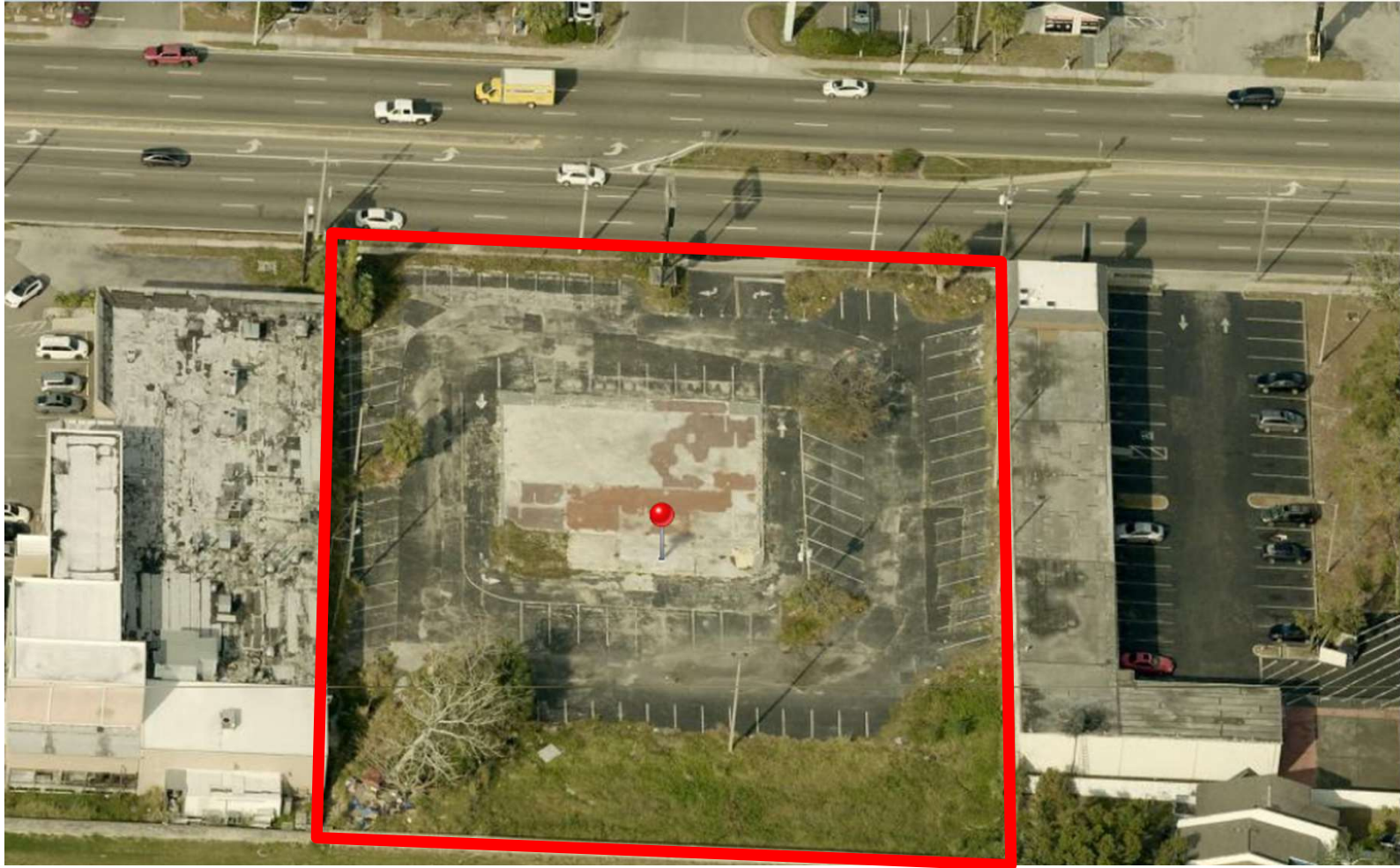


Vacant Busch Blvd Land for Sale

2401 E Busch Blvd., Tampa, FL 33612

EXECUTIVE SUMMARY



Summary:

