

# East Busch Blvd. Retail Building

4216 E. Busch Blvd. Tampa, FL 33617



**-Asking Price: ~~\$895,000~~ \$695,000**

-“Sensuous Sound Systems” Building

-Present Use: Retail Building

-Square Footage: Total under Roof > 18,000SF

-Heated Area - 8,312 SF

-Garage – 2,123 SF

-Finished Attic – 1,944 SF

-Unfinished Utility – 4,408

-Average Daily Traffic Counts: 37,000 +

-Two Curb Cuts on Busch Blvd.

-Third access point at rear of property

-Front Footage on Busch Blvd: 150'

-Parking Spots: 29 +/-

-Signage: Large lighted pole sign with marquee

-Construction: Masonry

-Roof: Partially new roof

-Loading Doors: Three

-Zoning: CG/Commercial General

-Future Land Use: Community Mixed Use -35( 2.0FAR)

-Lot Size: 30,000SF

-Utilities:

-Water/Sewer – City of Tampa, Septic

-Electricity – Tampa Electric

-Year Built: 1963 and newer

-Folio #: 142164-0000

-Taxes (2014): \$6,600

-Lot Shape: Rectangular

-Flood Zone: Not in a FEMA Special Flood Hazard Area

-Selling “As Is” where is with right to inspect

For More Info Contact:

Bill Besselieu, CCIM

Mobile/Direct: 813-263-5854

[besselieu@gmail.com](mailto:besselieu@gmail.com)

