

AVAILABLE FOR GROUND LEASE

10410 GIBSONTON DRIVE

NEC of Gibsonton Dr. and Mathog Rd.

RIVERVIEW | FLORIDA

± 1.18 AC
PAD SITE



SPACE DETAILS

POSSESSION

Available Immediately

NEIGHBORS

- Starbucks, Tire Kingdom, Lowes, Walgreens, Fifth Third Bank, Chipotle, Chic-fil-a, Landings at Alafia Trace (96 Townhomes)

COMMENTS

- Site is pad ready with all offsite improvements in place with utilities to property including a master storm water pond
- Adjacent to beautiful, brand-new freestanding Starbucks w/ D-T
- Full access from neighboring Tire Kingdom
- Close proximity to US 301 and I-75
- Highly traveled thoroughfare; 15,900 cars pass daily

LAND

- Size: ± 1.18 AC
- Zoning: PD (Planned Development)

DEMOGRAPHICS

POPULATION

1 Mile	6,615
3 Miles	82,555
5 Miles	205,791

DAYTIME POPULATION

1 Mile	6,348
3 Miles	57,871
5 Miles	149,412

TOTAL HOUSEHOLDS

1 Mile	2,606
3 Miles	30,718
5 Miles	76,061

AVERAGE HH INCOME

1 Mile	\$93,713
3 Miles	\$99,025
5 Miles	\$100,861

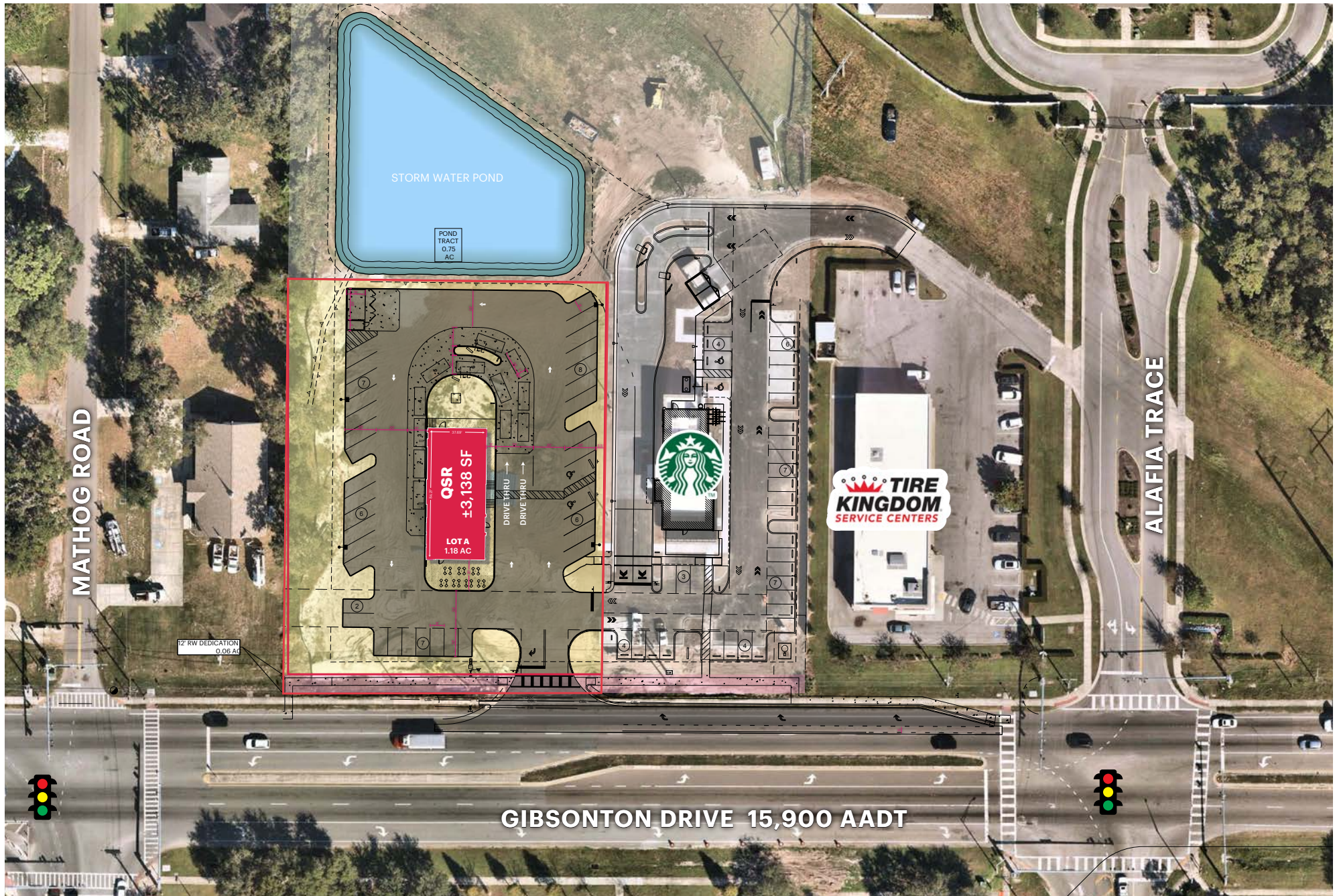
TOTAL BUSINESSES

1 Mile	367
3 Miles	1,656
5 Miles	4,197

TOTAL EMPLOYEES

1 Mile	3,080
3 Miles	18,962
5 Miles	53,777

CONCEPTUAL PLAN



RETAIL CORRIDOR MAP



RETAIL AREA MAP

