

# 4815-4817 E BUSCH BLVD

Tampa, FL 33617

## Retail | Storefront Retail/Office | Flexible Commercial Suites

High-visibility Busch Blvd location with scalable first-floor retail and flexible upstairs office suites.

|                     |                  |                     |                        |
|---------------------|------------------|---------------------|------------------------|
| <b>242-9,744 SF</b> | <b>1983/2026</b> | <b>27,496 SF</b>    | <b>NNN / Utilities</b> |
| Available           | Built/Renovated  | Gross Leasable Area | Lease Structures       |

**NXTDeal Realty | (813) 752-3000**

# Commercial Leasing Opportunity

4815-4817 E Busch Blvd offers a versatile retail and office leasing opportunity in a visible Tampa corridor. With small suites starting around 242 SF and larger configurations up to approximately 9,744 SF available across the property, this building can support entrepreneurs, service operators, professional offices, medical users, retail concepts, restaurant-oriented users, and established businesses seeking a more visible address.

|                 |                   |                     |                      |
|-----------------|-------------------|---------------------|----------------------|
| <b>9,744 SF</b> | <b>242 SF</b>     | <b>27,496 SF</b>    | <b>2.73/1,000 SF</b> |
| Total Available | Minimum Divisible | Gross Leasable Area | Parking Ratio        |

## Why Tenants Should Look Closely

- High-visibility commercial positioning along E Busch Blvd in Tampa, with frontage designed to help customers and clients find the property easily.
- Recently renovated in 2026, creating a fresher and more competitive environment for today’s tenant needs.
- Flexible floor-plan options, including first-floor customer-facing space and upstairs single-office or multi-office suites.
- Practical access, on-site parking, signage opportunities, security system, air conditioning, bus-line access, and 24-hour access features.
- Available immediately with negotiable terms, allowing tenants to align the space with operational, build-out, and growth objectives.

|   |   |
|---|---|
| <p><b>1ST FLOOR</b><br/> <b>902-3,608 SF</b><br/> <b>NNN   Retail</b></p> | <p><b>2ND FLOOR</b><br/> <b>242-6,136 SF</b><br/> <b>Offices   Suites</b></p> |
| <b>E BUSCH BLVD - HIGH-VISIBILITY FRONTAGE</b>                            |   |

# Available Space & Deal Structure

The property offers two distinct leasing profiles: downstairs space for tenants needing visibility, customer access, and commercial frontage; and upstairs suites for tenants needing efficient, professional office or service layouts. This range allows users to right-size their footprint without sacrificing location.

| Space            | Available Size  | Ceiling                    | Terms      | Rate / Rent Type   | Positioning   |
|------------------|---|----------------------------|------------|--|---|
| <b>1st Floor</b> | 902-3,608 SF  | -                          | Negotiable | \$30.00/SF/YR<br>(\$2.50/SF/MO)<br>Triple Net (NNN)                  | Street-level retail, service, restaurant, showroom, medical or customer-facing use. Patio space and high-visibility frontage. |
| <b>2nd Floor</b> | 242-6,136 SF<br>(units from approx. 242 SF to 6,300 SF) | 10-12 ft finished ceilings | Negotiable | Upon Request / flat-rate suites by unit plus utilities as applicable | Single-office and multi-office layouts. Select suites include private bathrooms; shared hallway restrooms available.          |

## First Floor: Street-Level Visibility

The first floor is positioned for businesses that benefit from frontage, walk-in access, delivery access, customer recognition, and an address with strong exposure. This space is especially suitable for retail, service-based businesses, restaurant-related concepts, medical/health users, showroom operators, and professional users wanting a direct street presence.

## Second Floor: Flexible Office & Service Suites

Upstairs suites can accommodate compact private offices, growing teams, multi-office layouts, training rooms, administrative operations, wellness providers, consulting firms, and other professional uses. Select suites include private bathrooms, with shared hallway bathrooms available for tenant convenience.

Note: Rental rates, utilities, NNN charges, tenant improvements, and build-out obligations should be confirmed directly through the leasing broker and final lease documents.

