

# New Retail Outparcel Opportunity within Hyper-Retail District

## 7,400 New Homes & Lots Under Development

SOUTH RIVERVIEW, HILLSBOROUGH COUNTY, FLORIDA

**Steve Stone**  
**StreetFront Commercial Properties**  
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### DEMOGRAPHICS

|                                 |                       |
|---------------------------------|-----------------------|
| <b>Vehicle Count (Big Bend)</b> | <b>42,000 per day</b> |
| <b>Population Density (5mi)</b> | <b>66,407</b>         |
| <b># of Households (5mi)</b>    | <b>24,615</b>         |
| <b>Average HH Income (5mi)</b>  | <b>\$67,000</b>       |

- Two Parcels at the signalized SW corner of Big Bend Rd. and Lincoln Rd., Riverview, FL
- Folio #'s 0777230010 (1.32 Acres) and 0777230020 (1.0 Acres)
- Water/Sewer to site
- Land Use Code: 1000 (Commercial)
- Available for ground lease, build to suit, or sale
- Approved for 15,000 sf retail
- .8 miles East of I-75
- Amongst several large and expanding residential developments
- Curb cuts and SWFTMUD drainage in place
- Adjacent to St. Joseph's hospital
- Off site retention

The information provided is for property introduction purposes only. Interested parties should base their decision on the results of their own due diligence process, as it relates to the specific property use. Information herein is from source deemed reliable, and is subject to errors, omissions, change of price or other conditions, prior sale or lease withdrawal without notice. No warranty is made as to its completeness and accuracy. Retailer logos are used for informational purposes only and are not affiliated with or endorsed by any parties other than its owners.

