

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

-Roof replaced in 2023

-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 (2025): \$19,610.

-Parking: 130+ spaces - 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. The roof was replaced in 2023. 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:

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besselieu@gmail.com

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Andretta Properties

A Licensed Real Estate Brokerage

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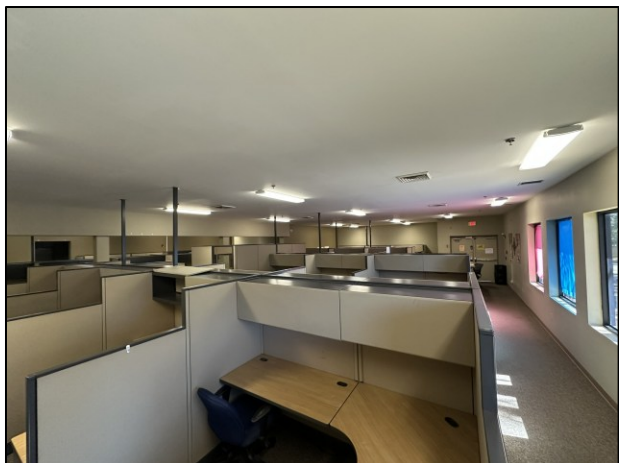
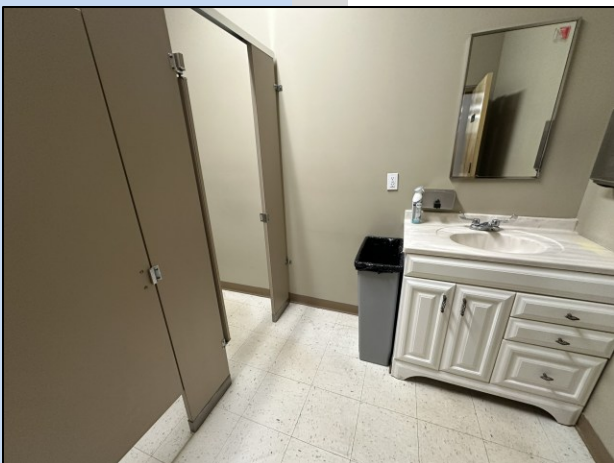
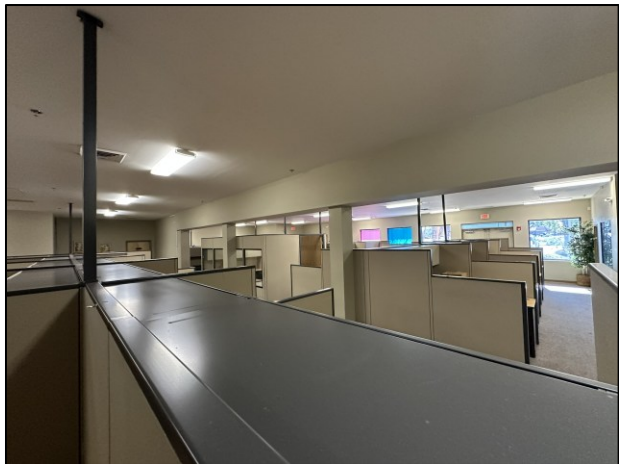
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ADDITIONAL PICS



