

**JEFFREY TERWILLIGER**

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# PRIME FRONTAGE CORNER LOT - RETAIL USE

US HWY 301 S & SYMMES RD , RIVERVIEW, FL



Sale Price	<b>\$5,495,000</b>
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## OFFERING SUMMARY

Property Type:	Vacant Land
Lot Size:	7.46 Acres
Zoning:	PD
Folio ID's:	077244-0010 / 077244-0015

## PROPERTY OVERVIEW

An excellent opportunity to acquire a parcel zoned PD and already approved for the development of 61,665sf retail center, 16,550sf Professional Office, or 35,651sf Self-Storage Facility. This property sits along Hwy 301, and directly across from the Rivercrest Commons Shopping Center that is anchored by Publix. This site has concurrency. There is a cell tower on the Southwest corner of the property that is currently leased, further details can be provided.

## LOCATION OVERVIEW

This property has prime frontage off of US Hwy 301 and Symmes Rd and offers convenient access to I-75 from Gibsonton Drive.

An advertising dream with 448 feet of frontage along the heavily commuted US 301 alone. Located in the heart of the massive multi-million dollar development sweep that has occurred in the past couple of years, including the new Riverview hospital and 30 Acre master development featuring the Riverview 14 screen movie theater, Dunkin Donuts, T-Mobile, Zaxby's Chicken, a recently opened 124 room Extended Stay America hotel, Dollar Tree, Decemary Grill, and other various retailers and restaurants.

