

Busch Blvd Commercial Building for Sale

2250 E Busch Blvd Tampa FL 33612

EXECUTIVE SUMMARY



PROPERTY SUMMARY:

-FOR SALE!!!!

-Asking Price: \$1,699,900

-Single story block building

-Current Use: Commercial Office

-Square footage: 5,220 SF

-Lot size: 156' x 622' (subject to survey) - 2.23 acres

-Construction: Block

-Average Wall height: 10 ft

-Zoning: CG Commercial General

-Located in an Opportunity Zone

-Folio #'s: 147196-0000 & 147196.0100

-Built: 1984

-Utilities: Tampa Electric & City of Tampa for water/sewer

-Property Taxes (2024): \$23,488

-Parking: 150+ - Excellent Parking in front and back of building.

-Signage: Two pylon signs located at front of building

-Traffic Counts: 53,500 AADT

-Power: Three Phase

-Welcome to this East Busch Blvd opportunity. For you Tampa natives you can remember this former "Shoney's" restaurant close to Busch Gardens. The building was most recently used as the "Dealer Tag" office. This property features pylon signage along Busch Blvd, Commercial General Zoning, good visibility along Busch Blvd with 53,500 daily traffic counts and a large paved parking lot (two parcels). The building is concrete block in construction and currently laid out for office. This is an opportunity to purchase a building near Busch Gardens, Temple Terrace, the University of South Florida and Interstate 275.

-The location is near plenty of restaurants, housing, apartments, offices, shoppes, bars and other entertainment. This property is perfect for any retailer or office user looking for a good location with easy access.

For More Info Contact:

Bill Besselieu, CCIM

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Greg Andretta, SIOR

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greg@andrettaproperties.com

Andretta Properties

A Licensed Real Estate Brokerage

550 N. Reo St. #300

Tampa, FL 33629

www.andrettaproperties.com

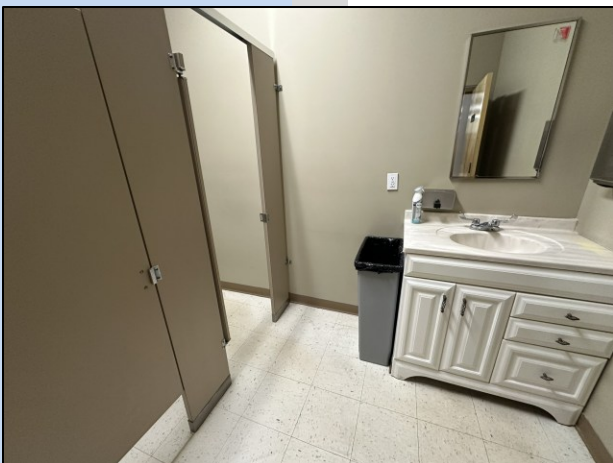
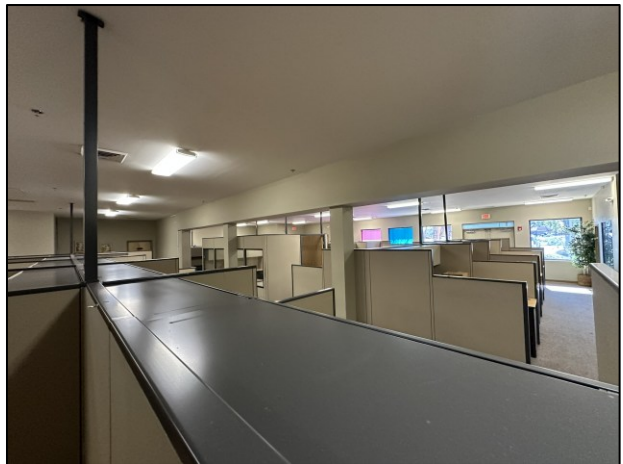
Office: 813-889-0889