Price:	\$1,499,000
Dimensions:	215' front x 200' deep
Land Size:	1.54 Acres
Traffic Counts:	Over 50,000 AADT
Signage:	Former lighted sign
Zoning:	CG/Commercial General
Potential Uses:	Retail/Restaurant/Office
Future Land Use:	Community Mixed Use-35 (2.0 FAR)
Folio Number:	147282.0500
Market:	East Busch Blvd
Taxes (2025):	\$22,321.88
Utilities	Water/Sewer: City of Tampa Electric: Tampa Electric

Overview:

Welcome to this 1.54 Acre opportunity with 215' front feet along E Busch Blvd near Busch Gardens Theme Park. For you Tampa natives you'll remember this is the former Sonny's Barbeque site and features excellent visibility with 53,000 AADT traffic counts along East Busch Blvd. The former Sonny's restaurant had Busch Blvd access, a drive through and 84+ parking spots but burned down last year. This is located just east of Interstate 275 providing good access to the driving home side to those potential customers heading to Temple Terrace, located just to the east. The parcel is also located blocks from Tampa's Busch Garden's theme park, near the University of South Florida and Adventure Island water theme park.

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

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

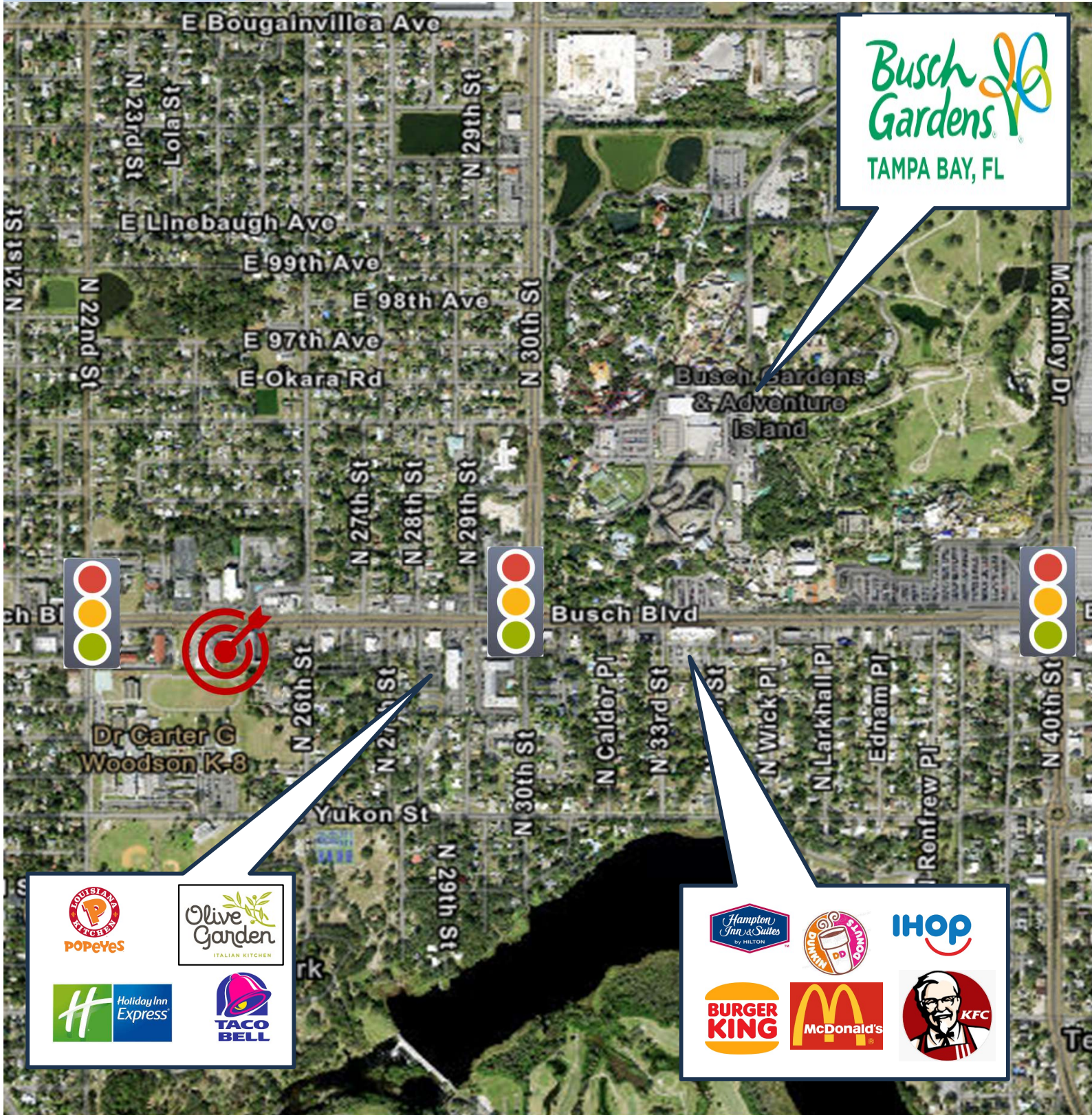
Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com



