

## OFFICE FOR SALE

# MIXED USE OFFICE & RETAIL WITH BED & BREAKFAST

3601 E Busch Blvd, Tampa, FL 33612



<b>SALE PRICE:</b>	\$798,000
<b>LOT SIZE:</b>	0.2 Acres
<b>BUILDING SIZE:</b>	5,242 SF
<b>BUILDING CLASS:</b>	B
<b>YEAR BUILT:</b>	1978
<b>ZONING:</b>	PD-MU

### PROPERTY OVERVIEW

KW Commercial Proudly Presents this Mixed Use Office and Retail property for sale. This building is an excellent opportunity to buy and use as a redevelopment site or to convert into offices or a retail location. This iconic building is located in the prime area of highly trafficked Busch Blvd. directly across the street from Busch Gardens. The building currently houses a retail gift shop downstairs and a bed and breakfast upstairs. Endless opportunities to turn this property into your next retail/office building! Property highlights: SOLID BONES built with 12-inch brick on 4 sides, concrete base on 1st & 2nd floor, new roof & A/C in 2015, secure outside entrance to upstairs, huge grandfathered signage out front. Perfect conversion property for Office, Retail or Mixed Use AirBnB. Would make an excellent timeshare office.

Highly trafficked road - 48,500 AADT.

### PROPERTY FEATURES

- Perfect conversion property for Office, Retail or Mixed Use AirBnB.
- Highly trafficked road - 48,500 AADT.
- Solid concrete block structure

**KW COMMERCIAL**  
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Tampa, FL 33624

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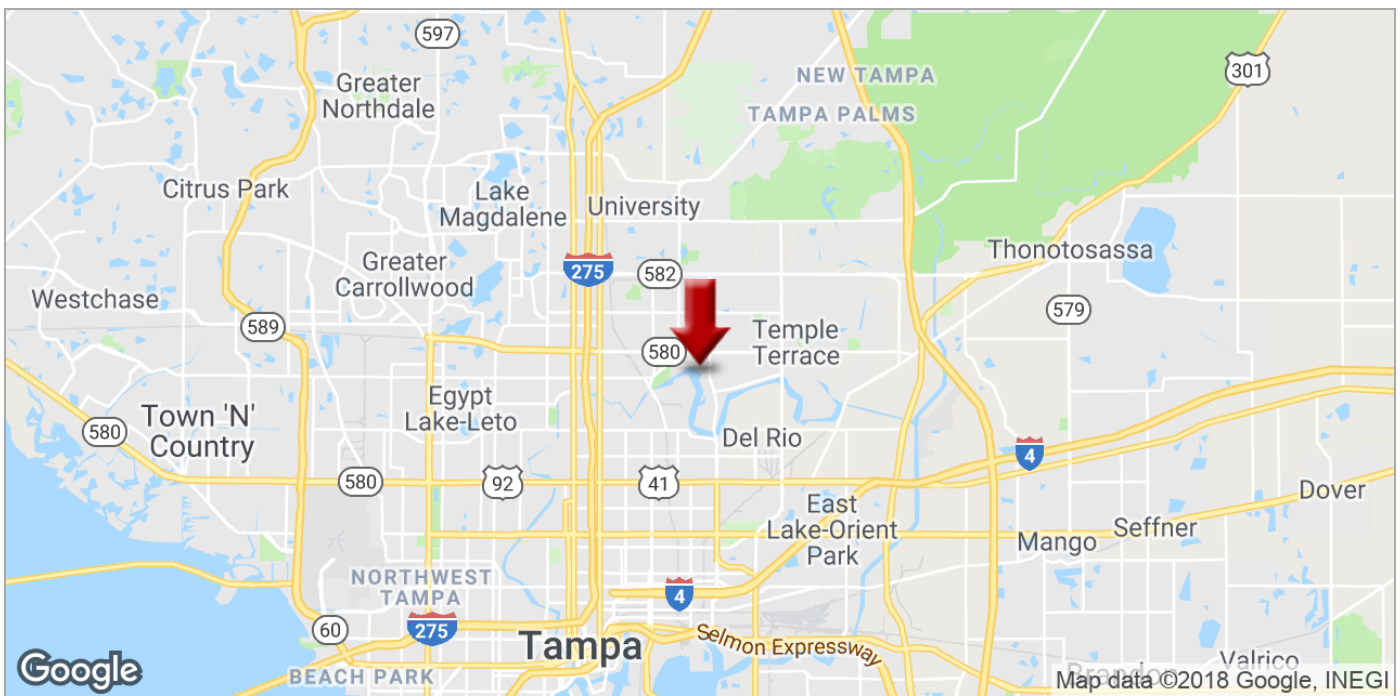
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Google