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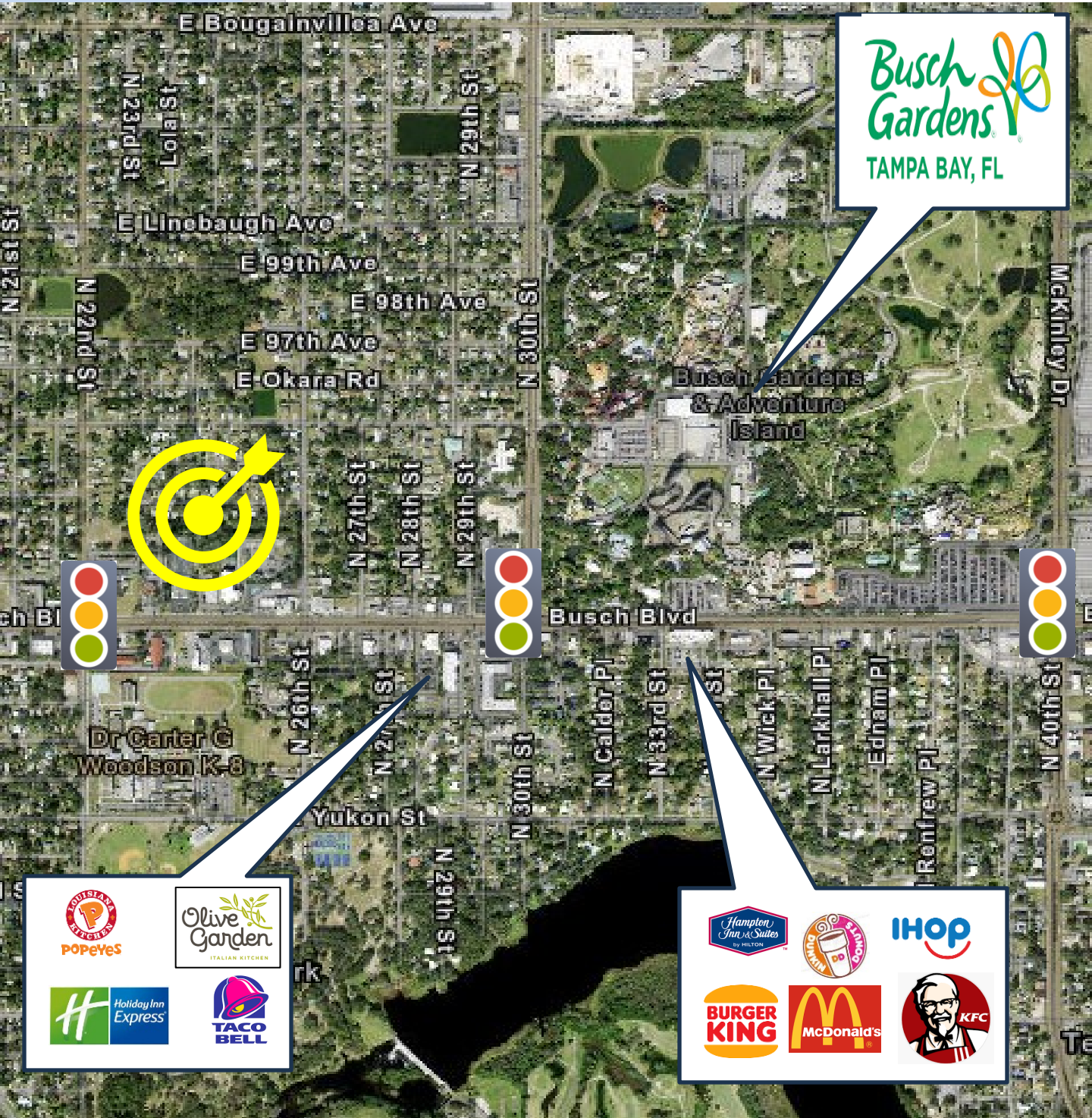
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RETAILER MAP