Vacant Busch Blvd. Land for Sale

2401 E Busch Blvd Tampa FL 33612

RETAILER MAP



For More Info Contact:

Bill Besselieu, CCIM

Mobile/Direct: 813-263-5854

besselieu@gmail.com

Greg Andretta, SIOR

813-263-4833

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



Vacant Busch Blvd Land for Sale

2401 E Busch Blvd., Tampa, FL 33612

PHOTOS



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

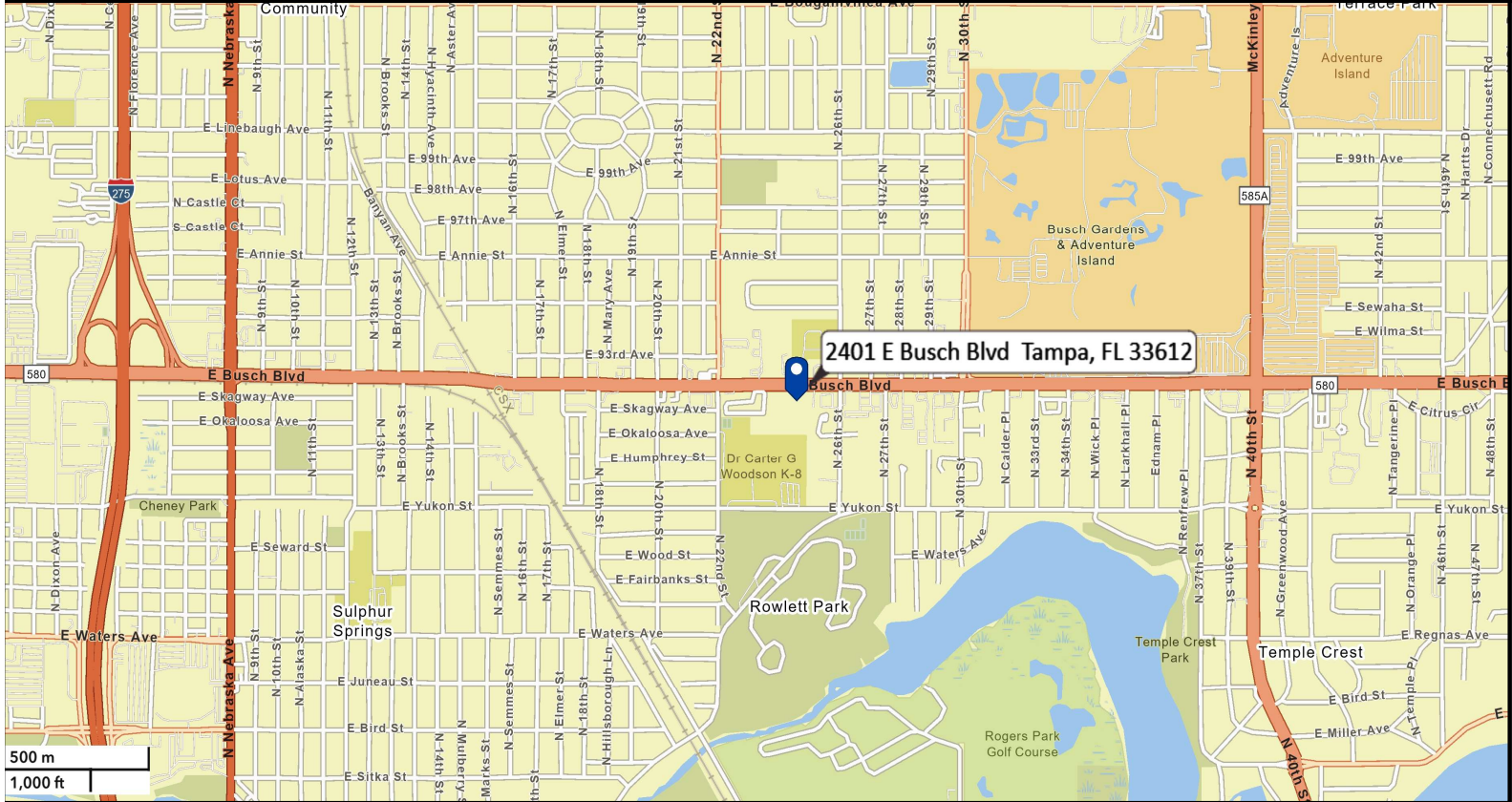
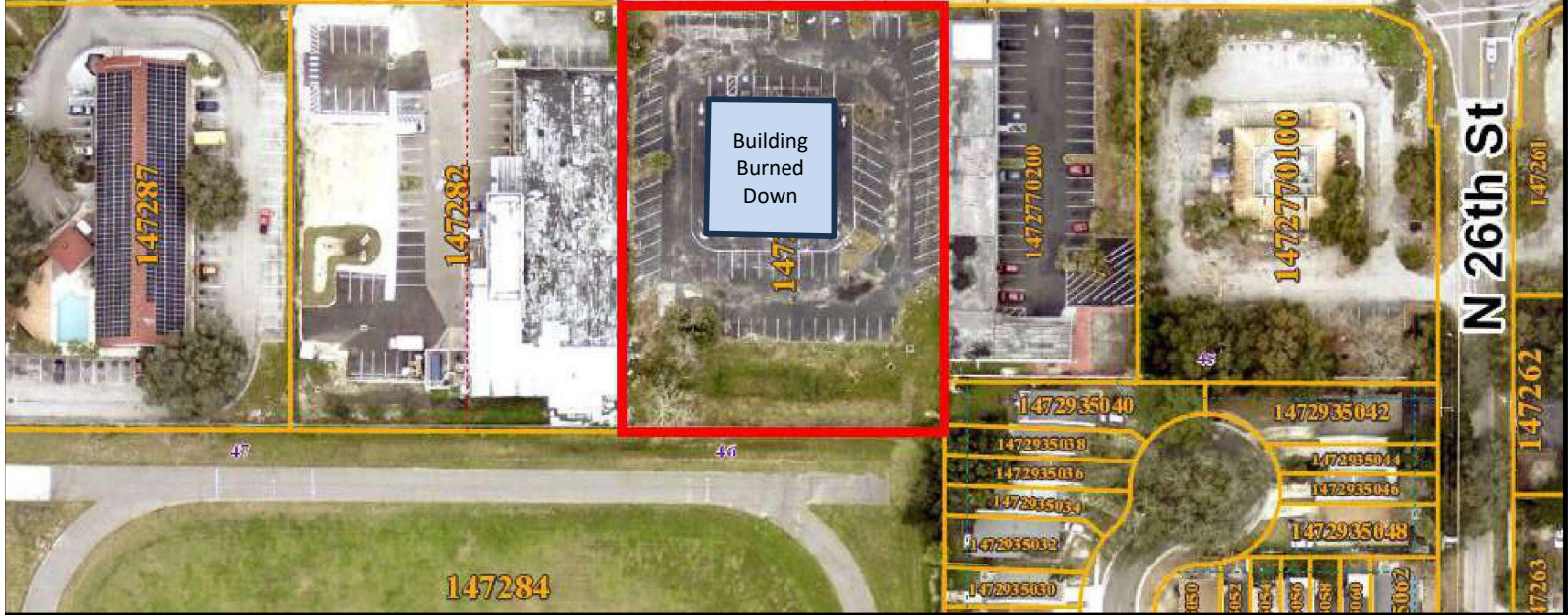
Vacant Busch Blvd. Land for Sale

