

West Busch Blvd Office Building for Sale

1417 W. Busch Blvd., Tampa, FL 33612

EXECUTIVE SUMMARY



Summary:

| | |
|------------------|---|
| Price: | \$549,900 |
| Total SF: | 2,175 SF |
| Year Built: | 1980 |
| Construction: | Block/Frame/Stucco |
| Signage: | Monument |
| Land Size: | 0.30 Acre |
| Outside storage: | Fenced yard |
| Zoning: | OP/Professional Office |
| Potential Uses: | Professional Office |
| Future Land Use: | Community Mixed Use -35 (2.0 FAR) |
| Folio Number: | 097397-0000 |
| Location: | Hillsborough County |
| Taxes (2024): | \$6,212 |
| Utilities | Water/Sewer City of Tampa Electric: Tampa Electric |
| Traffic Counts: | Over 43,000 AADT |
| Parking: | Ample |

Overview:

Welcome to this excellent opportunity to acquire an office building located along West Busch Blvd just east of Carrollwood in Tampa, FL. This property is located on the north side of Busch Blvd with good access to Dale Mabry to the west and Interstate 275 to the east. The zoning is perfect for a professional office user and has a future land use of CMU-35 (2.0 FAR). The property has excellent visibility with average daily traffic counts of over 43,000. The entrance features a large apron/driveway with ample concrete/blacktop for parking. There is also a fenced section behind the building for additional use.

This building features a **commercial kitchen**, 2 bathrooms, conference room, production area, reception area, several private offices and a back deck/porch. There is a small monument style sign in front of the building. The building has block construction. The building has been well maintained, and the roof was replaced in 2020 +/-.

This property is a great opportunity for a buyer looking for an office property in an excellent location with good visibility.

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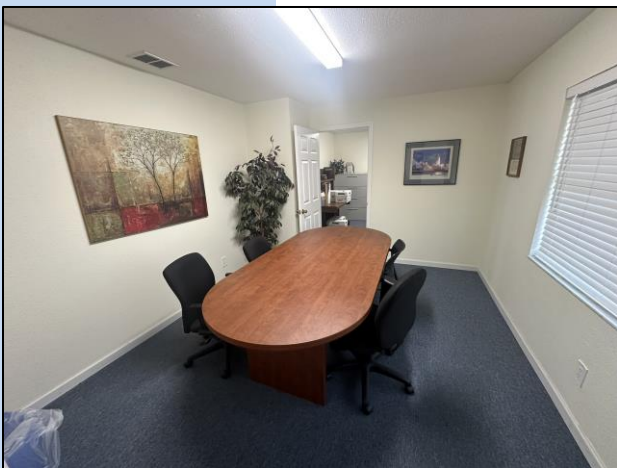
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PHOTOS