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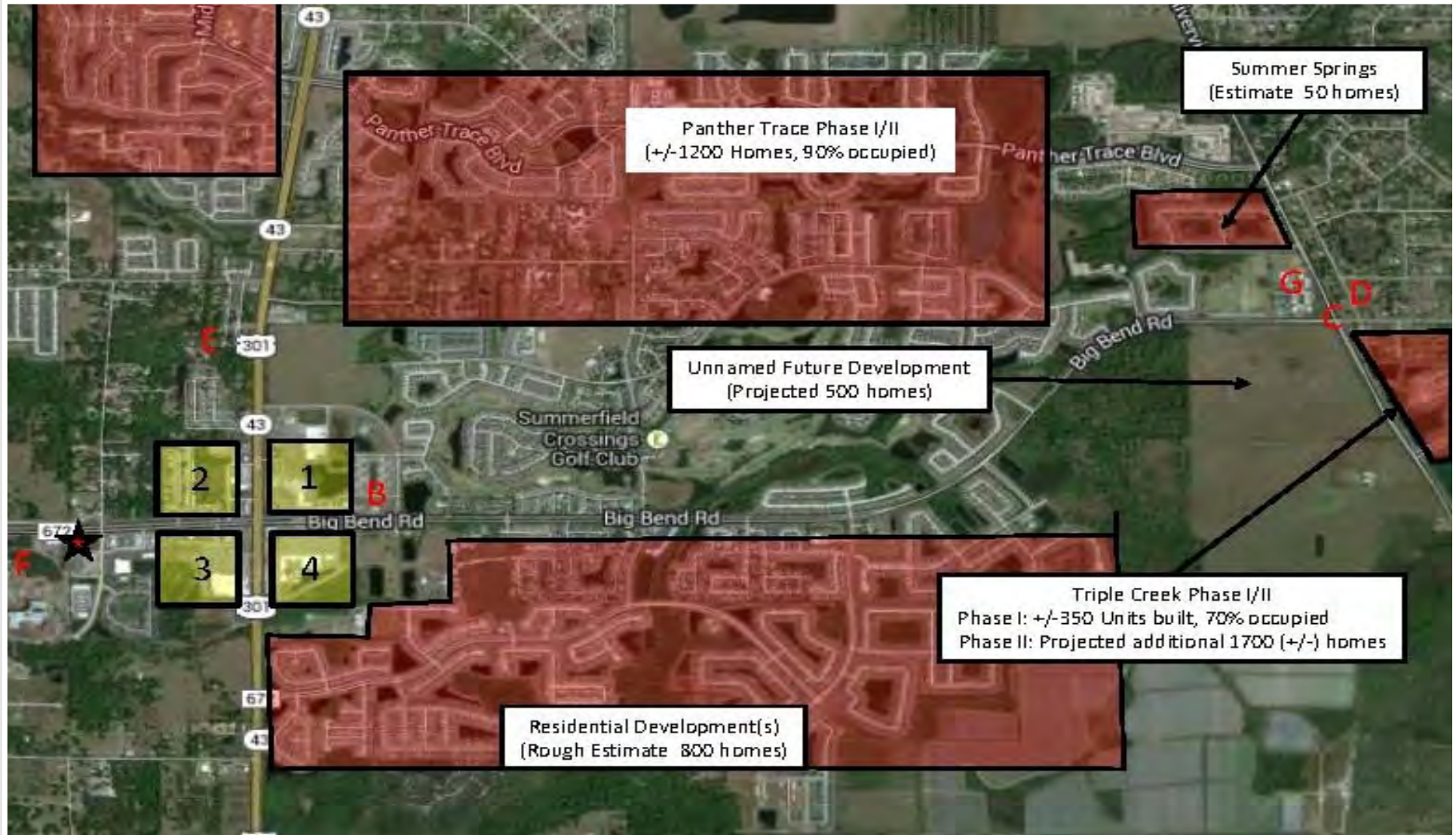
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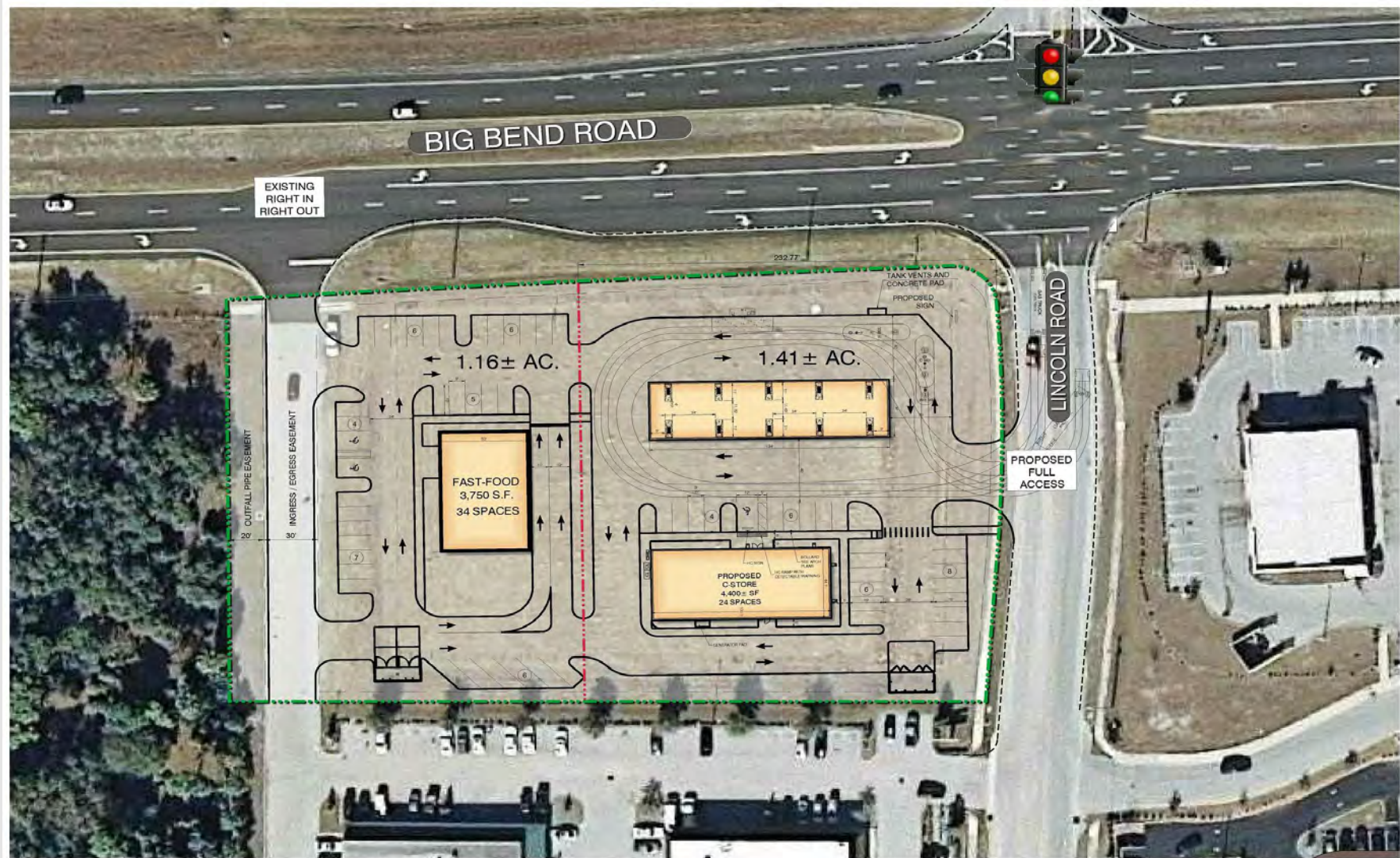
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### POTENTIAL DEVELOPMENT OPTION #1



