



# HIGH-VISIBILITY RETAIL END-CAP FOR LEASE

1727 E Busch Blvd, Tampa, FL 33612

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For Lease

1727 E BUSCH BLVD



## LOCATION DESCRIPTION

Prime infill location on E Busch Blvd (SR-580) with strong visibility and steady commuter flow. The site sits within Tampa's Uptown/University district, close to USF, Moffitt, Busch Gardens, and Temple Terrace.

Daily traffic is fueled by a large student, medical, and neighborhood population, plus nearby destination entertainment. Immediate connectivity to I-275, I-4, and I-75 simplifies regional access for customers and staff.

### OFFERING SUMMARY

Lease Rate:	\$20.00 - 25.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,300 - 8,000 SF
Lot Size:	1.378 Acres
Building Size:	17,700 SF

## PROPERTY HIGHLIGHTS

- Size:  $\pm 8,000$  SF (divisible to  $\pm 2,000$  SF)
- Condition: 2nd-gen retail; open plan with back-of-house + restrooms
- Signage: Building/awning + pylon/monument exposure to E Busch Blvd
- Access/Parking: Multiple curb cuts; rear delivery; ample surface parking
- Location Drivers: Minutes to USF, Moffitt, Temple Terrace, Busch Gardens/Adventure Island
- Zoning: CI (City of Tampa) — wide retail/service/medical flexibility
- Delivery: Available now
- Lease Structure: NNN; term 3-5+ years; TI available for qualified tenants
- Ideal Uses: Retail • Cellular • Beauty/Barber • Medical/Clinic • Financial • Specialty Food • Fitness/Wellness • Service

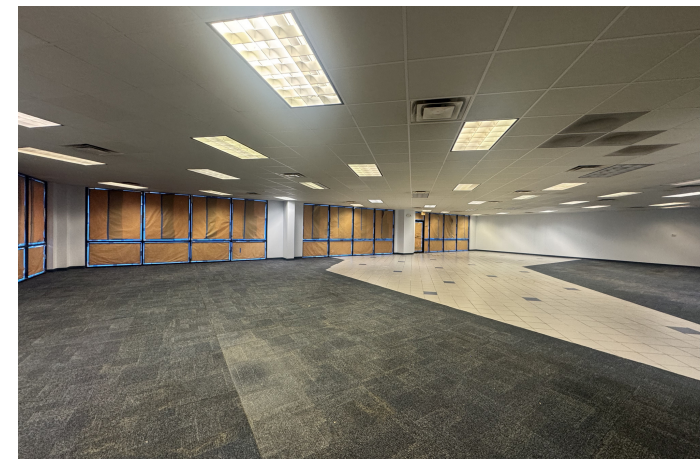
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## Additional Photos