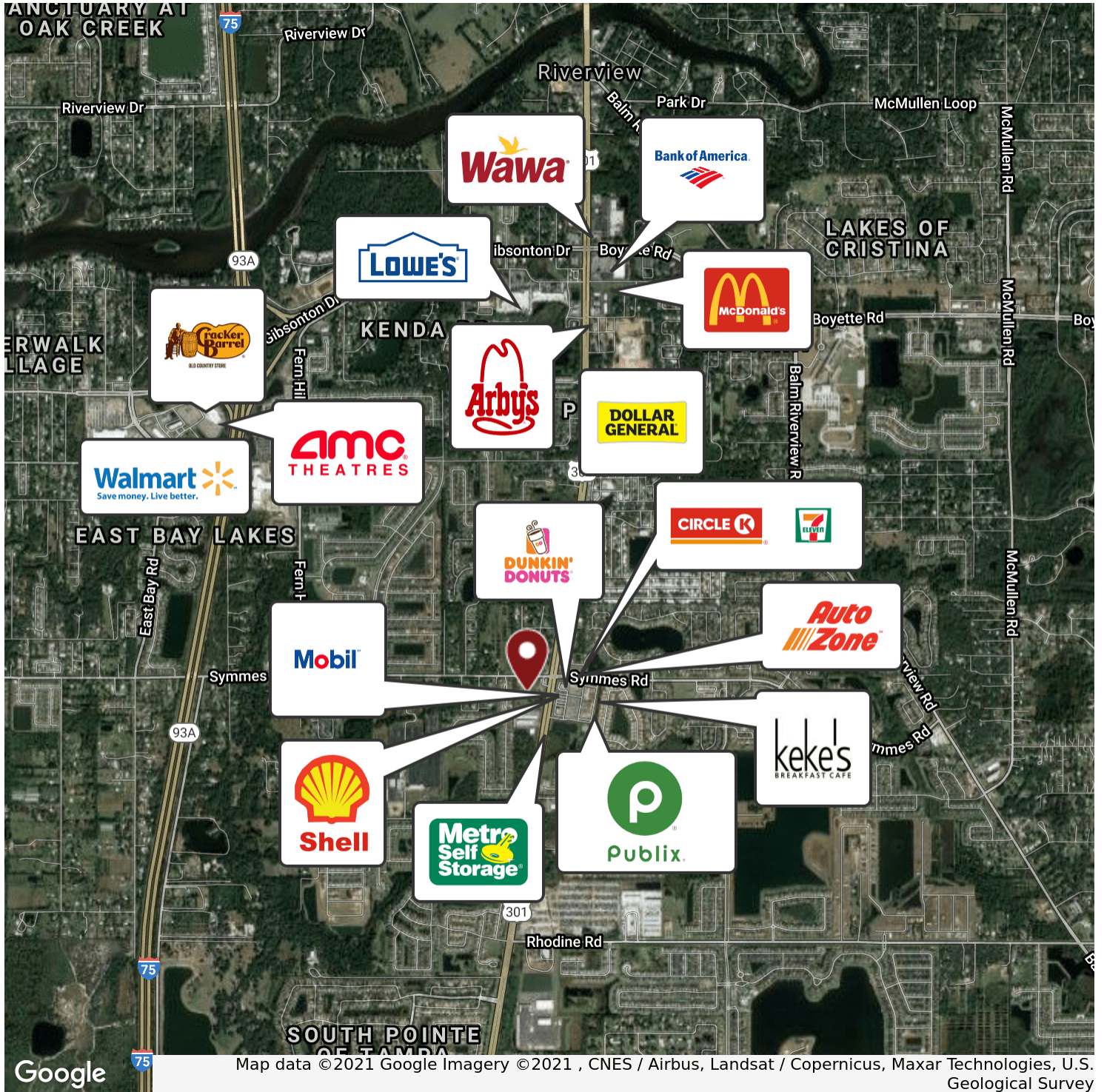
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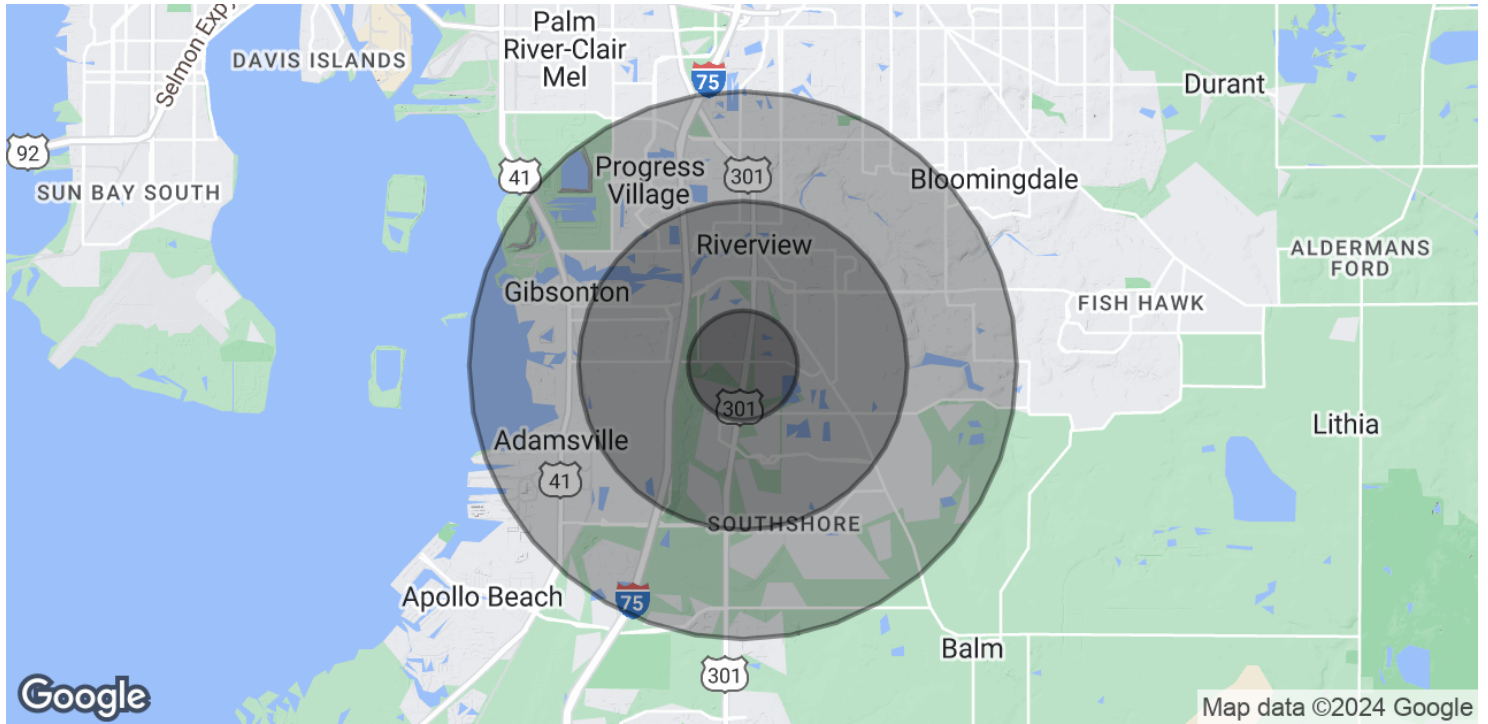
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svrcommercial.com

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POPULATION	2 MILE	5 MILE	10 MILE
Total Population	36,085	173,438	460,383
Average Age	35.7	35.9	37.9
Annual Pop. Growth '20 - '25	+2.2%	+2.0%	+1.7%
HOUSEHOLDS & INCOME			
Total Households	12,568	60,671	169,223
Average HH income	\$84,018	\$91,088	\$88,932
Annual HH Growth '20 - '25	+2.2%	+2.0%	+1.7%

\* Demographic data derived from 2020 US Census

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