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ADDITIONAL PICS



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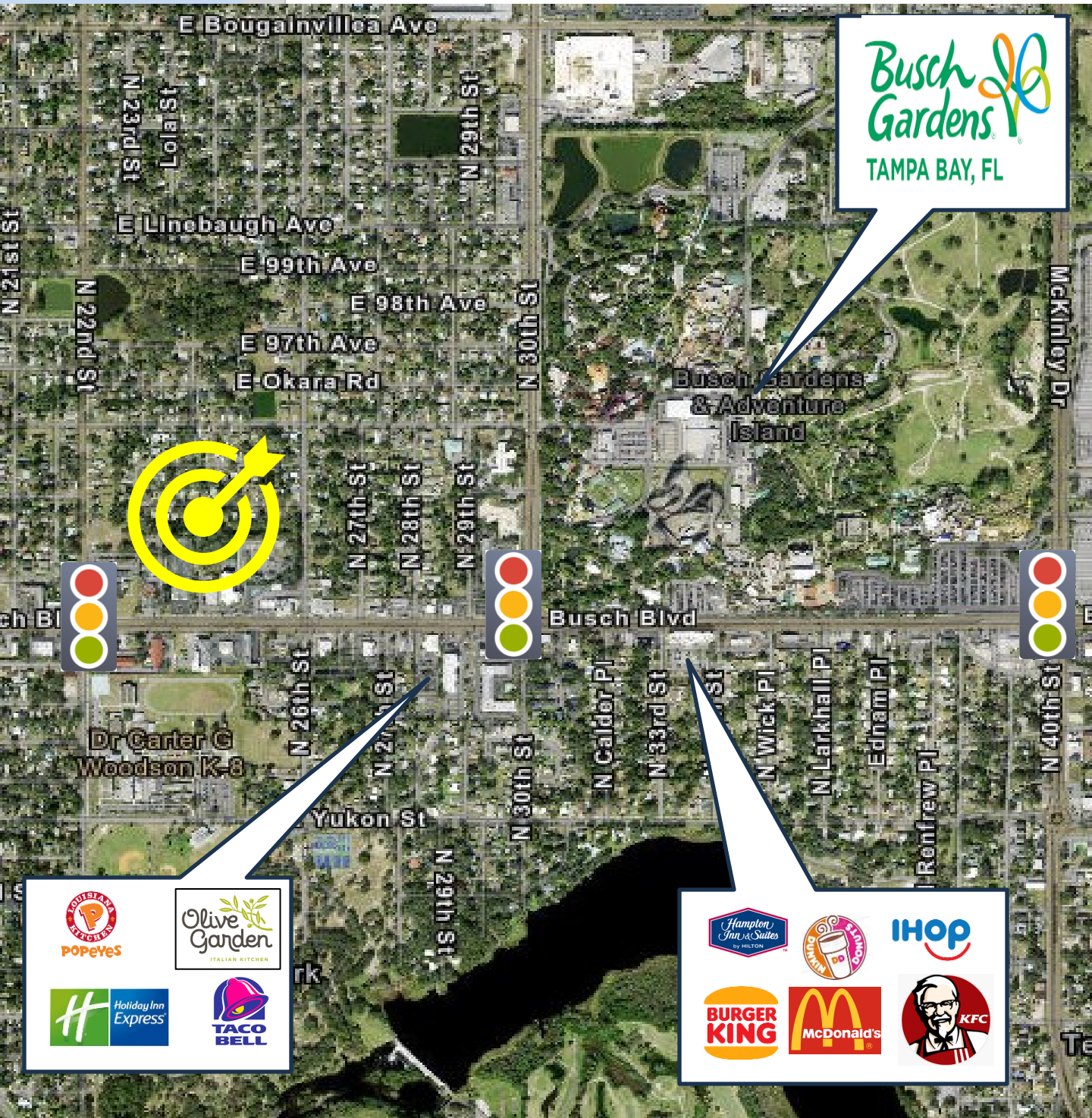
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RETAILER MAP