Andretta Properties

A Licensed Real Estate Brokerage

550 N. Reo St. #300

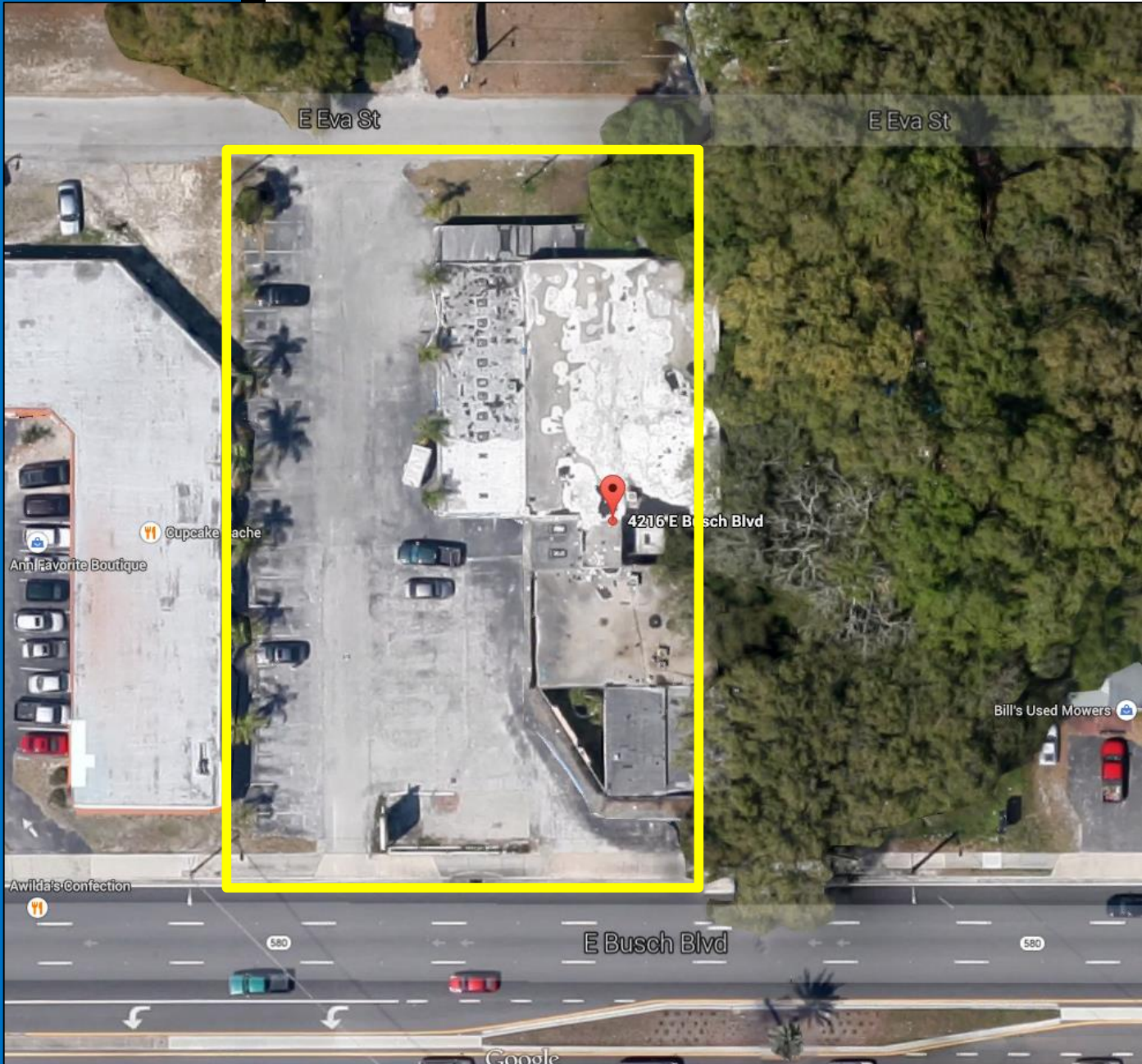
Tampa, FL 33629

[www.andrettaproperties.com](http://www.andrettaproperties.com)

