

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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PHOTOS



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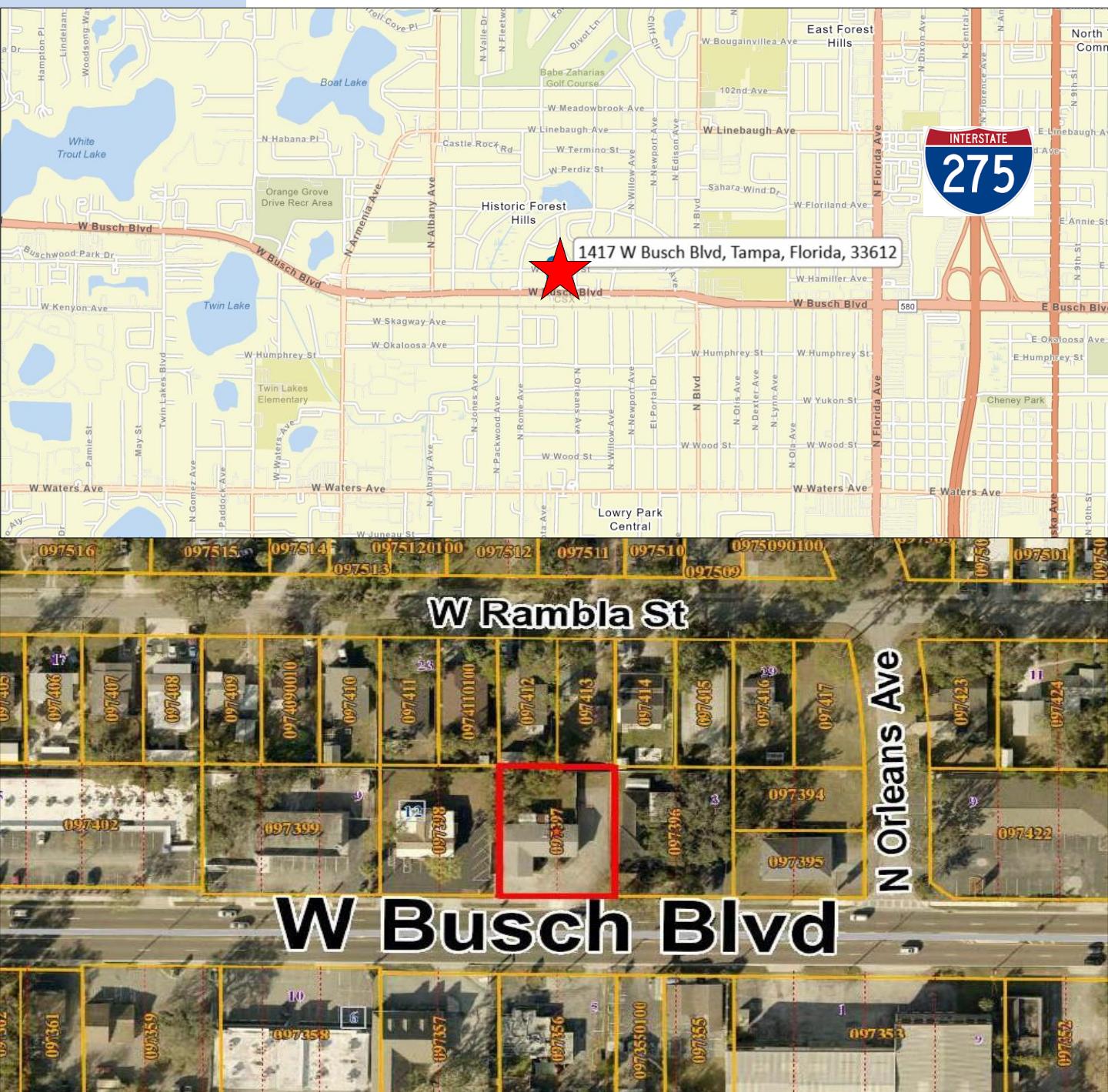
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LOCATION AND AERIAL MAPS