Busch Gardens
TAMPA BAY, FL

Hampton Inn & Suites
Dunkin'
IHOP
BURGER KING
McDonald's
KFC

LOUISIANA
POPEYES
Olive Garden
ITALIAN KITCHEN
Holiday Inn Express
TACO BELL

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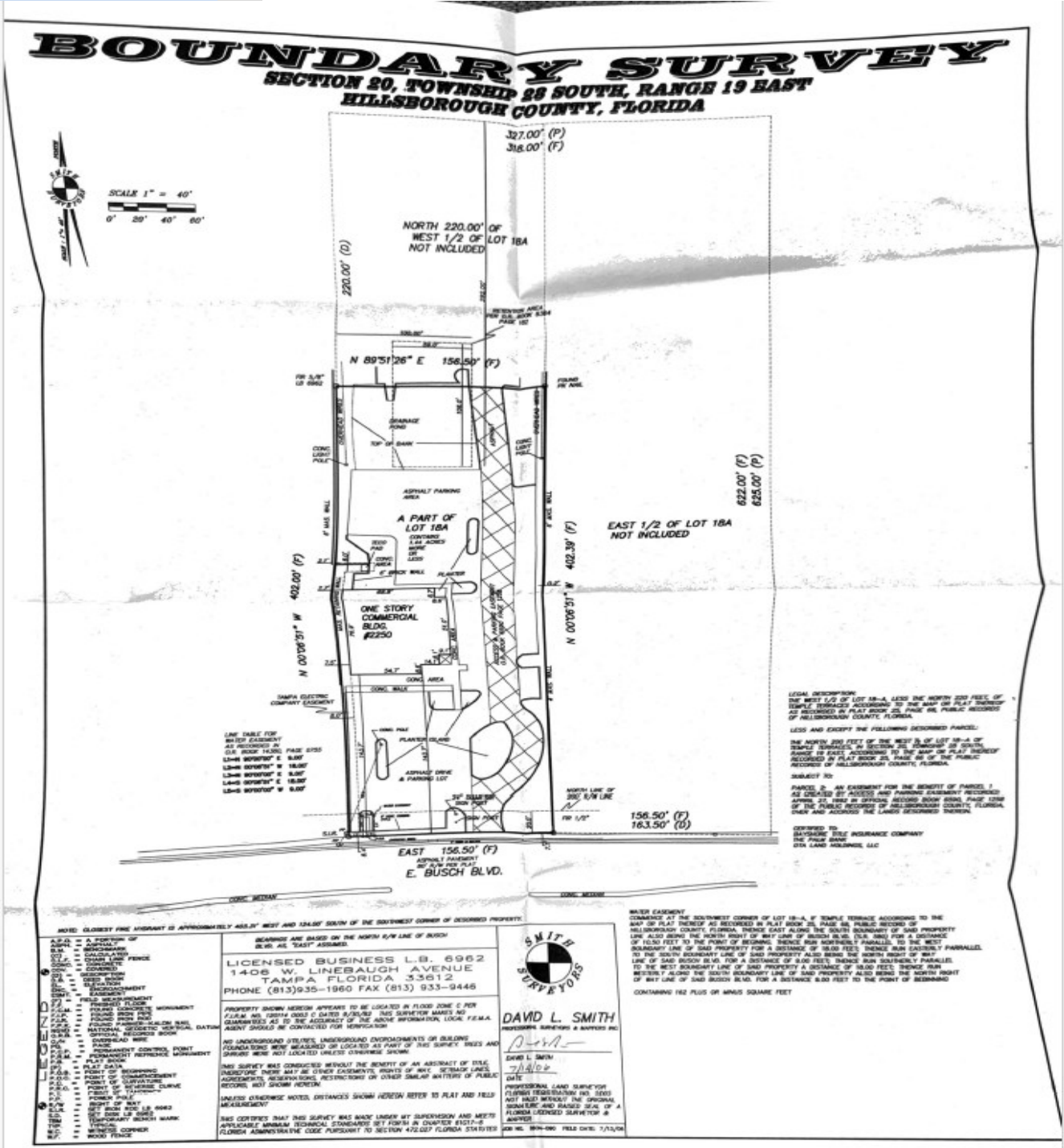
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SURVEY FOR SOUTH PARCEL ONLY (SUBJECT TO VERIFICATION)



LEGAL DESCRIPTION:
 THE WEST 1/2 OF LOT 18-A, LESS THE NORTH 200 FEET OF TEMPLE TERRACE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 88, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
 THE NORTH 200 FEET OF THE WEST 1/2 OF LOT 18-A OF TEMPLE TERRACE AS SET FORTH IN THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 88 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT TO:
 PARCEL 2, AN EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ADVECT AND FINANCING EXAMINERY RECORDED APRIL 20, 1993 IN OFFICIAL RECORD BOOK 6004, PAGE 1046 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THEN AND ACCORD TO THE LINES DESCRIBED THEREIN.