2401 E Busch Blvd., Tampa, FL 33612

AERIAL AND AREA MAP



E Busch Blvd



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

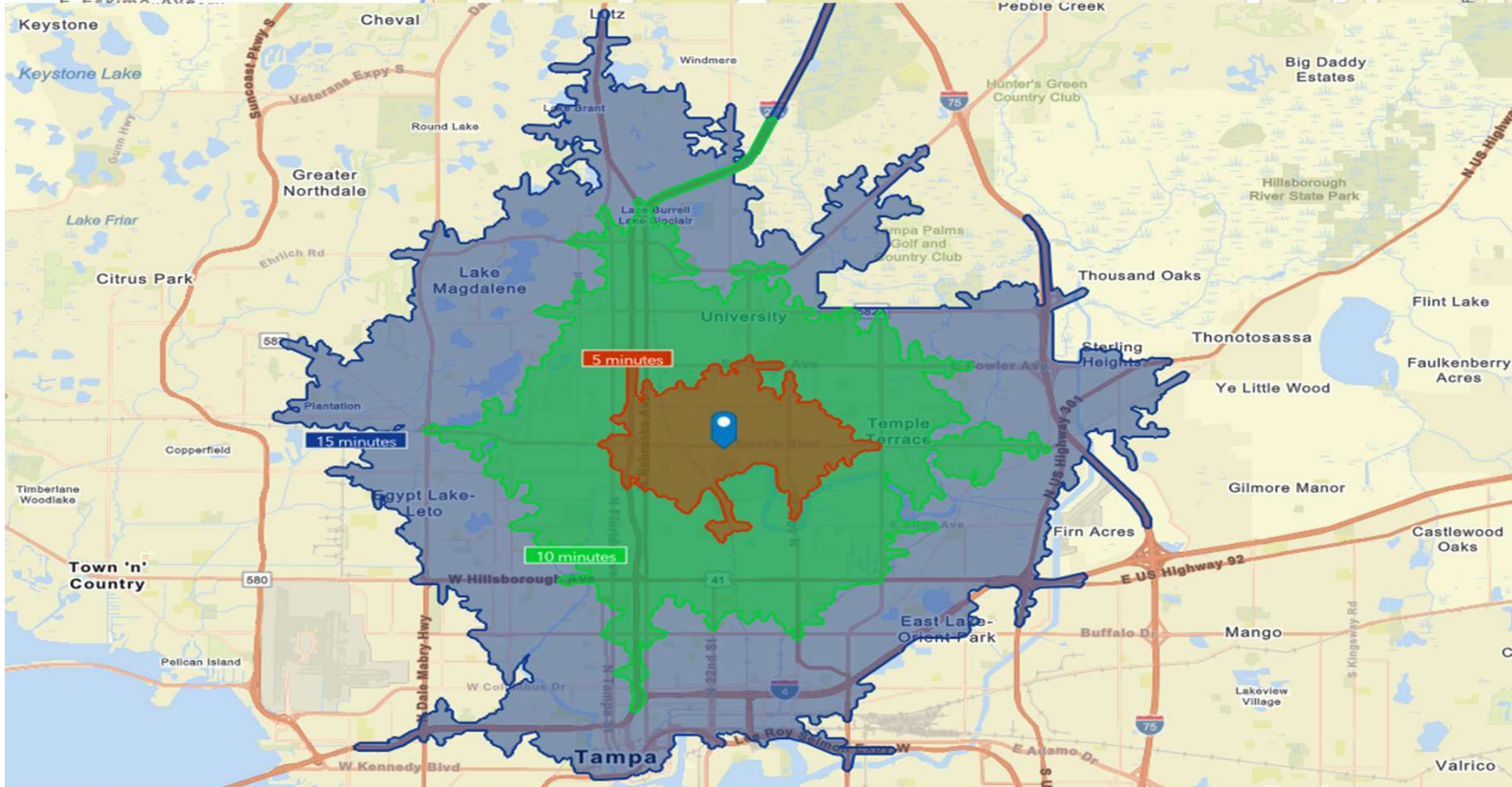
Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