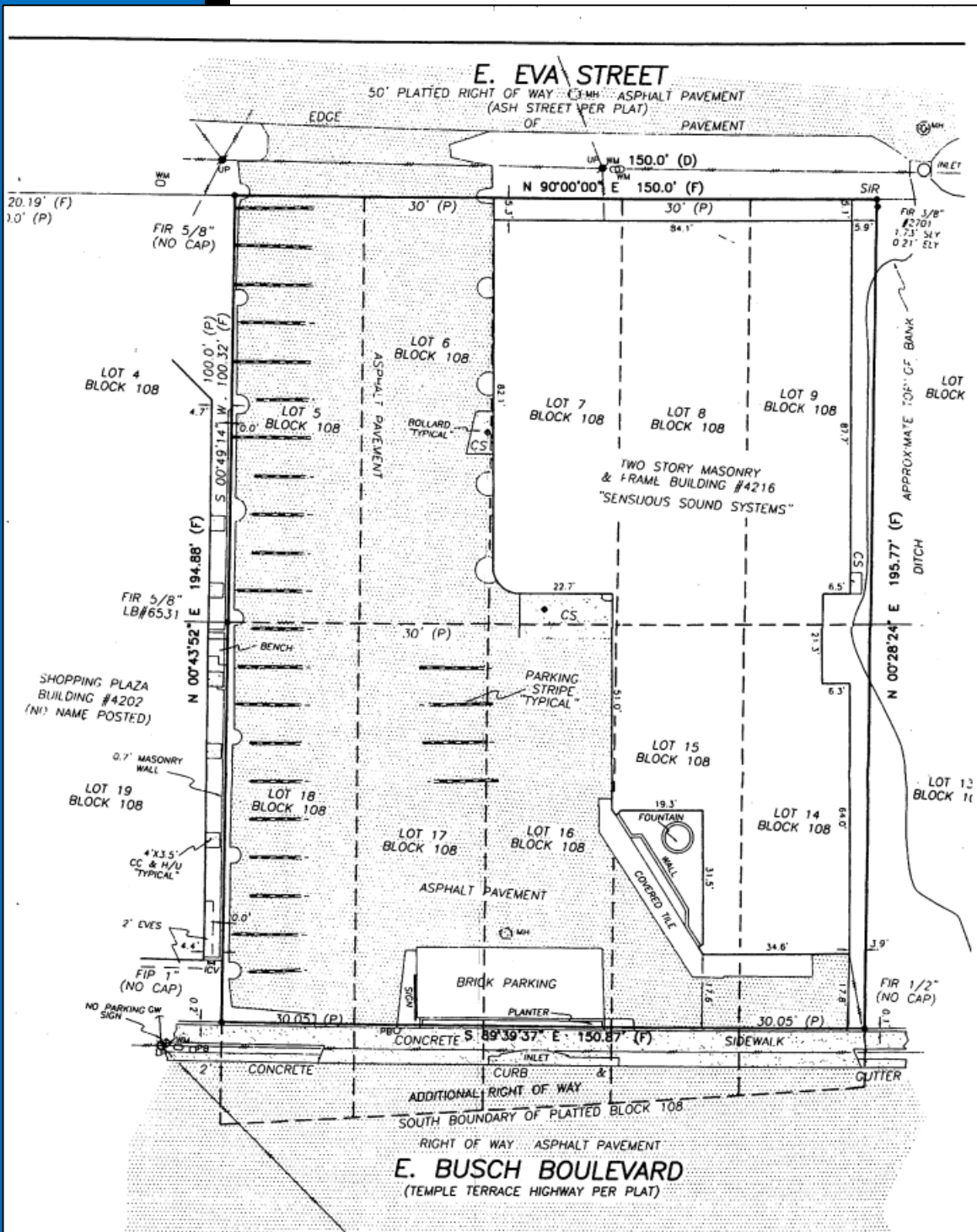
Office: 813-889-0889



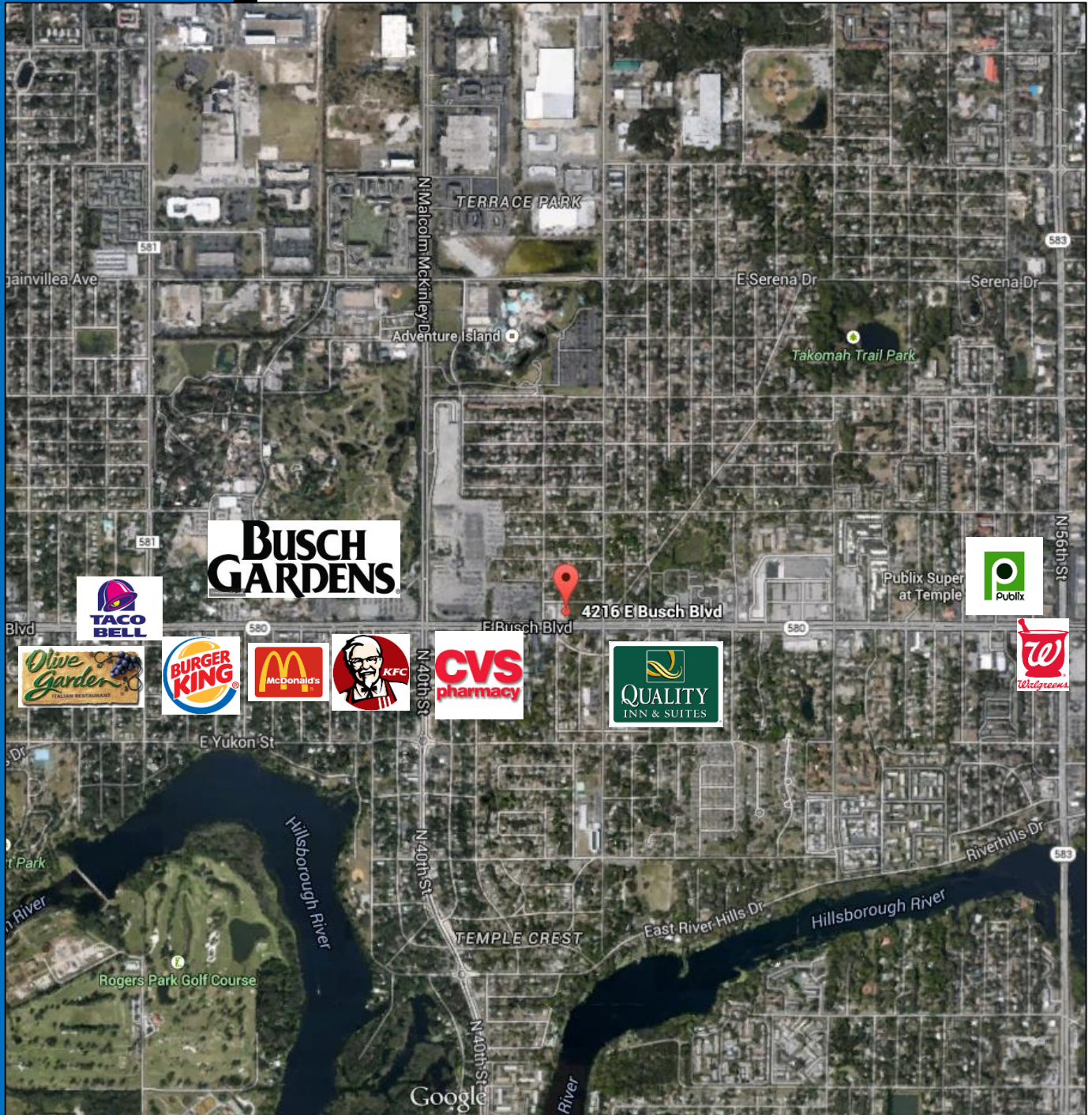
# Parcel Aerial



# Survey



# Neighborhood Aerial



# Future Land Use Map



Land Use Acreage Matrix for Folio: 142164.0000

JURISDICTION	FUTURE	CLUSTERING / OPEN SPACE	EXISTING	DEVELOPABLE	ACREAGE	SQFT
TAMPA	COMMUNITY MIXED USE-35 (2.0 FAR)		Light Commercial	null	0.82	35,665.25
<b>TOTAL</b>					<b>0.82</b>	<b>35,665.25</b>

# Flood Map

## RiskMeter Online™ Report



You are currently logged in as: (ccimtech.besselieu@gmail.com) on 01-12-2015