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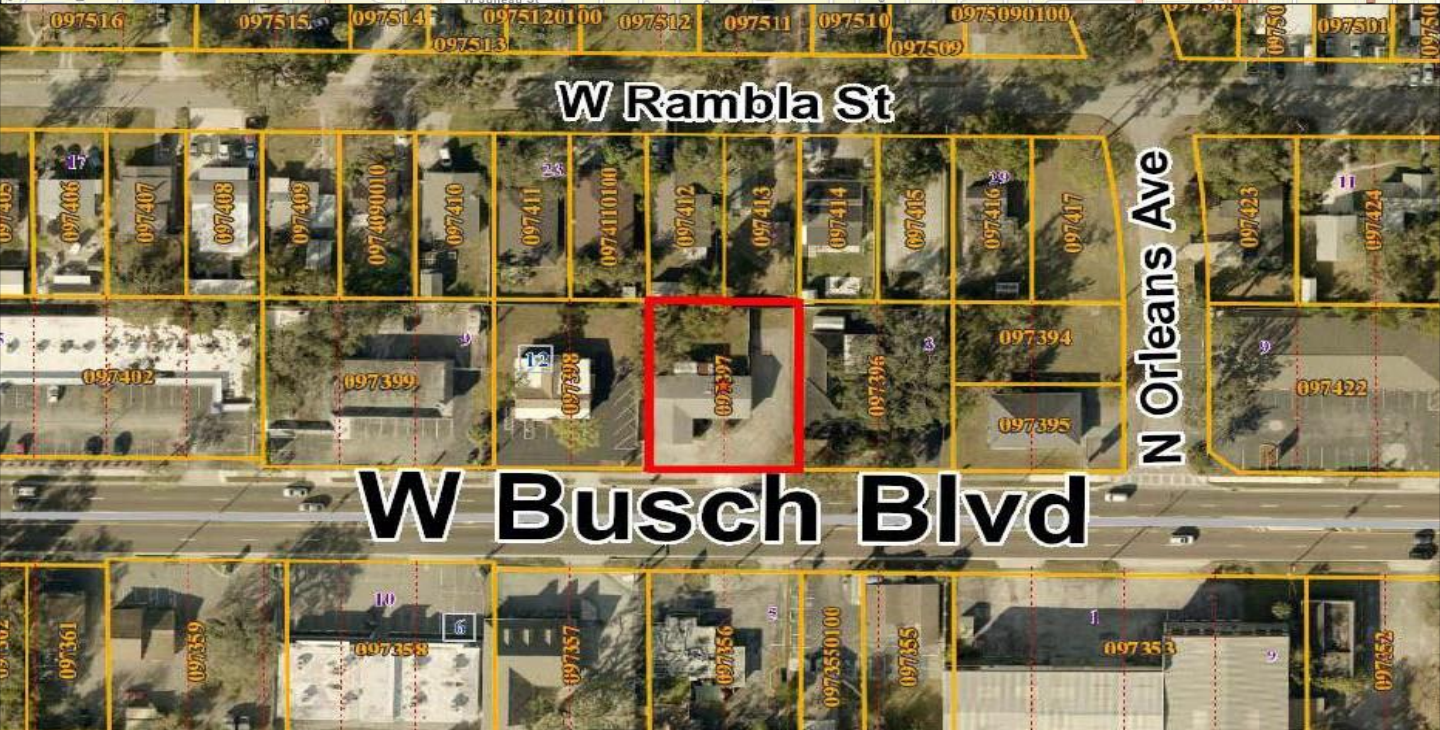
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LOCATION AND AERIAL MAPS



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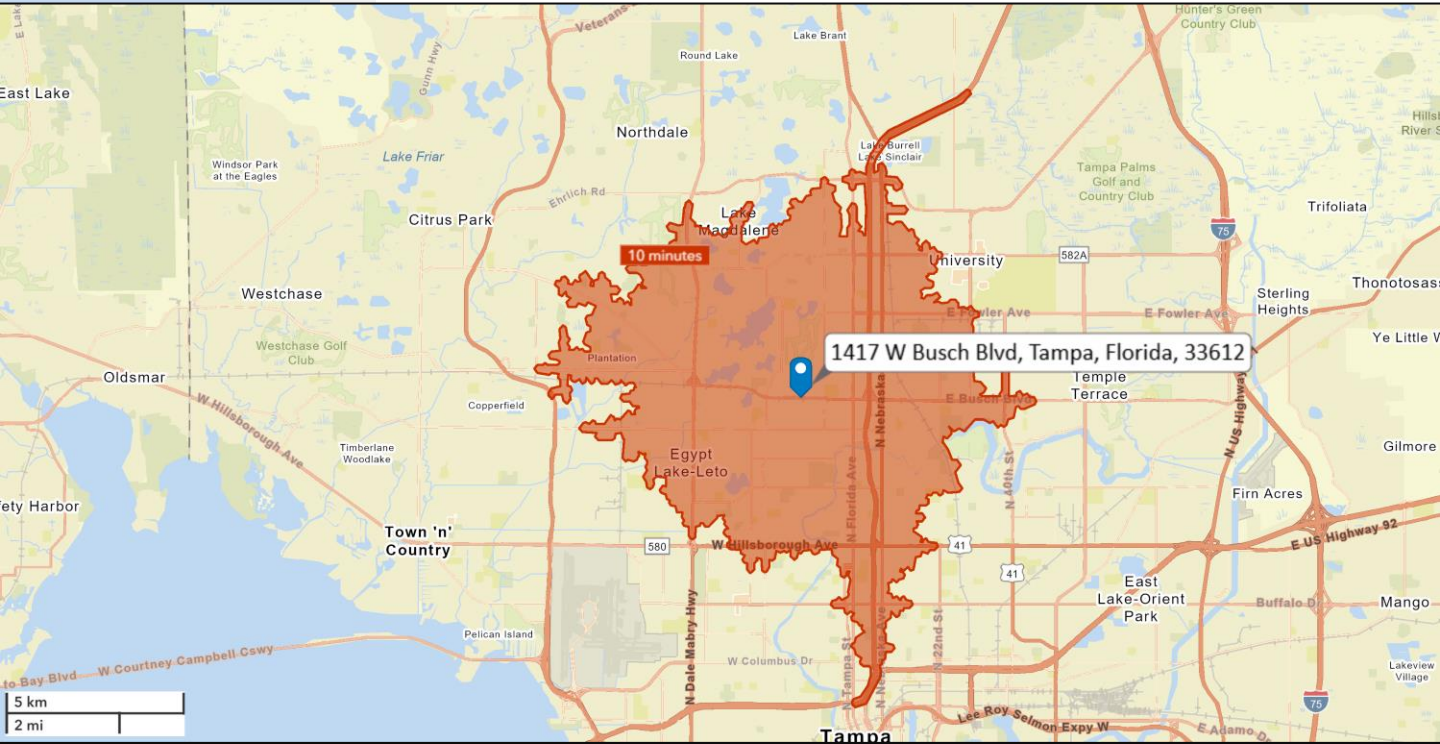
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DRIVE TIME AND DEMOGRAPHICS