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# Retailer Map



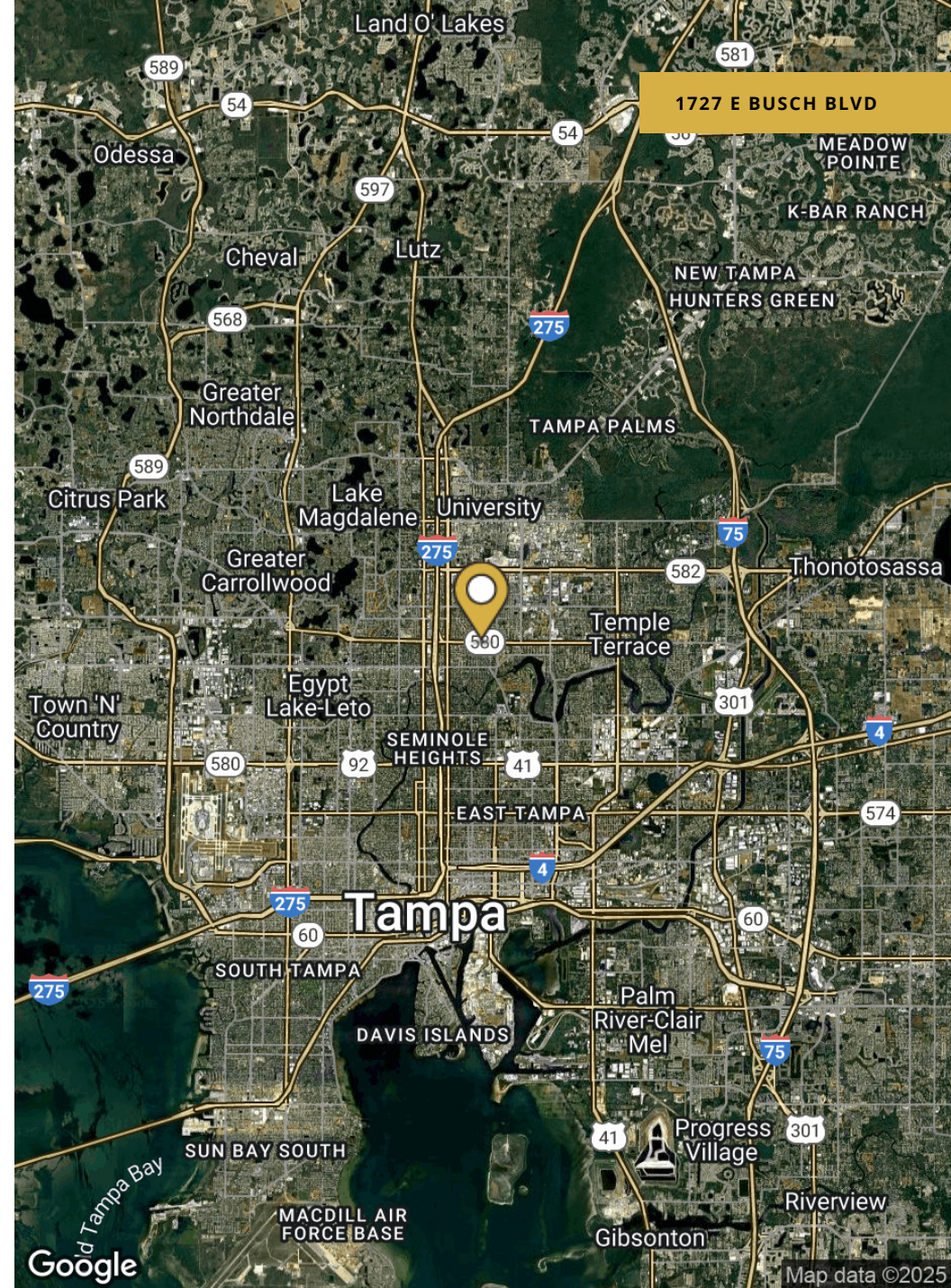
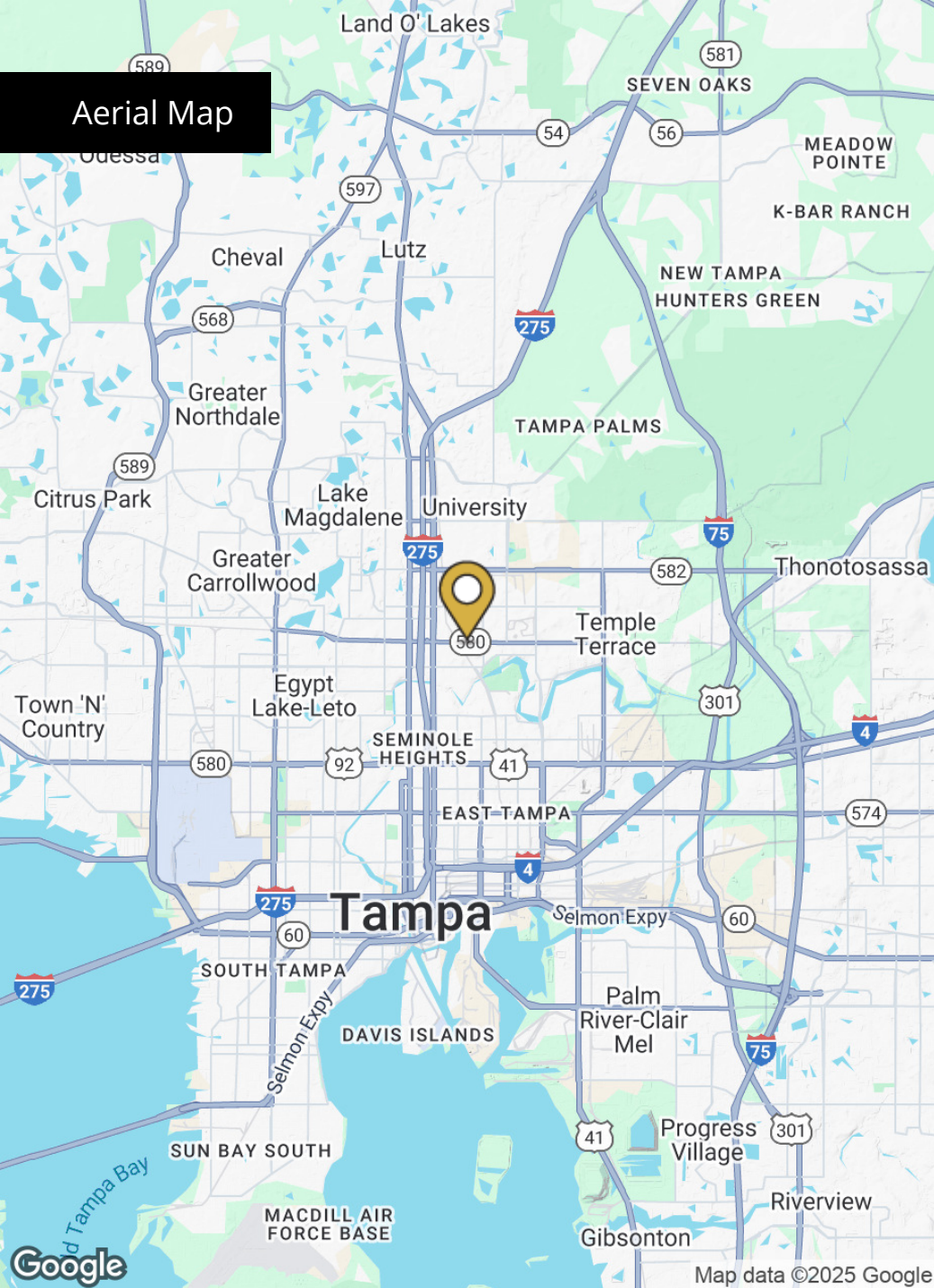
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## Aerial Map



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