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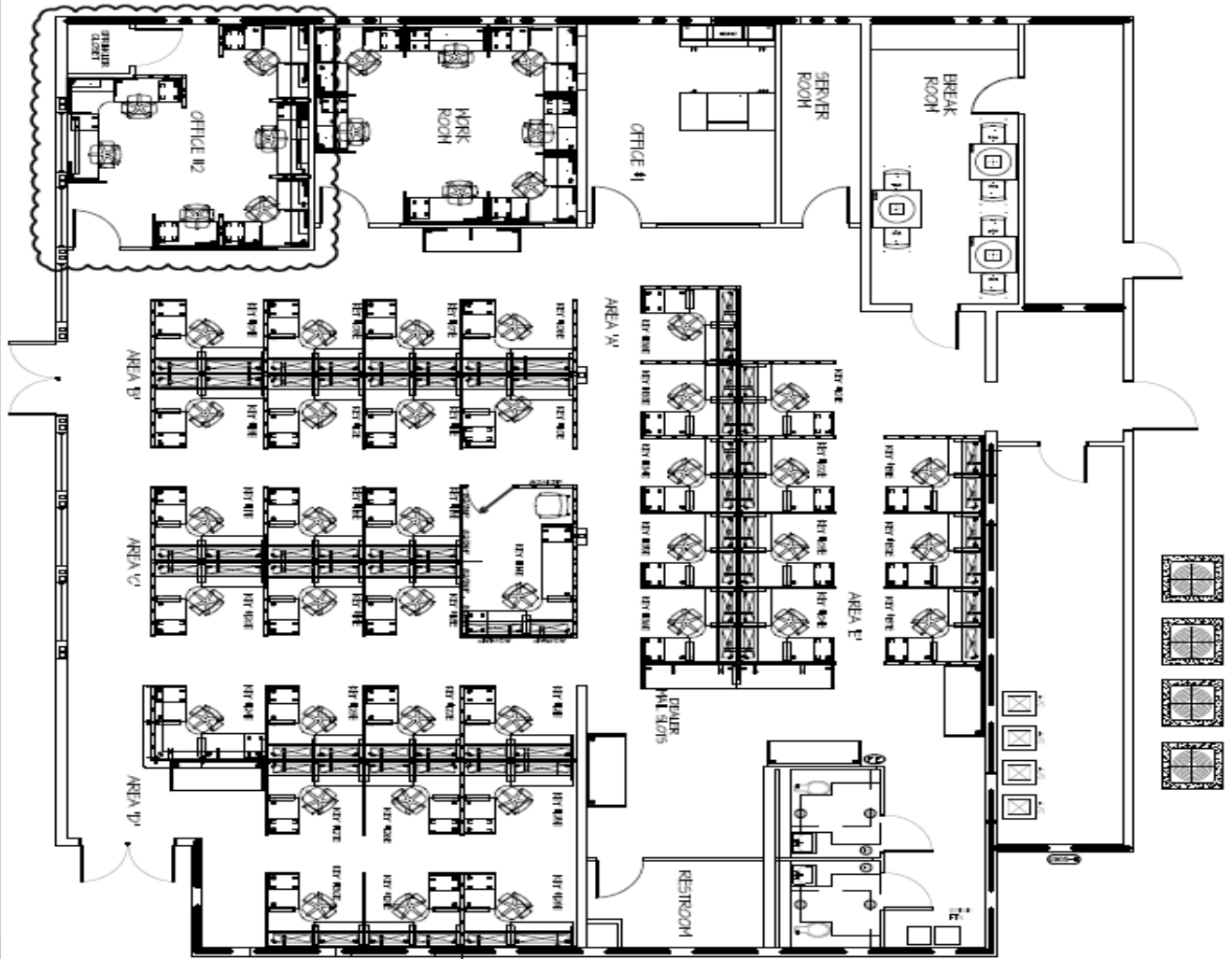
SURVEY FOR SOUTH PARCEL ONLY (SUBJECT TO VERIFICATION)



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FLOOR PLAN (SUBJECT TO VERIFICATION)



3885 BARRY ROAD
TAMPA, FL 33611
TELEPHONE (813) 888-0889
FAX (813) 888-0889
WEBSITE WWW.CDSDESIGN.COM
FL LIC # 0588912

DEALER TAG
AGENCY, INC.