### Address

Policy Number:

Output Address: 4216 E BUSCH BLVD, TAMPA, FL 33617

Input Address: 4216 E. Busch Blvd. , Tampa, FL 33617

GeoResult: S8 (Most Accurate)

### Flood Zone Determinations

Panel Date	August 28, 2008
Map Number	12057C0216H
FIPS Code	12057
Census Tract	0001.02

### FloodMap Legend

#### Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year floodplains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FRM

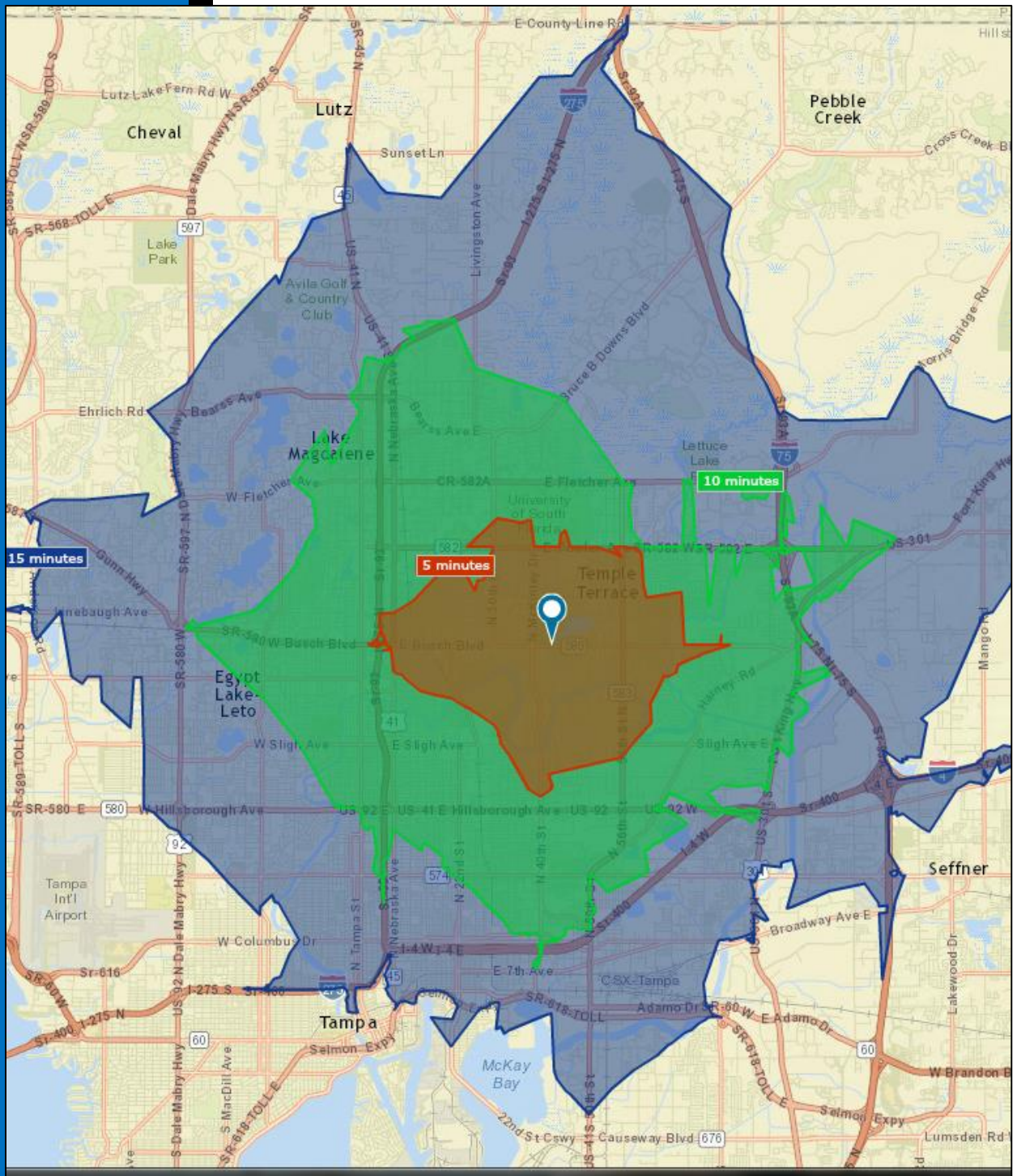
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# 5, 10 & 15 Minute Drive Times