# Property Features That Support Business

This property is not simply available space; it is a flexible commercial platform designed to support visibility, convenience, and operational use. The combination of storefront retail, office configurations, signage potential, and nearby commercial anchors gives tenants a strong foundation for customer access and long-term positioning.

## Feature Highlights

- |  |  |
|--|--|
| <ul style="list-style-type: none"><li>• 24-hour access</li><li>• Bus-line access</li><li>• Corner-lot positioning</li><li>• Pylon sign potential</li><li>• Security system</li><li>• Signage opportunities</li></ul> | <ul style="list-style-type: none"><li>• Air conditioning</li><li>• Central air and heating</li><li>• High ceilings upstairs</li><li>• Finished ceilings: 10-12 ft</li><li>• Smoke detectors</li><li>• Restaurant-capable context</li></ul> |
|--|--|

## Ideal Tenant Profiles

- Retailers and boutique storefront concepts seeking exposure on a known Tampa corridor.
- Medical, wellness, or professional service users needing office suites with convenient client access.
- Restaurants, food-service, or specialty operators needing visibility and surrounding commercial traffic.
- Administrative offices, training centers, consulting firms, and small business teams needing scalable suite options.
- Service-based brands that want a visible address near established retailers, banks, restaurants, and neighborhood demand drivers.

**Position your business where customers can find you, employees can access you, and your space can scale with your needs.**

## Location & Market Positioning

Located along E Busch Blvd in Tampa, the property benefits from commercial exposure, surrounding retail activity, and practical access for customers, clients, employees, and vendors. Nearby recognized retailers and service providers help reinforce the corridor as an established commercial destination.

|                 |                     |               |                 |
|-----------------|---------------------|---------------|-----------------|
| <b>50/100</b>   | <b>60/100</b>       | <b>40/100</b> | <b>50/100</b>   |
| Fairly Walkable | Moderately Drivable | Some Transit  | Fairly Bikeable |

### Nearby Major Retailers and Anchors

|                 |                        |                |                 |                        |
|-----------------|------------------------|----------------|-----------------|------------------------|
| <b>Truist</b>   | <b>Rent-A-Center</b>   | <b>Publix</b>  | <b>IHOP</b>     | <b>Anytime Fitness</b> |
| <b>PNC Bank</b> | <b>Bank of America</b> | <b>TD Bank</b> | <b>Checkers</b> | <b>Starbucks</b>       |

### Commercial Corridor Advantage

The surrounding mix of food, banking, fitness, retail, and daily-needs operators helps create a steady commercial environment. Tenants can benefit from the visibility of E Busch Blvd while offering customers a location that is easy to identify and convenient to visit.

Existing tenant reference: Amana Food Market is listed as a supermarket tenant at the property, reinforcing the building's neighborhood-serving commercial character.

## Leasing Summary & Next Steps

4815-4817 E Busch Blvd gives tenants the ability to choose between high-impact street-level retail frontage and efficient upstairs office suites. For businesses that need flexible sizing, immediate availability, and strong corridor visibility, this property offers a compelling Tampa location with multiple pathways to fit the right use.

### At a Glance

- Address: 4815-4817 E Busch Blvd, Tampa, FL 33617
- Property type: Retail / Storefront Retail-Office
- Total available: approximately 9,744 SF
- Minimum divisible: approximately 242 SF
- First-floor availability: approximately 902-3,608 SF at \$30.00/SF/YR, Triple Net (NNN)
- Second-floor availability: approximately 242-6,136 SF with 10-12 ft finished ceilings, pricing upon request / flat-rate by unit plus utilities as applicable
- Built / renovated: 1983 / 2026
- Parking ratio: approximately 2.73 spaces per 1,000 SF
- Available now

**Schedule a tour or request leasing details**

**NXTDeal Realty**

**(813) 752-3000**

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Prospective tenants should verify final sizes, lease economics, utility obligations, NNN expenses, permitted use, build-out responsibilities, and availability before lease execution.