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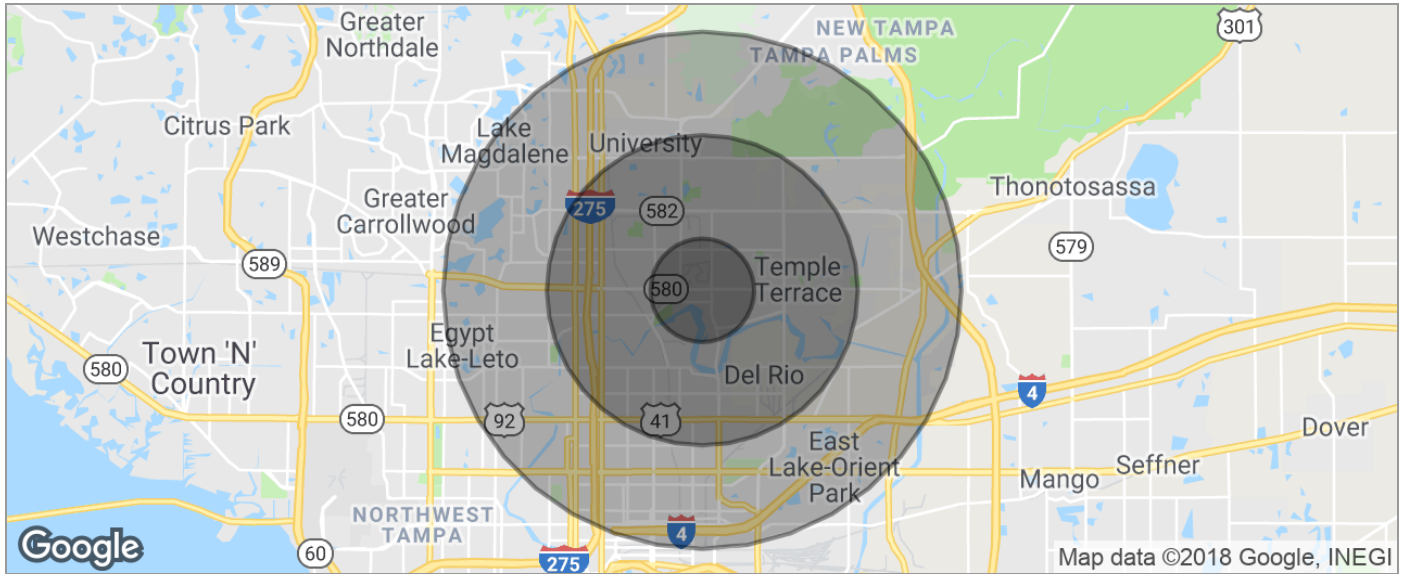
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	14,238	128,251	284,354
MEDIAN AGE	32.1	32.0	33.0
MEDIAN AGE (MALE)	31.3	30.6	31.9
MEDIAN AGE (FEMALE)	33.0	33.3	34.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	5,280	48,144	109,776
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$39,384	\$40,659	\$45,514
AVERAGE HOUSE VALUE	\$147,973	\$161,543	\$178,210
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	50.2%	50.6%	56.9%
% BLACK	40.0%	40.2%	33.8%
% ASIAN	0.8%	2.3%	2.7%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	2.8%	0.7%	0.6%
% OTHER	4.0%	3.8%	3.5%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	27.2%	22.8%	23.9%

\* Demographic data derived from 2010 US Census

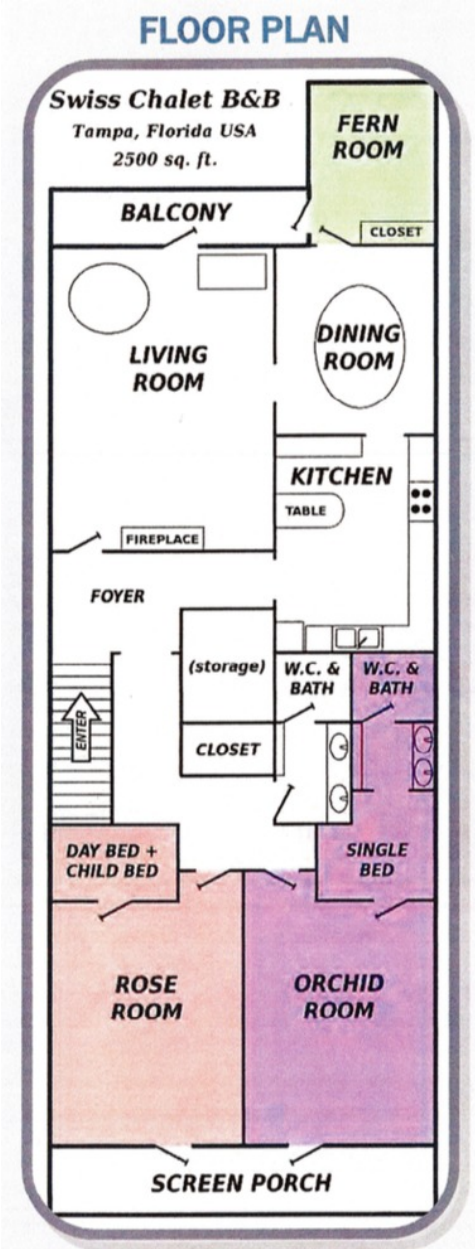
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# UPSTAIRS LAYOUT OF SPACE

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TAMPA, FL

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