



# FREESTANDING QSR W/ DRIVE-THRU

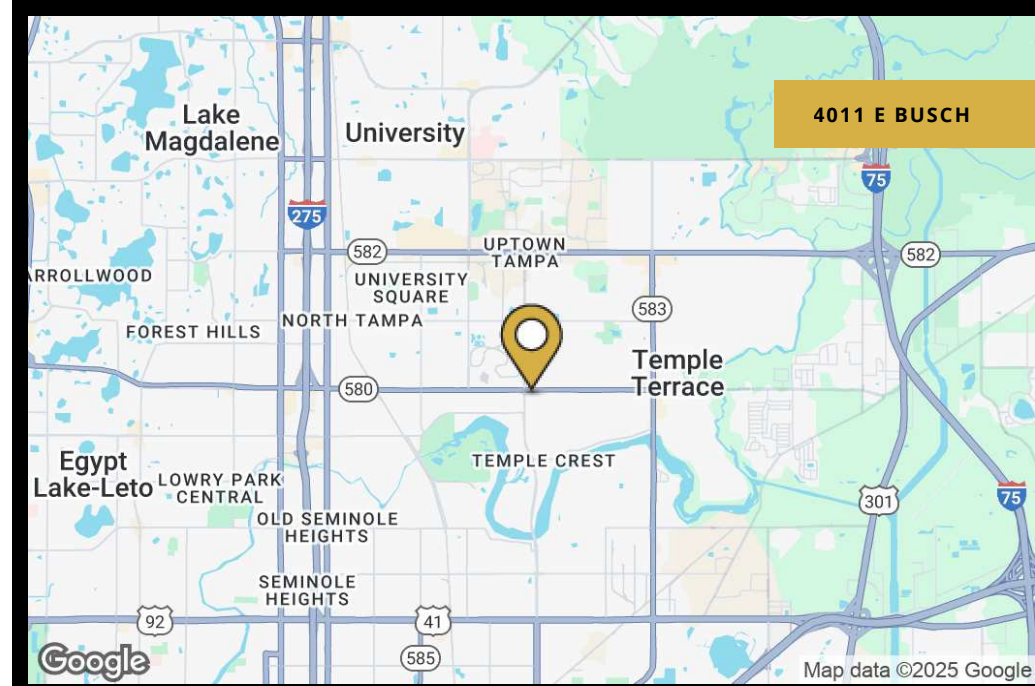
4011 E Busch Blvd, Tampa, FL 33617

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## Property Summary



## PROPERTY DESCRIPTION

Introducing a prime drive-thru opportunity at 4011 E Busch Blvd, Tampa, FL 33617—±4,015 SF freestanding restaurant on ±0.93 AC with ±239' Busch Blvd frontage and 44 parking spaces. Directly across from Busch Gardens and minutes to USF and Moffitt Cancer Center, the site captures year-round demand from tourists, students, and medical staff.

Quick access to I-275, I-4, and I-75 connects to Downtown Tampa, Wesley Chapel, and Brandon. Ideal flagship location for national QSR/coffee operators in the Uptown/USF corridor.

## PROPERTY HIGHLIGHTS

- ±4,015 SF freestanding restaurant on ±0.93 AC
- Drive-thru with menu board & stacking; 44 parking spaces
- ±239' frontage on E Busch Blvd (SR-580); strong signage & visibility
- Turn-key kitchen in place; Ready for immediate occupancy
- Strategic location with quick access to I-275 / I-4 / I-75
- Ideal for national QSR/coffee drive-thru concepts

## OFFERING SUMMARY

Lease Rate:	\$35/SF NNN
Building:	Standalone with drive-thru
Lot Size:	.93 Acres
Building Size:	4,015 SF