Vacant Busch Blvd. Land for Sale

2401 E Busch Blvd., Tampa, FL 33612

TRAFFIC COUNT AND DRIVE TIME MAP



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

Vacant Busch Blvd. Land for Sale

2401 E Busch Blvd., Tampa, FL 33612

DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

2401 E Busch Blvd, Tampa, Florida, 33612 3
Drive time of 15 minutes

KEY FACTS

388,664

Population

34.8

Median Age



155,653

Households

\$46,675

Median Disposable Income

EDUCATION

12.8%

No High School Diploma



29.3%

High School Graduate



25.6%

Some College/ Associate's Degree



32.4%

Bachelor's/Grad/ Prof Degree

INCOME



\$54,343

Median Household Income



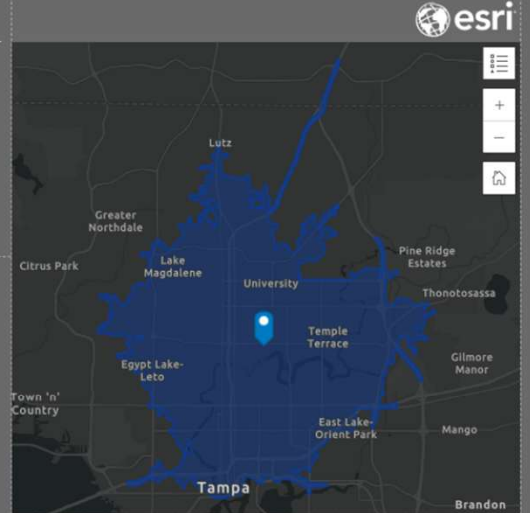
\$31,514

Per Capita Income



\$44,233

Median Net Worth



EMPLOYMENT



61.9%

White Collar



20.8%

Blue Collar



20.6%

Services

4.7%

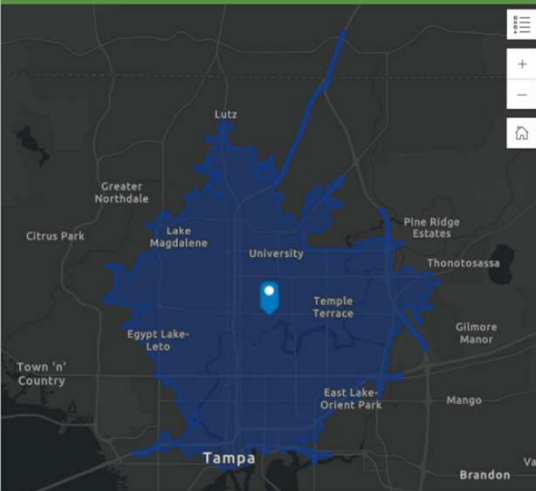
Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

DEMOGRAPHIC PROFILE

2401 E Busch Blvd, Tampa, Florida, 33612 3

Drive time of 15 minutes



EDUCATION

12.8%

No High School Diploma



29.3%

High School Graduate



25.6%

Some College/ Associate's Degree



32.4%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT

58.6%

White Collar

20.8%

Blue Collar

20.6%

Services

4.7%

Unemployment Rate

INCOME



\$54,343

Median Household Income



\$31,514

Per Capita Income



\$44,233

Median Net Worth

HOUSEHOLD INCOME (\$)



