

2801 W Busch Blvd, Tampa, FL 33618 For Sale



OFFERING FLYER



THE OFFERING

Sale Price:	\$3,450,000
Price Per Square Foot:	\$254.83 / Per SqFt
Zoning:	PD
RBA:	13,538 SqFt
Parcel #:	<u>U-22-28-18-ZZZ-000000-95830.0</u>

INVESTMENT & PROPERTY HIGHLIGHTS

- **Prime Location:** Unbeatable corner positioning at a signalized intersection, providing maximum brand exposure and easy ingress/egress.
- **Renovated Excellence:** Originally built in 1985 and significantly renovated (circa 2005/2006 & 2017), the building features upscale finishes in the common areas and flexible suite layouts.
- **Connectivity:** Centrally located just 2 minutes from N Dale Mabry Hwy and 5 minutes from I-275, offering seamless commutes to Downtown Tampa, Westshore, and North Tampa.
- **Signage Opportunity:** High-impact pylon signage is available, offering tenants premier visibility on one of Tampa's most traveled thoroughfares.
- **Ample Parking:** A generous 56-space surface parking lot (approx. 4.1/1,000 SF ratio) caters to both staff and clients.

CONTACT LISTING AGENT FOR DETAILS



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LOCATION INFORMATION



LOCATION OVERVIEW

Prime Connectivity:

- The Busch Professional Center is nestled in the Carrollwood area, a mature and affluent professional hub. The building currently hosts a mix of professional services, including medical specialists (retina and vitreoretinal surgery) and counseling services, proving its versatility for both traditional office and clinical use.

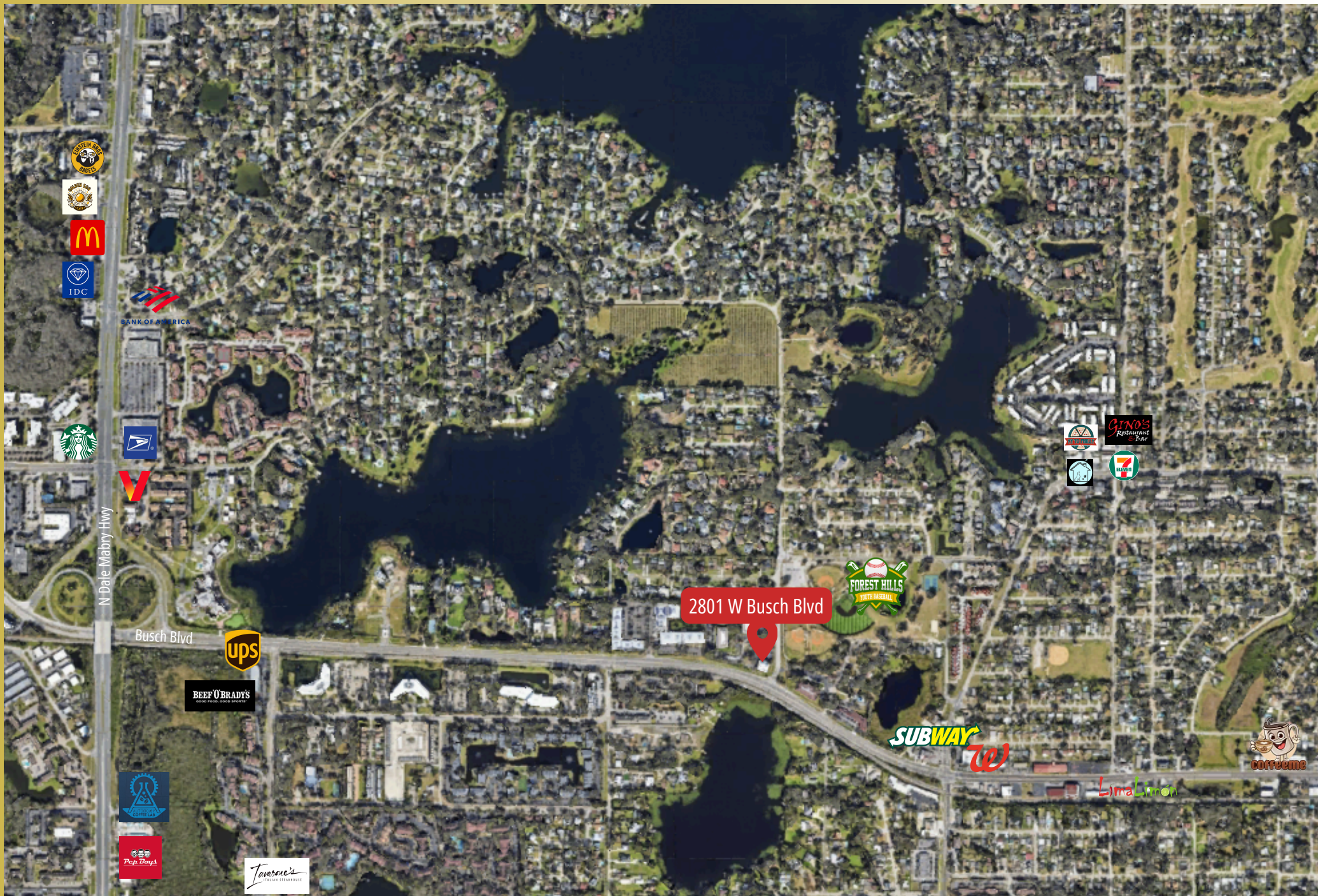
Surrounding Area:

- Surrounding amenities include a dense concentration of retail, dining, and banking options along the Busch Blvd and Dale Mabry corridors, ensuring that your team and your clients are never far from what they need.

Market Context:

- Presenting an exceptional opportunity to acquire a premium, Class B office asset strategically positioned in the heart of the thriving Carrollwood submarket. The Busch Professional Center is a two-story, ±13,538-square-foot professional office building that perfectly balances visibility, accessibility, and modern professional design.
- Situated at the signalized intersection of W Busch Blvd and Orange Grove Dr, this property serves as a landmark for local professionals and medical practitioners, benefiting from high daily traffic counts and an established neighborhood presence.

AERIAL MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	16,814	127,329
HOUSEHOLDS	7,310	50,862
MEDIAN AGE	37	39.80
MEDIAN HH INCOME	\$53,953	\$53,232
DAYTIME EMPLOYEES	5,808	58,230

POPULATION GROWTH '24-'29	↑ 10.09%	↑ 8.95%
HOUSEHOLD GROWTH '24-'29	↑ 10.38	↑ 9.24%



MARKET CONDITIONS

CURRENT

YOY CHANGE

VACANCY RATES

Subject Property	2.1%	↑	1.6%
Submarket 1-3 Star	7.6%	↓	-0.5%
Market Overall	9.8%	↑	0.5%

MARKET ASKING RENT PER AREA

Subject Property	\$39.88/SF	↑	2.4%
Submarket 1-3 Star	\$28.56/SF	↑	3.8%
Market Overall	\$31.75/SF	↑	4.0%

SUBMARKET LEASING ACTIVITY

12 Mo. Leased	874,451 SF	↑	202.6%
Months on Market	8.2	↓	0.2 mo

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