2020 Census Summary

1417 W Busch Blvd, Tampa, Florida, 33612
Drive time of 10 minutes



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

157,615
Total Population

67,272
Housing Units

4,437.1
Population Density

2.49
Average Household Size

62,523
Total Households

85.8
Diversity Index

2010-2020 ANNUAL GROWTH RATE



0.77%
Population

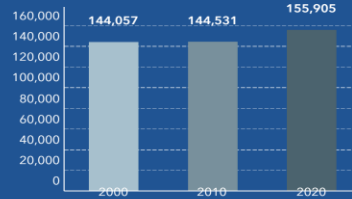


2.12%
Group Quarters

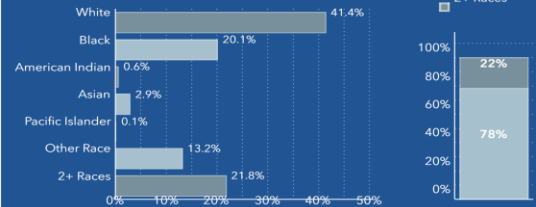


0.80%
Households

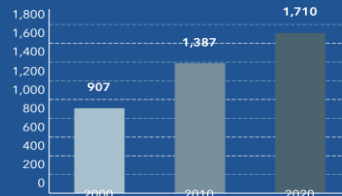
HOUSEHOLD POPULATION



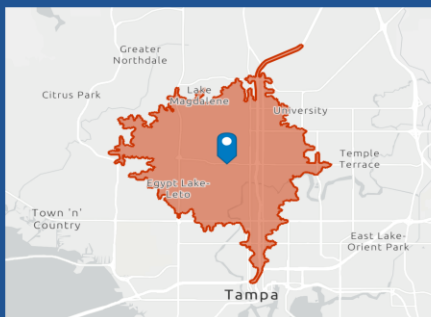
TOTAL POPULATION BY RACE



GROUP QUARTERS



| POPULATION BY AGE AND RACE | Less Than 18 Years | 18 Years and Older |
|-------------------------------|--------------------|--------------------|
| Total | 33,741 | 123,874 |
| 1 Race | 25,739 | 97,490 |
| White | 10,518 | 54,749 |
| Black | 9,067 | 22,580 |
| American Indian/Alaska Native | 202 | 702 |
| Asian | 779 | 3,721 |
| Pacific Islander | 20 | 78 |
| Some Other Race | 5,154 | 15,660 |
| 2 or More Races | 8,002 | 26,384 |



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

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