KEY FACTS

388,664

Population

34.8

Median Age

155,653

Households

\$46,675

Median Disposable Income

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

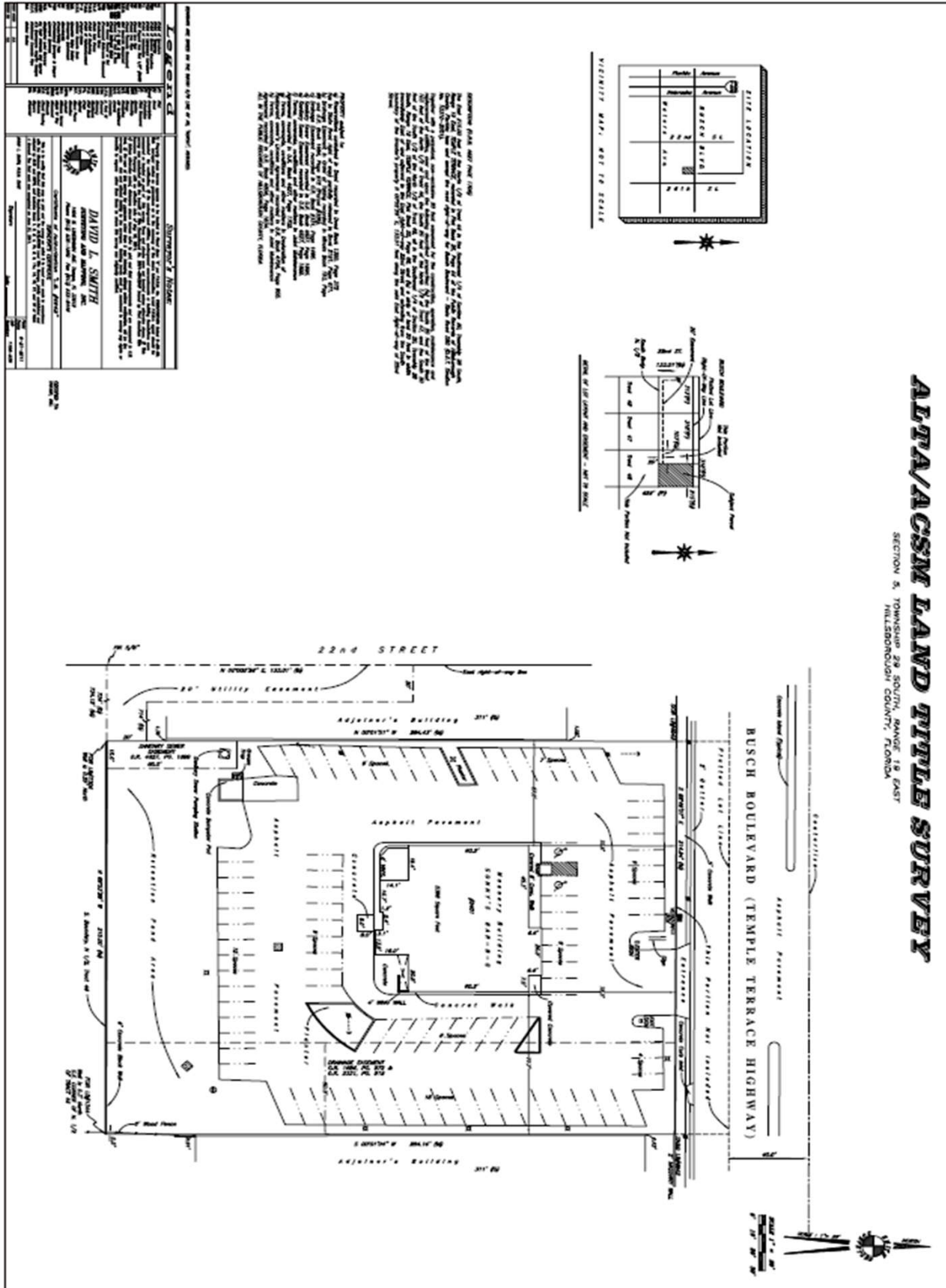
Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

Vacant Busch Blvd. Land for Sale

2401 E Busch Blvd., Tampa, FL 33612
SURVEY (SUBJECT TO VERIFICATION)



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.