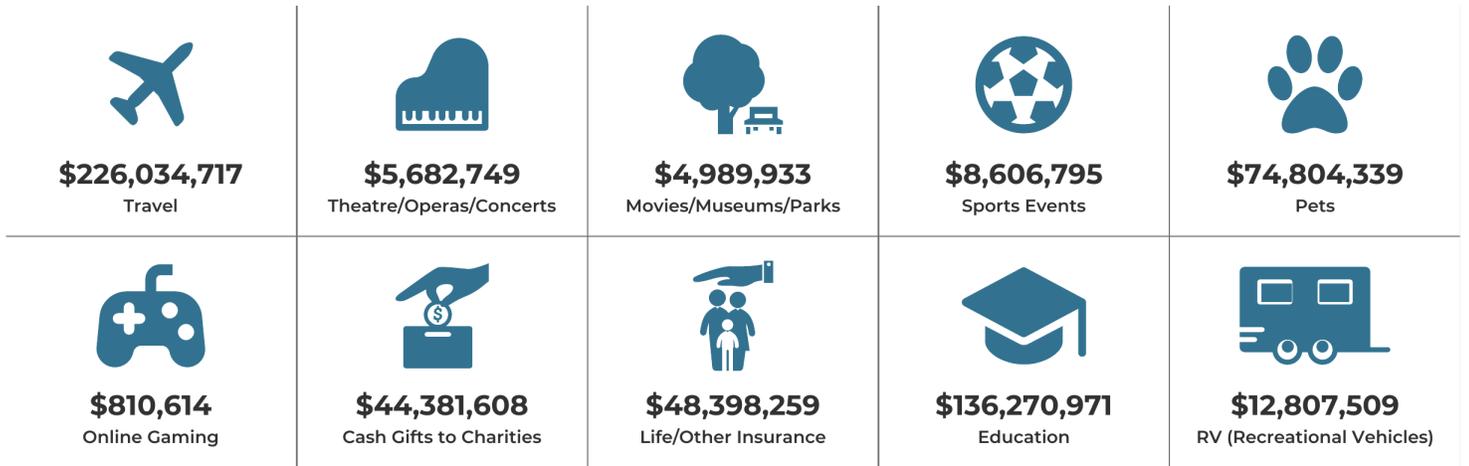
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

## PRIME TWO UNIT COMMERCIAL CORNER

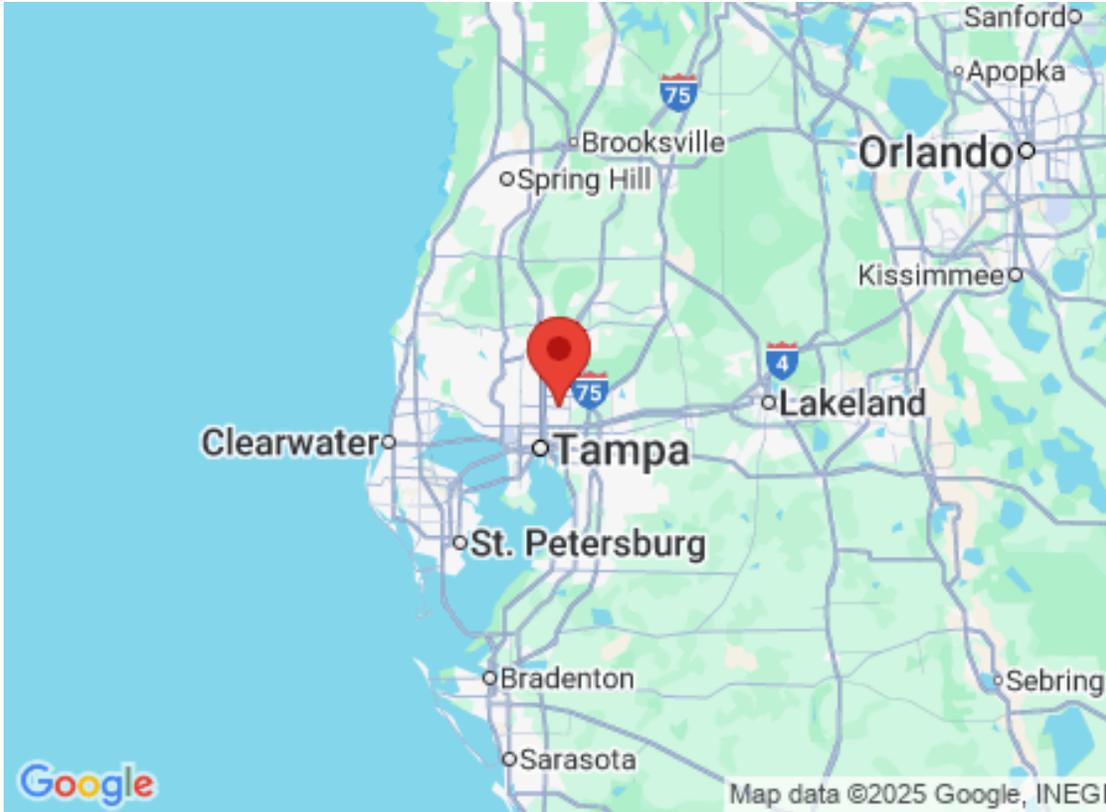
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# AREA LOCATION MAP

