

## OFFICE FOR SALE

# MIXED USE OFFICE & RETAIL WITH BED & BREAKFAST

3601 E Busch Blvd, Tampa, FL 33612



<b>SALE PRICE:</b>	\$645,000
<b>LOT SIZE:</b>	0.2 Acres
<b>BUILDING SIZE:</b>	5,242 SF
<b>BUILDING CLASS:</b>	B
<b>YEAR BUILT:</b>	1978
<b>ZONING:</b>	PD-MU

### PROPERTY OVERVIEW

KW Commercial Proudly Presents this Mixed Use Office and Retail property for sale. This building is an excellent opportunity to buy and use as a redevelopment site or to convert into offices or a retail location. This iconic building is located in the prime area of highly trafficked Busch Blvd. directly across the street from Busch Gardens. The building currently houses a retail gift shop downstairs and a bed and breakfast upstairs. Endless opportunities to turn this property into your next retail/office building! Property highlights: SOLID BONES built with 12-inch brick on 4 sides, concrete base on 1st & 2nd floor, new roof in 2015, secure outside entrance to upstairs, huge grandfathered signage out front. Perfect conversion property for Office, Retail, or Mixed Use AirBnB. Would make an excellent timeshare office.

Highly trafficked road - 48,500 AADT.

### PROPERTY FEATURES

- Perfect conversion property for Office, Retail or Mixed Use AirBnB.
- Highly trafficked road - 48,500 AADT.
- Solid concrete block structure

**KW COMMERCIAL**  
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Tampa, FL 33624

**COACH COOK**  
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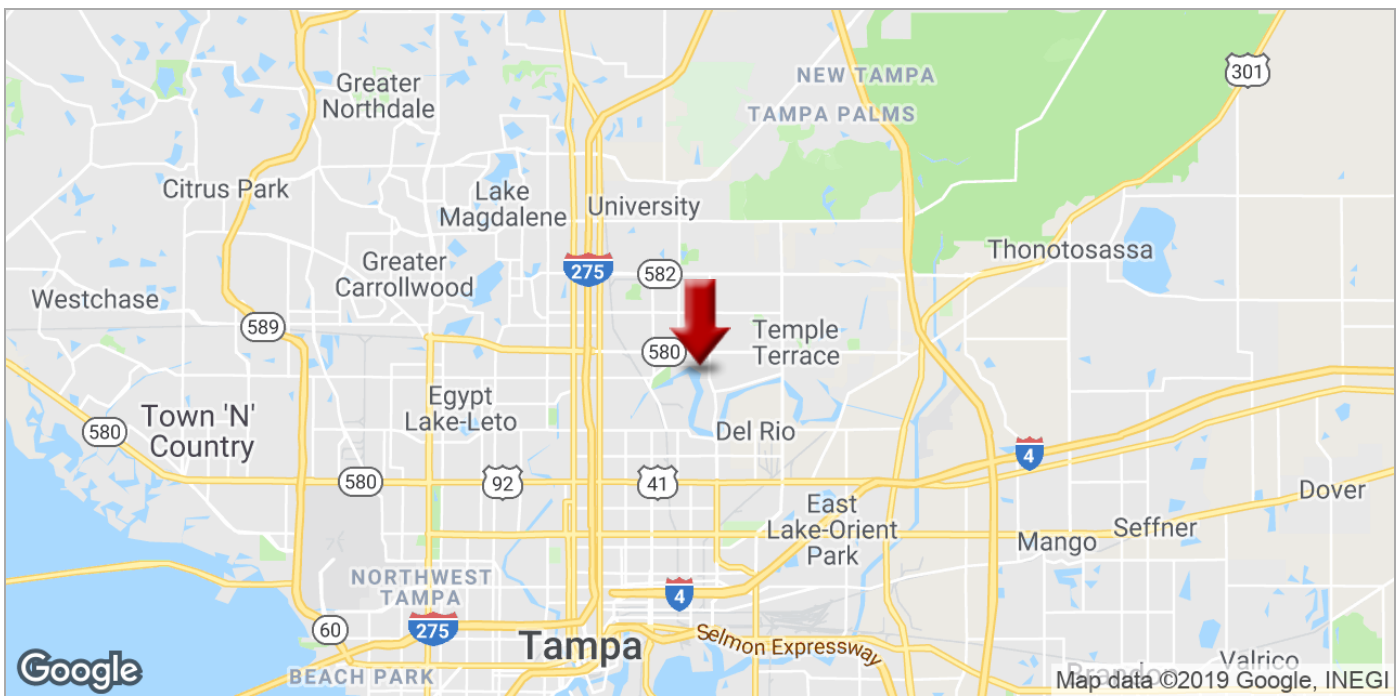
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Google