CONFERRED TO:
 BAYSHORE TITLE INSURANCE COMPANY
 THE FIDELITY BANK
 67th LAND HOLDINGS, LLC

- AL - ALIEN
- AN - ANCHOR
- AP - APPROXIMATE
- AS - AS SHOWN
- CA - CORNER
- CD - CENTER
- CE - CENTERLINE
- CH - CHAIN
- CI - CORNER
- CL - CENTERLINE
- CM - CENTERLINE
- CO - CORNER
- CP - CORNER
- CS - CORNER
- CT - CORNER
- CU - CORNER
- CV - CORNER
- CA - CORNER
- CB - CORNER
- CC - CORNER
- CD - CORNER
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- CF - CORNER
- CG - CORNER
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- CQ - CORNER
- CR - CORNER
- CS - CORNER
- CT - CORNER
- CU - CORNER
- CV - CORNER

SMITH SURVEYORS
DAVID L. SMITH
 REGISTERED SURVEYOR & METERS INC.
 1408 W. LINEBAUGH AVENUE
 TAMPA FLORIDA, 33612
 PHONE (813)935-1960 FAX (813) 935-9448

SMITH SURVEYORS
DAVID L. SMITH
 REGISTERED SURVEYOR & METERS INC.
 DATE: 11/10/04
 PROFESSIONAL LAND SURVEYOR
 LICENSE REGISTRATION NO. 10885
 NOT VALID WITHOUT THE SPECIAL
 REQUIRE AND RANGE 24-A OF A
 FLORIDA LICENSED SURVEYOR &
 METERS INC.

WATER EASEMENT
 COMMENCE AT THE SOUTHWEST CORNER OF LOT 18-A, IF TEMPLE TERRACE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 88, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID PROPERTY LINE ALSO BEING THE NORTH POINT OF WEST CORNER OF BUSH BLVD. (U.S. 92) FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTHERLY PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY FOR A DISTANCE OF 16.00 FEET, THENCE RUN NORTHERLY PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID PROPERTY ALSO BEING THE NORTH POINT OF WEST CORNER OF BUSH BLVD. FOR A DISTANCE OF 16.00 FEET, THENCE RUN SOUTHERLY PARALLEL TO THE WEST BOUNDARY LINE OF SAID PROPERTY A DISTANCE OF 16.00 FEET, THENCE RUN NORTHERLY ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY ALSO BEING THE NORTH POINT OF WEST CORNER OF BUSH BLVD. FOR A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

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FLOOR PLAN (SUBJECT TO VERIFICATION)



CDS
COMMERCIAL DESIGN SERVICES, INC.
3845 BARRY ROAD
TAMPA, FL 33618
TELEPHONE: (813) 898-0889
FAX: (813) 898-0889
WEBSITE: WWW.CDSFLORIDA.COM
FL LIC # 05889812