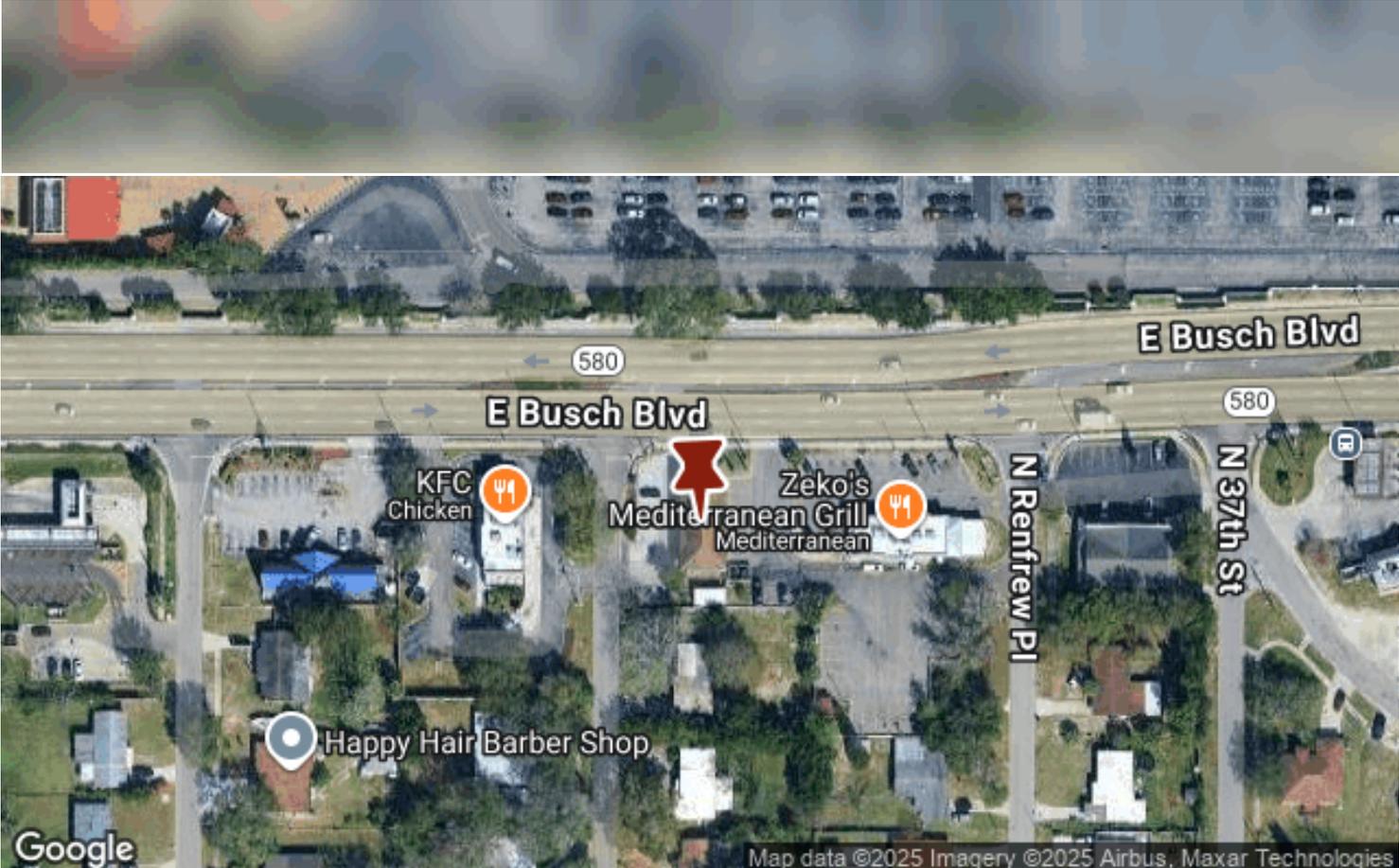


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# AERIAL ANNOTATION MAP



# Prime Two Unit Commercial Corner

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