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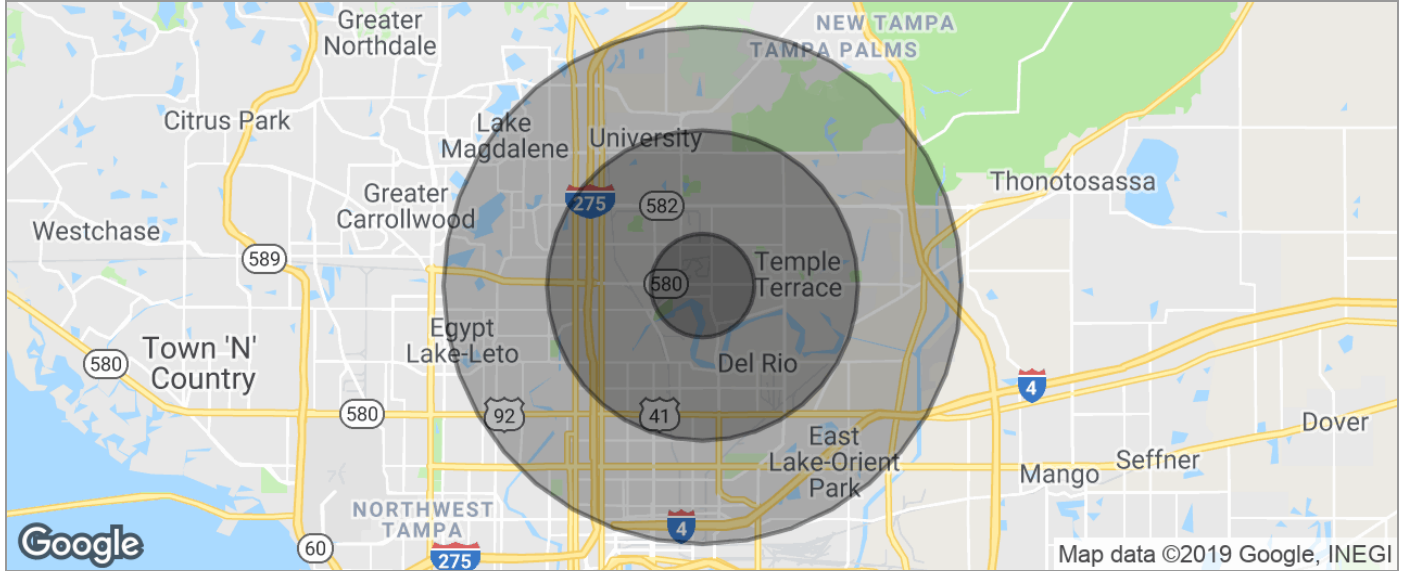
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	14,238	128,251	284,354
MEDIAN AGE	32.1	32.0	33.0
MEDIAN AGE (MALE)	31.3	30.6	31.9
MEDIAN AGE (FEMALE)	33.0	33.3	34.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	5,280	48,144	109,776
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$39,384	\$40,659	\$45,514
AVERAGE HOUSE VALUE	\$147,973	\$161,543	\$178,210
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	50.2%	50.6%	56.9%
% BLACK	40.0%	40.2%	33.8%
% ASIAN	0.8%	2.3%	2.7%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	2.8%	0.7%	0.6%
% OTHER	4.0%	3.8%	3.5%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	27.2%	22.8%	23.9%

\* Demographic data derived from 2010 US Census

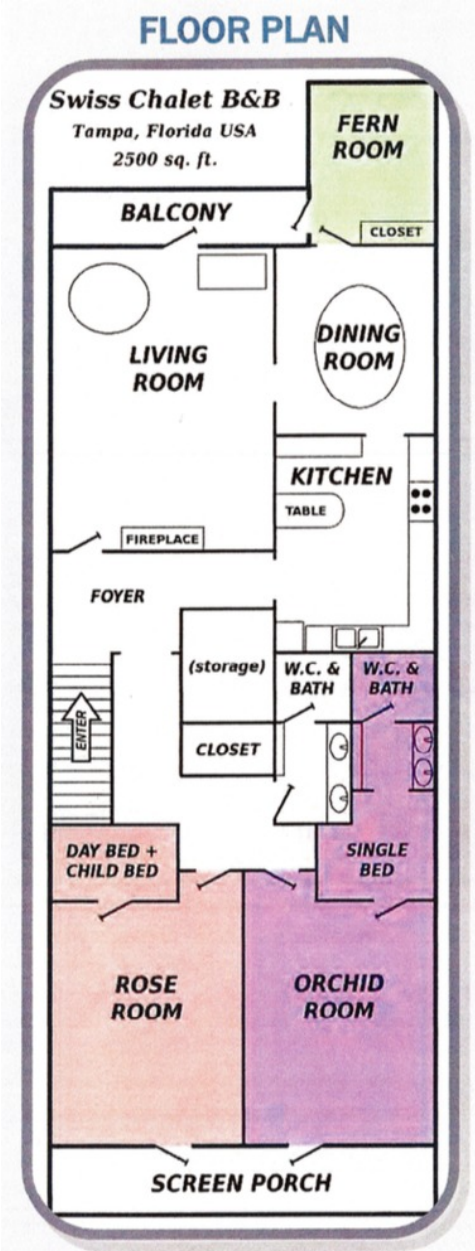
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# UPSTAIRS LAYOUT OF SPACE

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TAMPA, FL

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