**DEALER TAG
AGENCY, INC.**

ORIGINAL DATE: 28 AUGUST 2018		
PROJECT #: 79-180001	PROPOSAL #:	
DRAWN BY: CDF	CHECKED BY: BDC	
REVISIONS		
NO.	DATE	DESCRIPTION
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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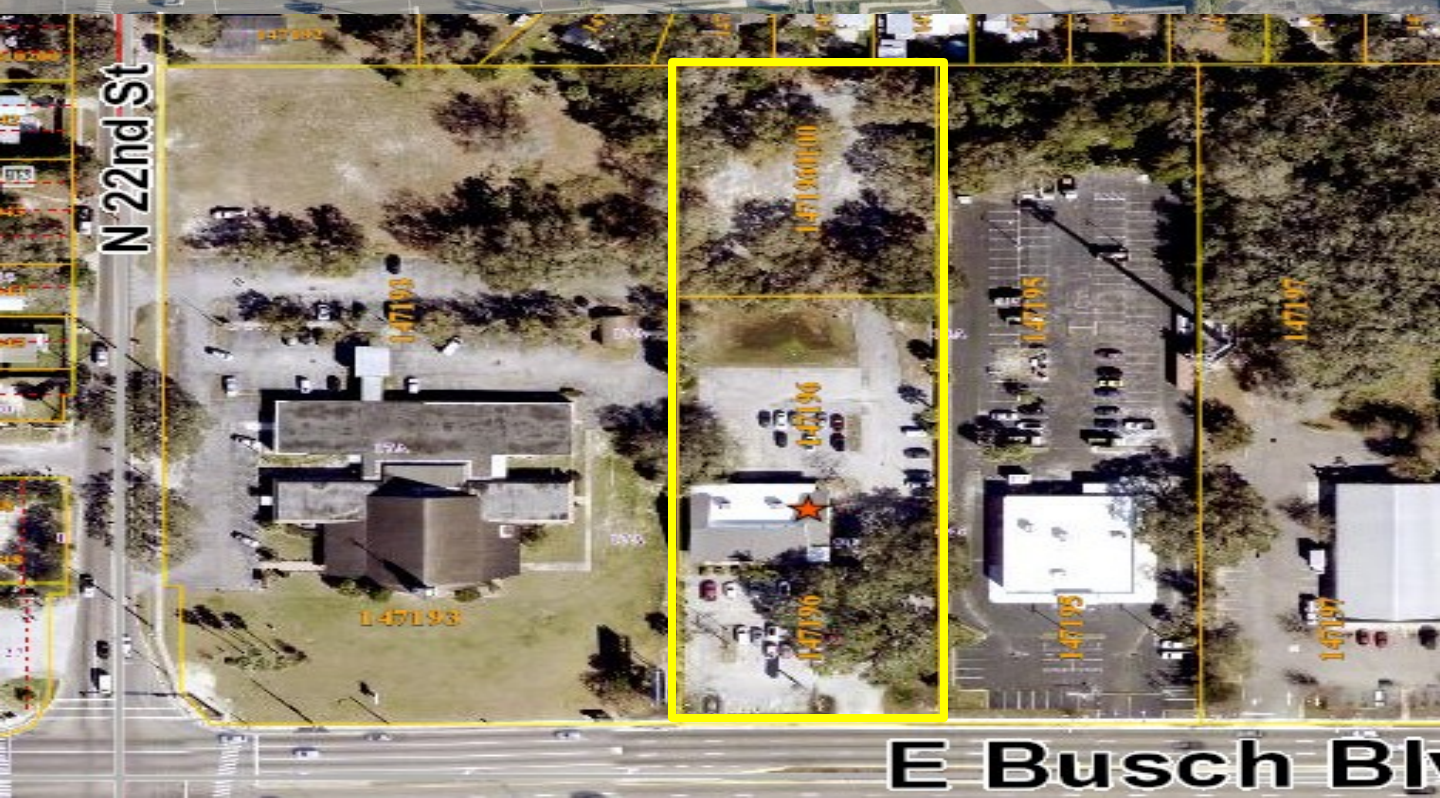
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AERIALS



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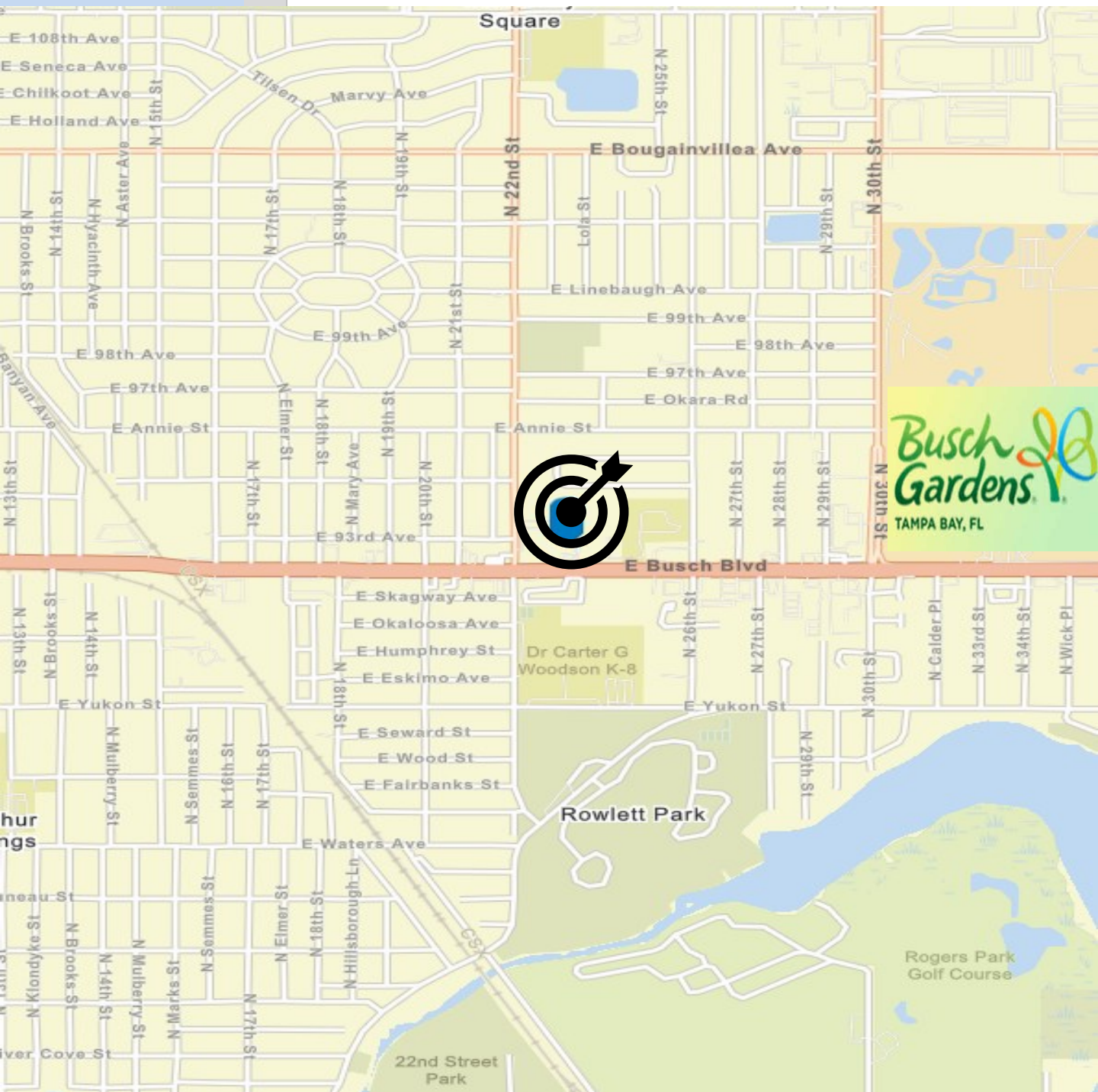
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LOCATION MAP



