



# FREESTANDING QSR W/ DRIVE-THRU

4011 E Busch Blvd, Tampa, FL 33617

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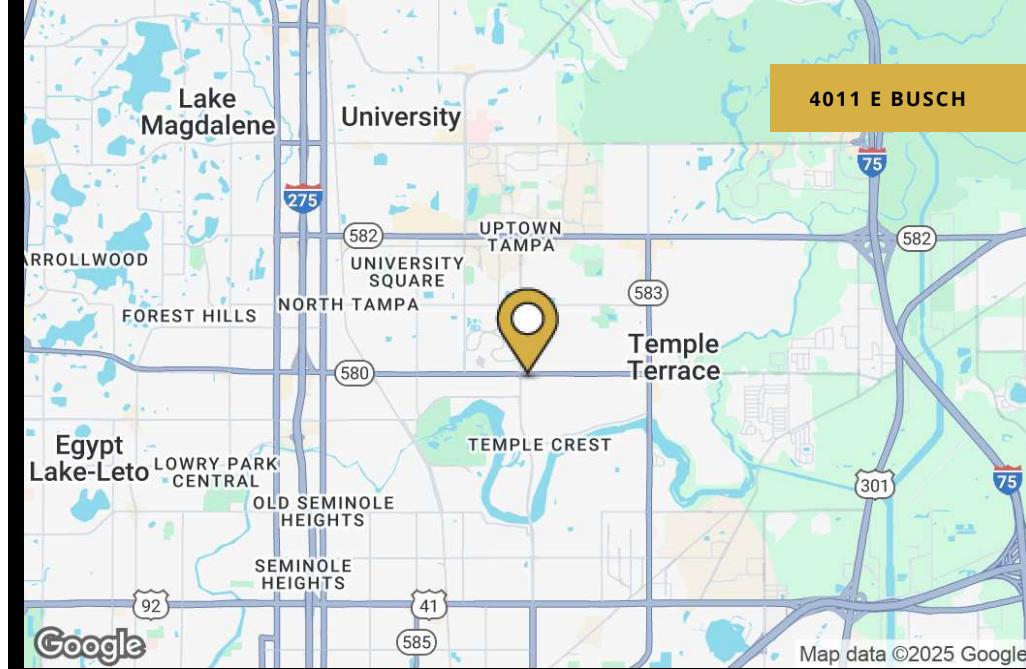
## Property Summary



## 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.



4011 E BUSCH

Map data ©2025 Google

## 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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## Retailer Map



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## Additional Photos

4011 E BUSCH



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## Additional Photos

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## 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