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The map displays the Temple Terrace area, bounded by Uptown Tampa to the north and the city limits to the south. Key streets shown include E Fowler Ave, E 113th Ave, E 110th Ave, E 100th Ave, E 99th Ave, E 97th Ave, E 95th Ave, E 93rd Ave, E 91st Ave, E 89th Ave, E 87th Ave, E 85th Ave, E 83rd Ave, E 81st Ave, E 79th Ave, E 77th Ave, E 75th Ave, E 73rd Ave, E 71st Ave, E 69th Ave, E 67th Ave, E 65th Ave, E 63rd Ave, E 61st Ave, E 59th Ave, E 57th Ave, E 55th Ave, E 53rd Ave, E 51st Ave, E 49th Ave, E 47th Ave, E 45th Ave, E 43rd Ave, E 41st Ave, E 39th Ave, E 37th Ave, E 35th Ave, E 33rd Ave, E 31st Ave, E 29th Ave, E 27th Ave, E 25th Ave, E 23rd Ave, E 21st Ave, E 19th Ave, E 17th Ave, E 15th Ave, E 13th Ave, E 11th Ave, E 9th Ave, E 7th Ave, E 5th Ave, E 3rd Ave, E 1st Ave, E 58th St, E 56th St, E 54th St, E 52nd St, E 50th St, E 48th St, E 46th St, E 44th St, E 42nd St, E 40th St, E 38th St, E 36th St, E 34th St, E 32nd St, E 30th St, E 28th St, E 26th St, E 24th St, E 22nd St, E 20th St, E 18th St, E 16th St, E 14th St, E 12th St, E 10th St, E 8th St, E 6th St, E 4th St, E 2nd St, E 1st St, N 58th St, N 56th St, N 54th St, N 52nd St, N 50th St, N 48th St, N 46th St, N 44th St, N 42nd St, N 40th St, N 38th St, N 36th St, N 34th St, N 32nd St, N 30th St, N 28th St, N 26th St, N 24th St, N 22nd St, N 20th St, N 18th St, N 16th St, N 14th St, N 12th St, N 10th St, N 8th St, N 6th St, N 4th St, N 2nd St, N 1st St.

Major landmarks and businesses highlighted include:

- Staples** (Retail)
- MOSI** (Museum of Science & Industry)
- Adventure Island** (Amusement Park)
- Busch Gardens** (Theme Park)
- Temple Terrace City Hall**
- Bank of America**
- TD Bank**
- Wells Fargo**
- Verizon**
- Winn-Dixie**
- Walgreens**
- Crumbl Cookies**
- Dollar General**
- Save A Lot**
- Publix**
- Domino's**
- CVS Pharmacy**
- Wawa**
- Roses**
- Circle K**
- Hampton Inn**
- Red Lobster**
- metroPCS**
- Mel's Hot Dogs**
- Blaze Pizza**
- Chipotle**
- Insomniac Cookies**
- Outback Steakhouse**
- Chick-fil-A**
- The Red Bird**
- Qamar**
- Bekdash**
- DQ**
- Yuengling Draft Haus & Kitchen**
- Pepsi Tampa**
- Moffitt Cancer Center**
- University of South Florida**
- Temple Terrace Park**
- Deer Park Ave**
- Forest Park Ave**
- Park Ridge Ave**
- Glen Ridge Ave**
- Druid Hills Rd**
- Ridgedale Rd**
- Wilbur Ave**
- Inverness Ave**
- Belle Terre Ave**
- Temple Terrace**
- Overlook Dr**
- Belvoir Dr**
- Grove Hill Rd**
- Yukon St**
- Eva St**
- Cinech St**
- Connech St**
- Myrtle St**
- Parade St**
- Seneca St**
- Holladay St**
- Woodmere Rd**
- Pawnee Ave**
- Harts Dr**
- Linebaugh Ave**
- Poinsettia Ave**
- Serena Dr**
- Whiteway Dr**
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- 4th St**
- 2nd St**
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## Additional Photos



4011 E BUSCH



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NATIONWIDE  
REALTY SOLUTIONS



## Demographics Map & Report

### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,680	4,362	15,785
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	39