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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.

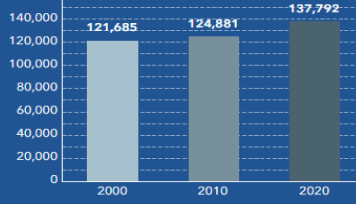
KEY FACTS

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

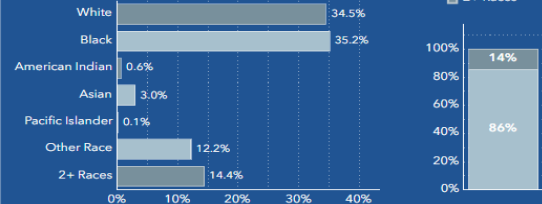
2010-2020 ANNUAL GROWTH RATE



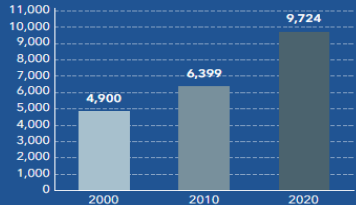
HOUSEHOLD POPULATION



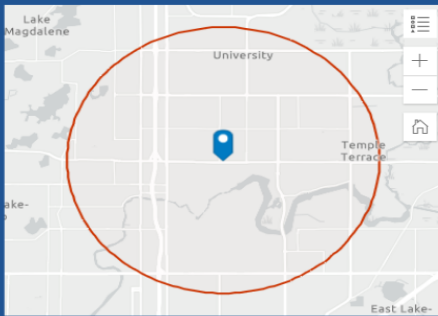
TOTAL POPULATION BY RACE



GROUP QUARTERS



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



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

2020 Census Summary

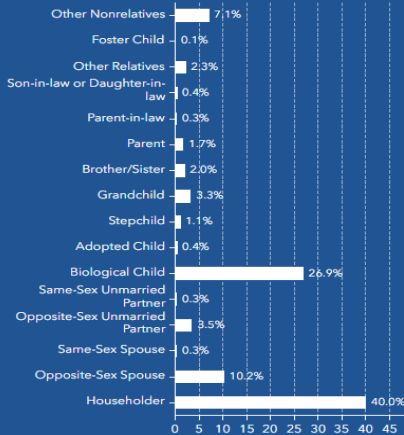
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Ring of 3 miles

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

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

Population by Relationship



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

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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