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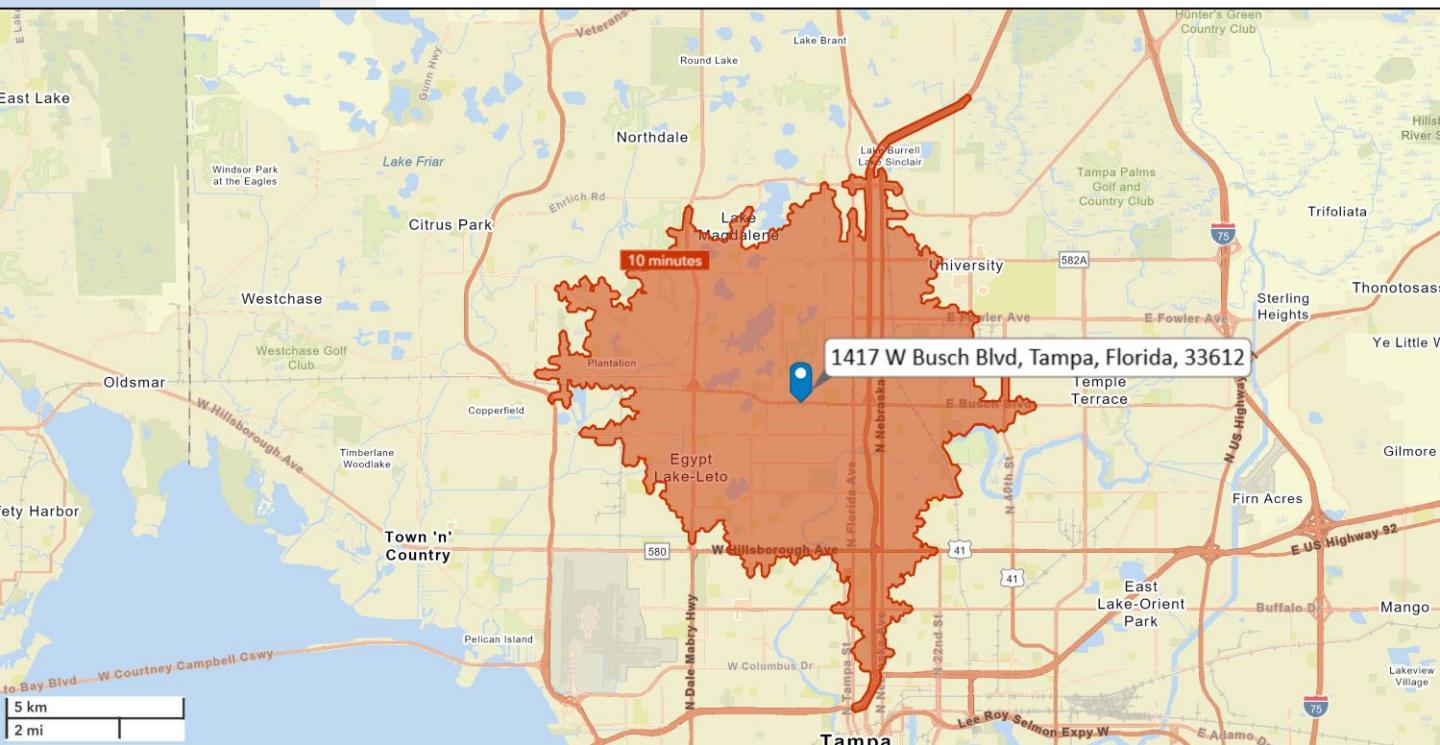
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DRIVE TIME AND DEMOGRAPHICS



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 household, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



0.77%

Population



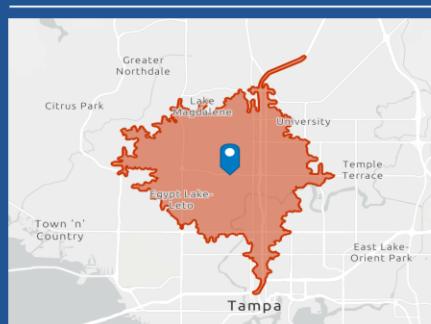
2.12%

Group Quarters



0.80%

Households



157,615
Total Population

67,272
Housing Units

4,437.1
Population Density

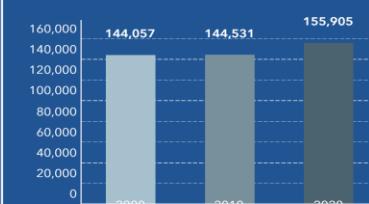
2.49
Average Household Size

62,523
Total Households

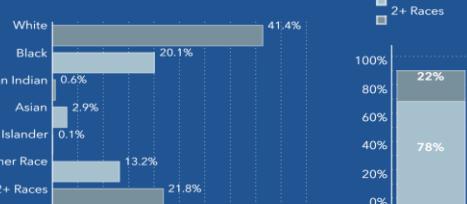
85.8
Diversity Index

KEY FACTS

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

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