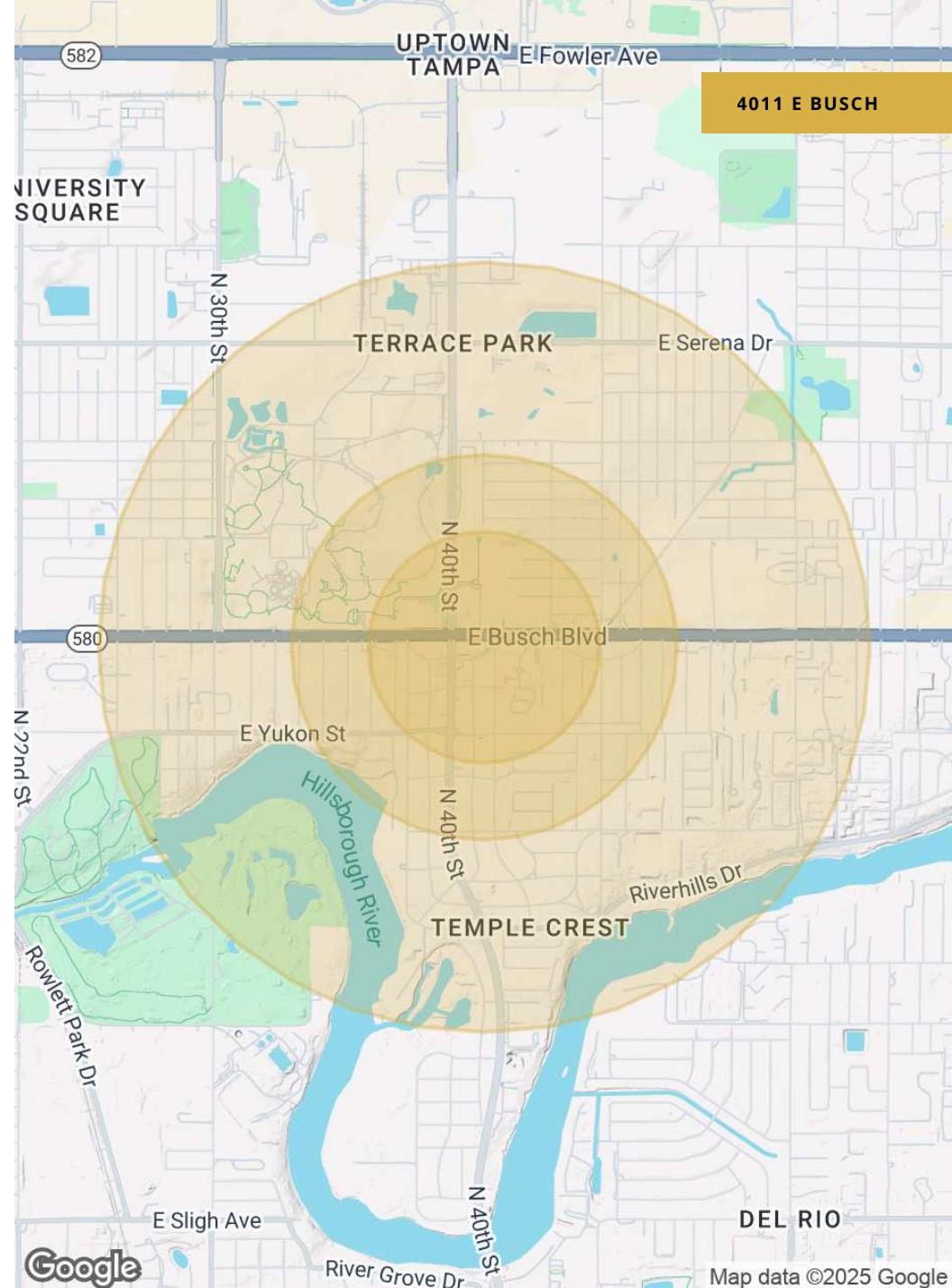
  

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	740	1,723	6,242
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$54,779	\$55,202	\$52,262
Average House Value	\$193,234	\$203,345	\$215,840

### TRAFFIC COUNTS

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

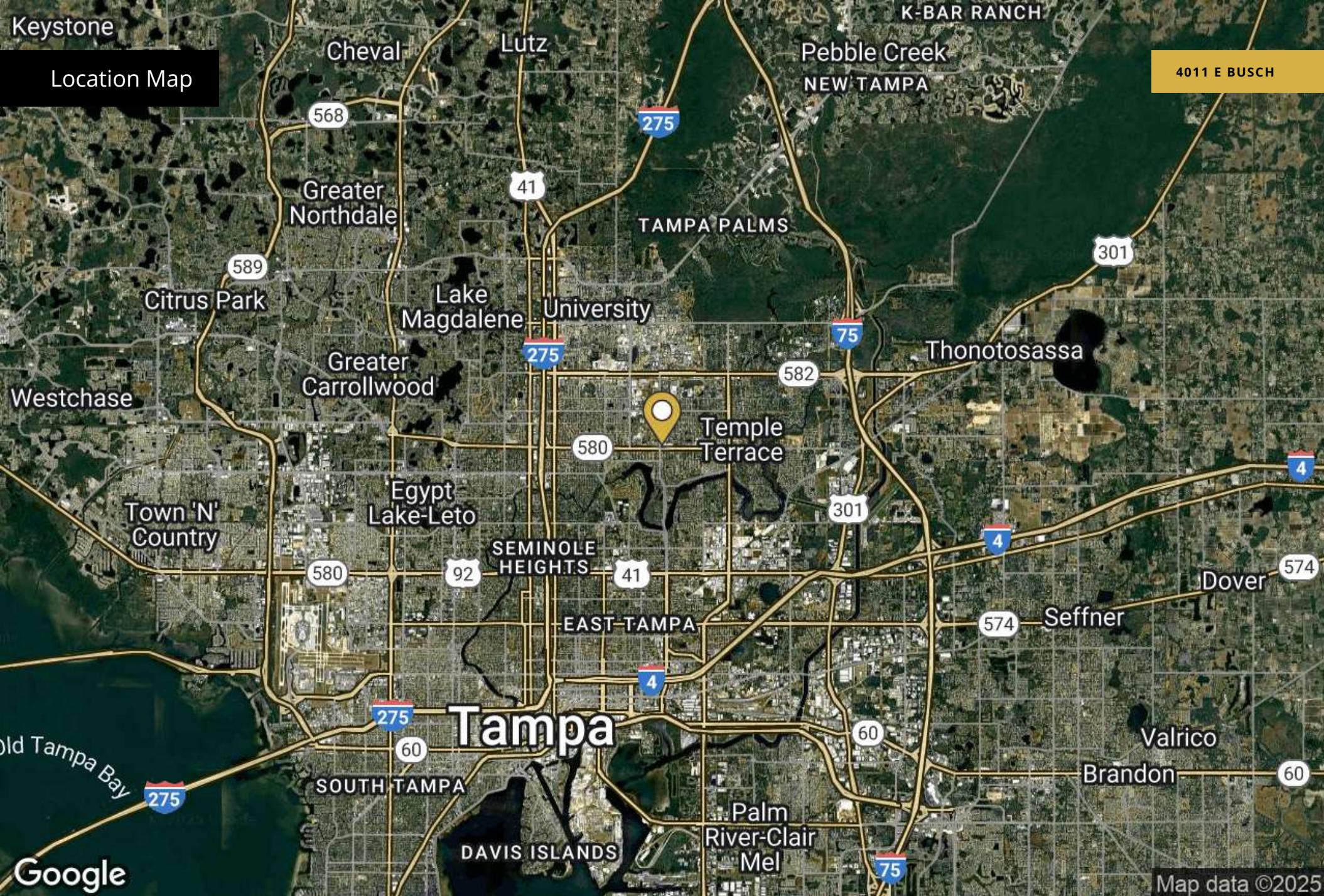
Demographics data derived from AlphaMap



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