ORIGINAL DATE: 28 AUGUST 2019

PROJECT #: 79-190001

PROPOSAL #:

DRAWN BY: CDS

CHECKED BY: BEO

REVISIONS

1 08.26.19 ADDITIONAL WORKSTATIONS

SCALE 1/8"=1'-0"

FIRST FLOOR

PRELIMINARY
SPACE
PLAN
SHEET NUMBER

1 OF 1

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AERIALS



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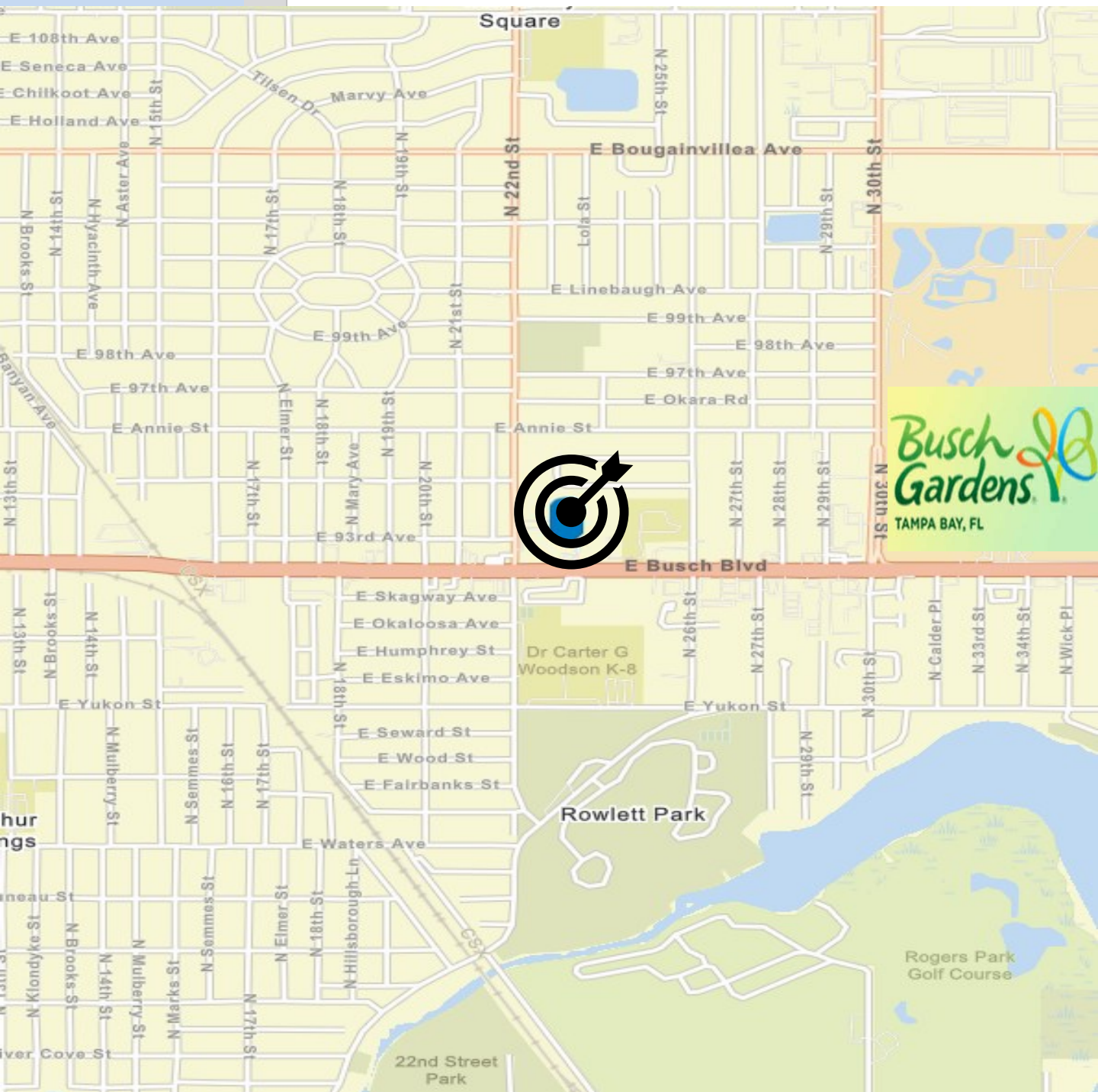
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LOCATION MAP