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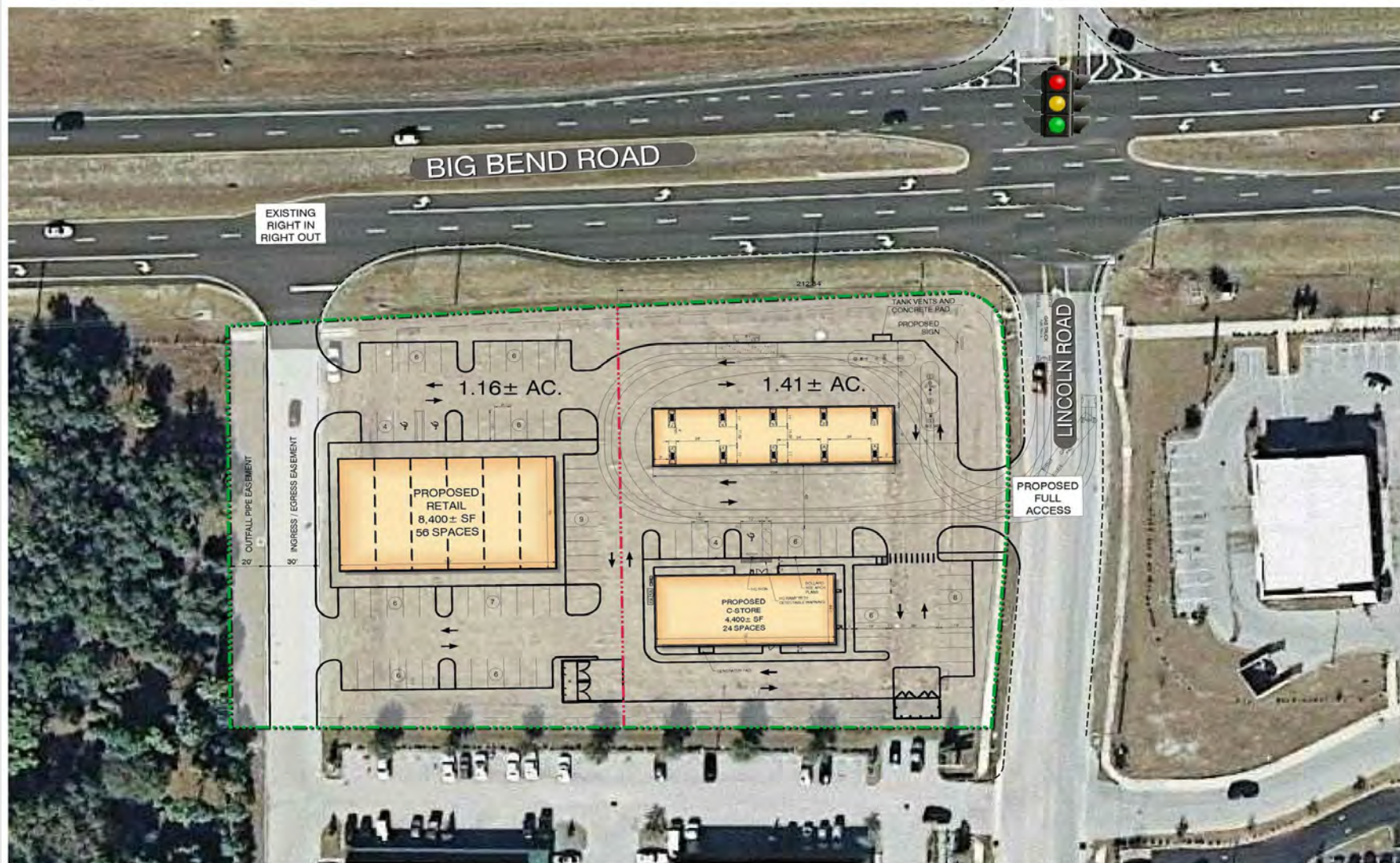
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### POTENTIAL DEVELOPMENT OPTION #2



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## EXISTING COMMERCIAL/ RESIDENTIAL OVERVIEW

### Retail Area 1:

Publix, Papa Johns, Anytime Fitness, Subway, McDonalds, UPS, **BOA (Hard Corner)**, Verizon, Urgent care Clinic, Wells Fargo Bank, Great Impressions, Dollar Tree, Beal's, Marshalls, SunTrust Bank, Dental Office, Tires Choice, Star Bucks, AutoZone, Regions Bank

### Retail Area 2:

CITCO, Advanced Auto Parts, Wendy's, Walk-in Clinic x 2, Dollar General, Quiznos, **Hess Gas (Hard Corner)**

### Retail Area 3:

Walgreens, PDQ, Firestone Tire, Applebee's, Village Inn, Amscott, Sonic, Tuffy Automotive, Burger King, Chase Bank, Bowling Ally, Kumon, Veterinarian, Sam's Club, Metro PCS, Restaurants x 2, Nail Salon, Beef-o-Brady's, Express Lube, Ace Hardware, Self-storage,

### Retail Area 4:

Panera Bread, Great Clips, H&R Block, AT&T, Medical Office x 3, GNC, Great Clips, Auto Zone, 5/3 Bank, Good Year Tire, South Bay Auto, Buffalo Wild Wings, Nail Salon, Asian Yummy, Little Caesar's, **7-11 (Hard Corner)**

A – Future Shopping Mall opening circa 2015

B – Medical Office Complex, 14 x dual tenant buildings, 11 occupants including Quest Diagnostics

C – New Traffic Light

E – Family Dollar coming soon

F – St Joseph Hospital, 400 Bed plus 40,000 SF Medical Offices

G – Elementary School

H – Future VA Hospital Site