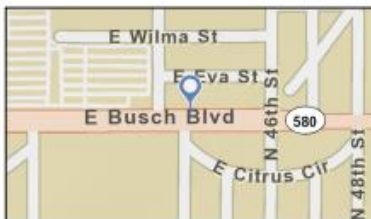
# Traffic Count Map



## Traffic Count Map - Close Up

4216 E Busch Blvd, Tampa, Florida, 33617  
 Ring: 1, 3, 5 Miles

Latitude: 28.03272  
 Longitude: -82.411474



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

January 12, 2015

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# Demographics:



## Demographic and Income Profile

4216 E Busch Blvd, Tampa, Florida, 33617  
Drive Time: 5 minute radius

Latitude: 28.03272  
Longitude: -82.41147

Summary	Census 2010	2014	2019			
Population	51,041	51,333	52,793			
Households	19,723	19,820	20,388			
Families	11,708	11,615	11,825			
Average Household Size	2.57	2.57	2.57			
Owner Occupied Housing Units	8,550	7,654	7,686			
Renter Occupied Housing Units	11,173	12,167	12,702			
Median Age	31.2	31.5	32.1			
Trends: 2014 - 2019 Annual Rate	Area	State	National			
Population	0.56%	1.06%	0.73%			
Households	0.57%	1.06%	0.75%			
Families	0.36%	0.95%	0.66%			
Owner HHs	0.08%	0.93%	0.69%			
Median Household Income	3.03%	3.16%	2.74%			
Households by Income	2014		2019			
	Number	Percent	Number	Percent		
<\$15,000	4,761	24.0%	4,783	23.5%		
\$15,000 - \$24,999	3,153	15.9%	2,481	12.2%		
\$25,000 - \$34,999	2,848	14.4%	2,423	11.9%		
\$35,000 - \$49,999	3,649	18.4%	3,852	18.9%		
\$50,000 - \$74,999	3,065	15.5%	3,720	18.2%		
\$75,000 - \$99,999	1,176	5.9%	1,606	7.9%		
\$100,000 - \$149,999	761	3.8%	965	4.7%		
\$150,000 - \$199,999	190	1.0%	269	1.3%		
\$200,000+	218	1.1%	291	1.4%		
Median Household Income	\$31,336		\$36,387			
Average Household Income	\$41,456		\$46,899			
Per Capita Income	\$16,071		\$18,139			
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,730	7.3%	3,648	7.1%	3,836	7.3%
5 - 9	3,405	6.7%	3,365	6.6%	3,391	6.4%
10 - 14	3,720	7.3%	3,345	6.5%	3,346	6.3%
15 - 19	4,407	8.6%	3,989	7.8%	3,753	7.1%
20 - 24	5,445	10.7%	5,985	11.7%	5,544	10.5%
25 - 34	7,461	14.6%	7,810	15.2%	8,801	16.7%
35 - 44	6,361	12.5%	6,107	11.9%	6,151	11.7%
45 - 54	6,844	13.4%	6,319	12.3%	5,781	11.0%
55 - 64	5,172	10.1%	5,593	10.9%	5,904	11.2%
65 - 74	2,662	5.2%	3,257	6.3%	4,004	7.6%
75 - 84	1,383	2.7%	1,442	2.8%	1,732	3.3%
85+	450	0.9%	473	0.9%	551	1.0%
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,544	42.2%	21,212	41.3%	21,282	40.3%
Black Alone	23,847	46.7%	24,011	46.8%	24,751	46.9%
American Indian Alone	229	0.4%	269	0.5%	309	0.6%
Asian Alone	1,109	2.2%	1,204	2.3%	1,375	2.6%
Pacific Islander Alone	69	0.1%	71	0.1%	71	0.1%
Some Other Race Alone	2,495	4.9%	2,680	5.2%	2,919	5.5%
Two or More Races	1,749	3.4%	1,887	3.7%	2,086	4.0%
Hispanic Origin (Any Race)	10,740	21.0%	11,580	22.6%	12,990	24.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