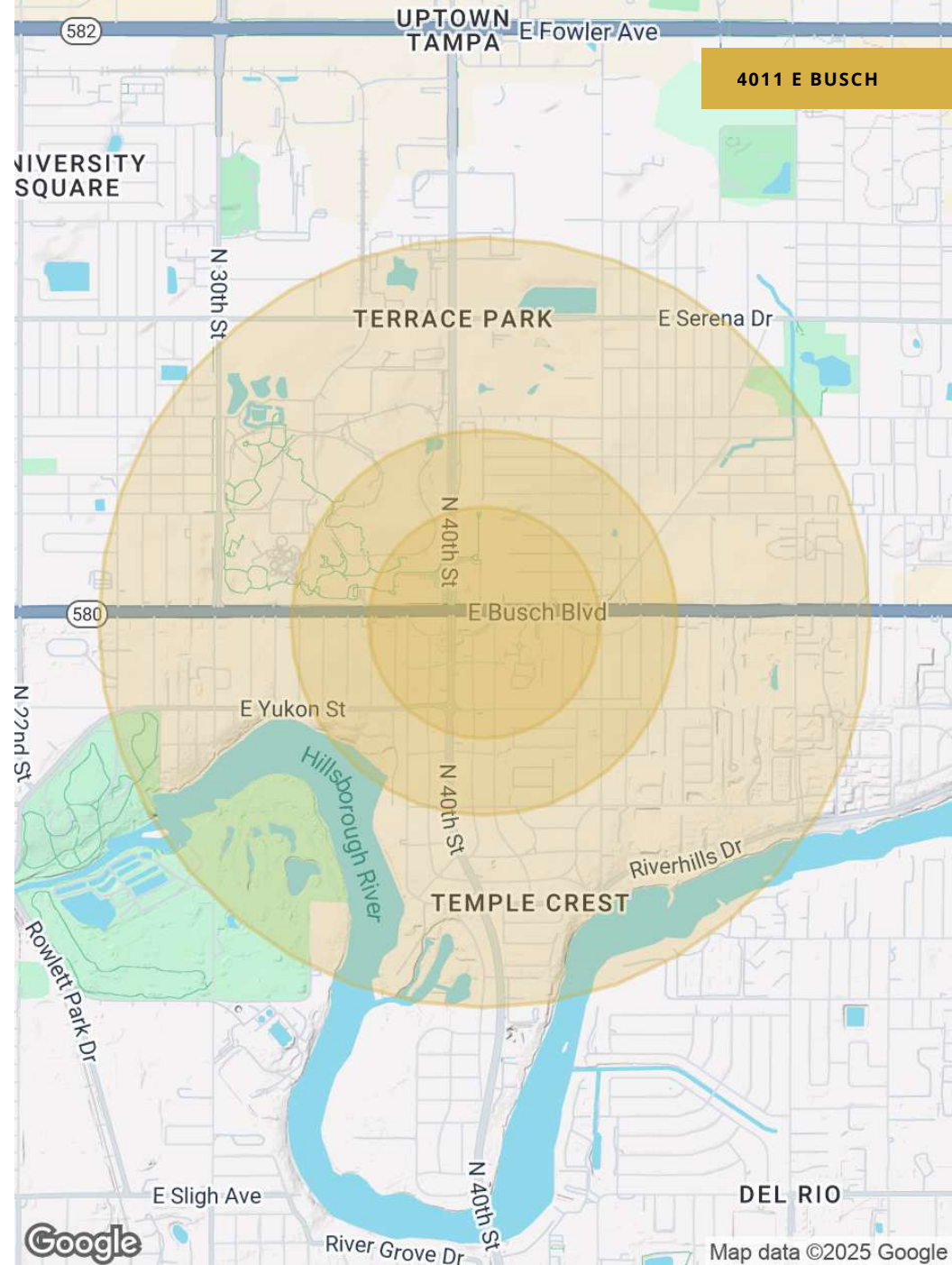
### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	740	1,723	6,242
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$54,779	\$55,202	\$52,262
Average House Value	\$193,234	\$203,345	\$215,840