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DEMOGRAPHICS



2020 Census Summary

2250 E Busch Blvd, Tampa, Florida, 33612
Ring of 3 miles

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



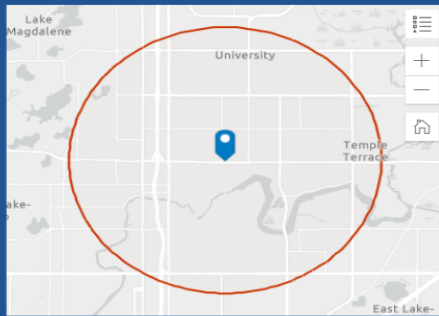
1.17%
Population



4.27%
Group Quarters



0.89%
Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

KEY FACTS

147,516
Total Population

60,081
Housing Units

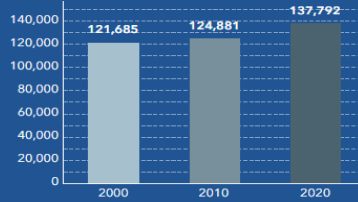
5,218.5
Population Density

2.51
Average Household Size

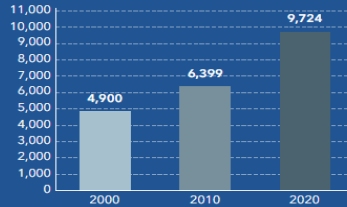
54,953
Total Households

84.0
Diversity Index

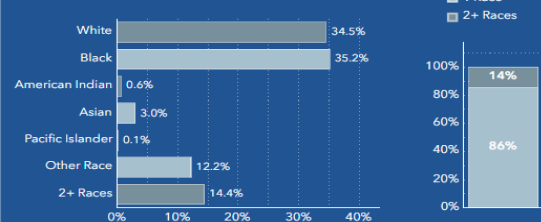
HOUSEHOLD POPULATION



GROUP QUARTERS



TOTAL POPULATION BY RACE



| POPULATION BY AGE AND RACE | Less Than 18 Years | 18 Years and Older |
|-------------------------------|--------------------|--------------------|
| Total | 32,222 | 115,294 |
| 1 Race | 26,643 | 99,637 |
| White | 6,961 | 43,939 |
| Black | 14,412 | 37,501 |
| American Indian/Alaska Native | 210 | 732 |
| Asian | 493 | 3,855 |
| Pacific Islander | 32 | 131 |
| Some Other Race | 4,535 | 13,479 |
| 2 or More Races | 5,578 | 15,657 |

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Ring of 3 miles

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.



KEY FACTS

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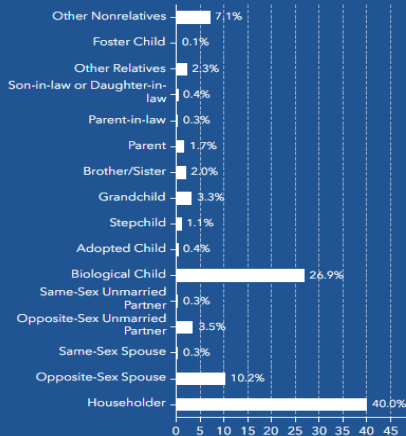
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Population by Relationship



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HISPANIC POPULATION BY AGE AND RACE

| | Less Than 18 Years | 18 Years and Older | Total |
|-------------------------------|--------------------|--------------------|--------|
| Total | 12,220 | 33,684 | 45,904 |
| 1 Race | 8,184 | 21,405 | 29,589 |
| White | 2,785 | 7,020 | 9,805 |
| Black | 923 | 1,300 | 2,223 |
| American Indian/Alaska Native | 162 | 465 | 627 |
| Asian | 65 | 55 | 120 |
| Pacific Islander | 9 | 20 | 28 |
| Some Other Race | 4,241 | 12,545 | 16,786 |
| 2 or More Races | 4,036 | 12,279 | 16,314 |

NON-HISPANIC POPULATION BY AGE AND RACE

| | Less Than 18 Years | 18 Years and Older | Total |
|-------------------------------|--------------------|--------------------|---------|
| Total | 20,002 | 81,611 | 101,612 |
| 1 Race | 18,460 | 78,232 | 96,691 |
| White | 4,176 | 36,919 | 41,095 |
| Black | 13,489 | 36,201 | 49,690 |
| American Indian/Alaska Native | 48 | 267 | 315 |
| Asian | 429 | 3,800 | 4,229 |
| Pacific Islander | 24 | 111 | 135 |
| Some Other Race | 294 | 933 | 1,228 |
| 2 or More Races | 1,542 | 3,379 | 4,921 |

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