January 12, 2015

# Demographics:

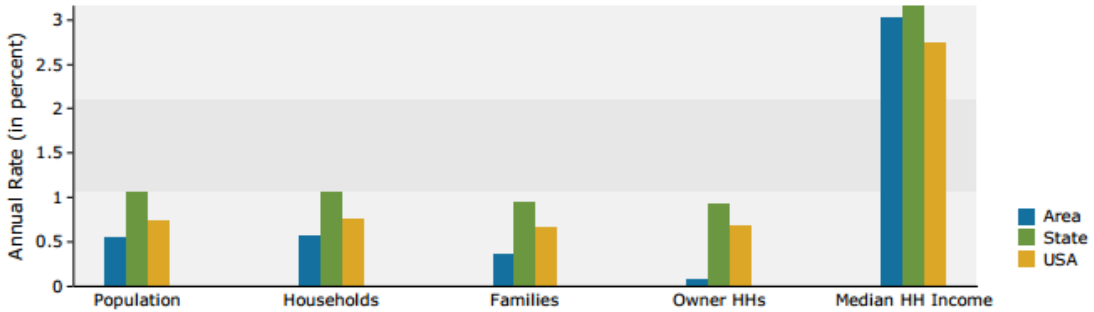


## Demographic and Income Profile

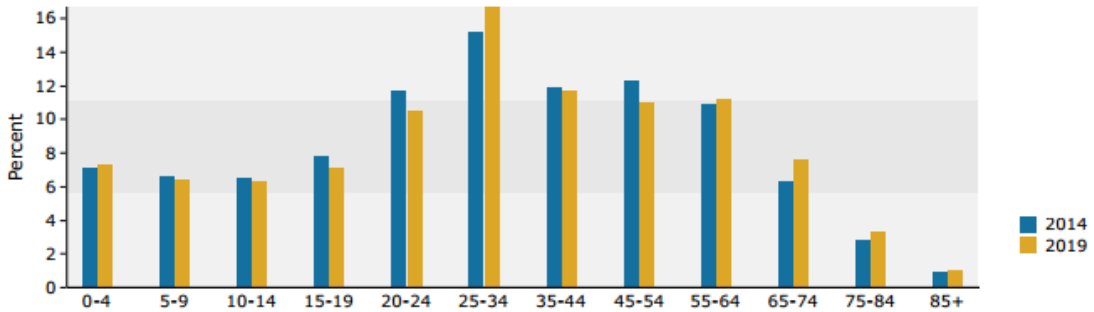
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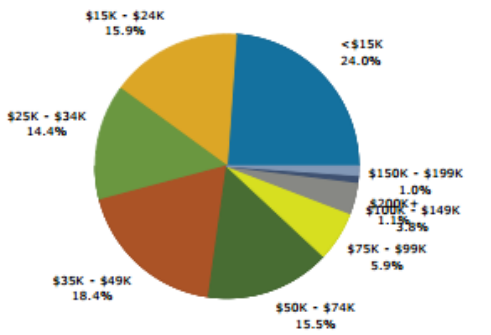
### Trends 2014-2019



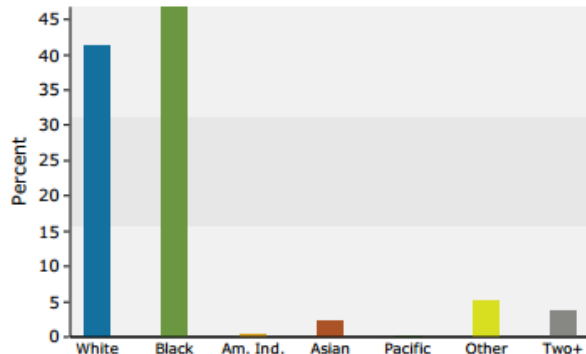
### Population by Age



### 2014 Household Income



### 2014 Population by Race



2014 Percent Hispanic Origin: 22.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

January 12, 2015

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