### TRAFFIC COUNTS

E Busch Blvd	44,000 VPD	/day
N 40th St	37,500 VPD	

Demographics data derived from AlphaMap

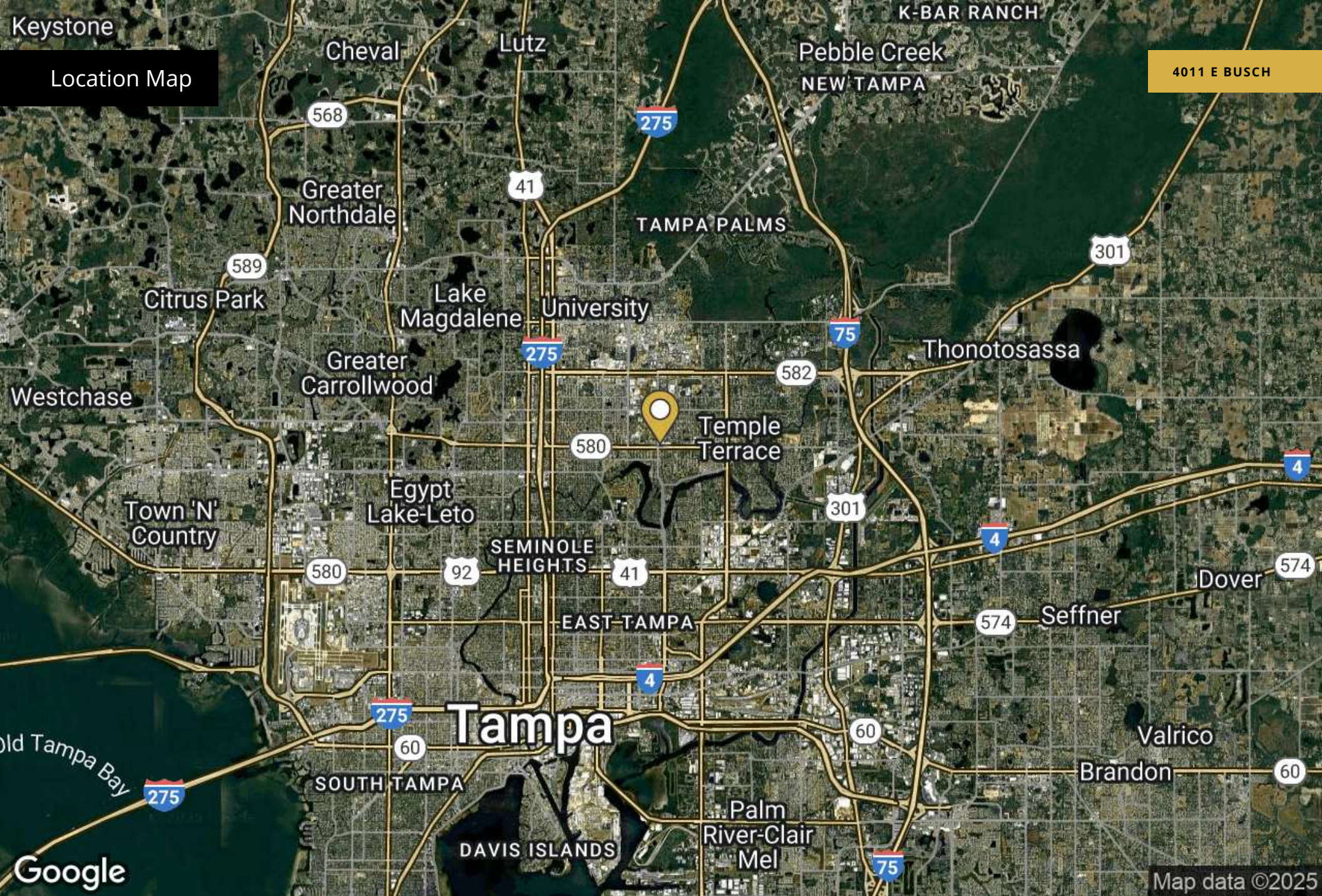


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