

# We know this land.



# Eshenbaugh

**LAND COMPANY**



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Aerial



# Property Description

## PROPERTY DESCRIPTION

This 0.81± acre parcel is available for retail in a great location right at the corner of Big Bend Dr and Simmons Loop in Riverview, FL. It has close access to I-75 and US 301 while being surrounded by numerous big box retailers like Walmart, Sam's Club, Walgreens, etc. The property is adjacent to a The Whitt, a 211-unit apartment complex under construction and anticipated to complete in late 2025. A public dog park is to be included on the west side of the apartments. Ingress and egress will be provided for the subject site via easement from the apartment site along Big Bend Road (right in/right out) and Simmons Loop (right in/right out). There is a billboard via easement agreement located on the northeast portion of the site that is NOT included.

## LOCATION DESCRIPTION

The property is located at the southeast quadrant of I-75 interchange at Big Bend Road on a signalized hard corner with excellent visibility at the \$81.7 million reconfigured interchange projected to be completed in the summer of 2025. New ramps with increased lanes allowing for better traffic flow, as well as added turning lanes should relieve the congestion and commute time in this area. This includes widening Big Bend Road between Covington Garden Drive and Simmons Loop from a 4-lane divided road to 6 lanes featuring enhanced pedestrian, bicycle, and bus facilities. Notable retailers include Walmart, Sam's Club, Publix, Aldi, Walgreen's, and more.

## PROPERTY SIZE

0.81 Acres

## ZONING

CG (Commercial General)

## PROPERTY ID

077730-0100

## PROPERTY OWNER

Riverview Ventures LLC

## PRICE

\$1,800,000 or \$135,000/year (ground lease)

## BROKER CONTACT INFO

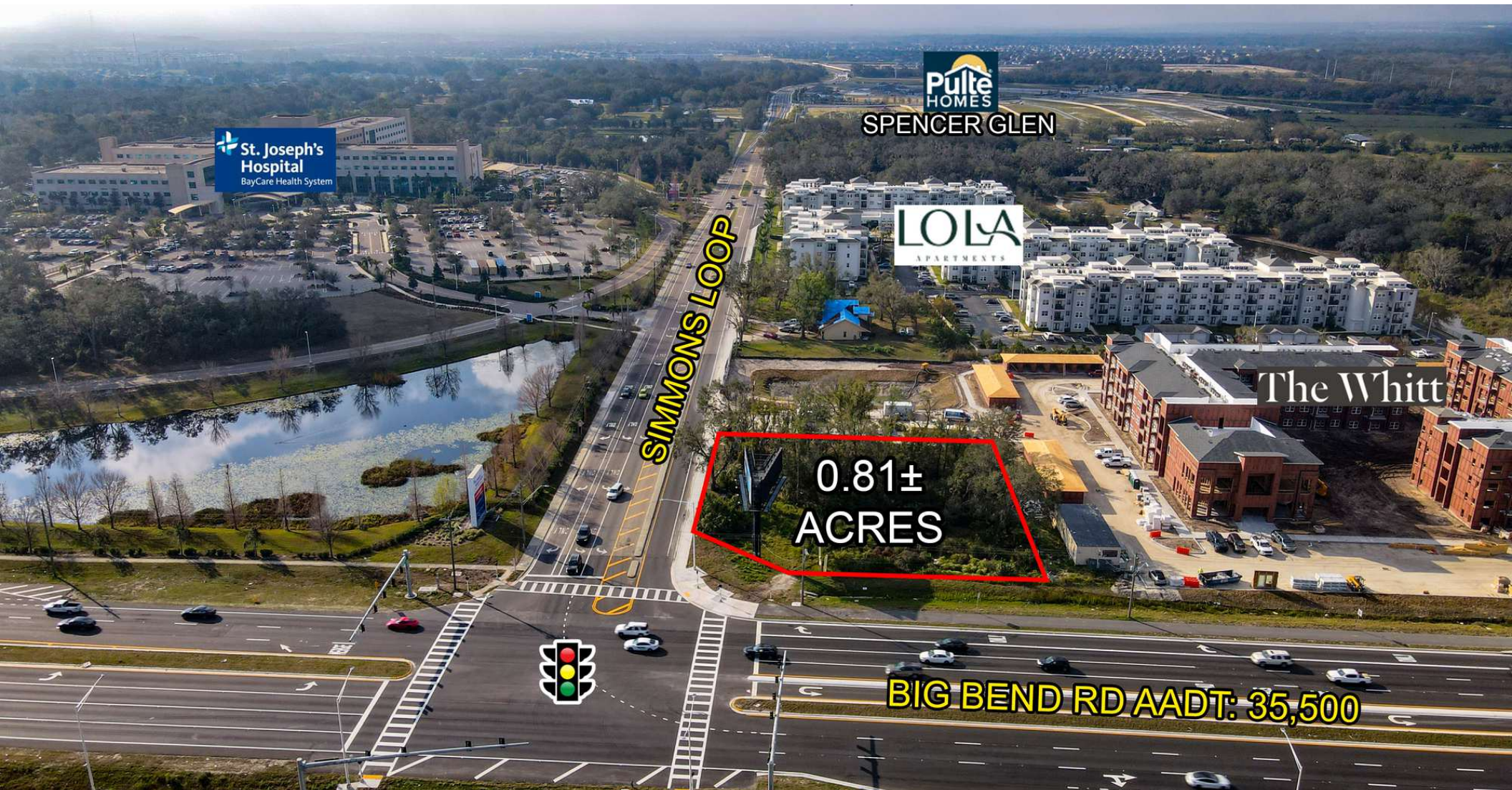
**Chase Collier, CCIM**

Advisor

813.287.8787 x103

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# Aerials (cont.)



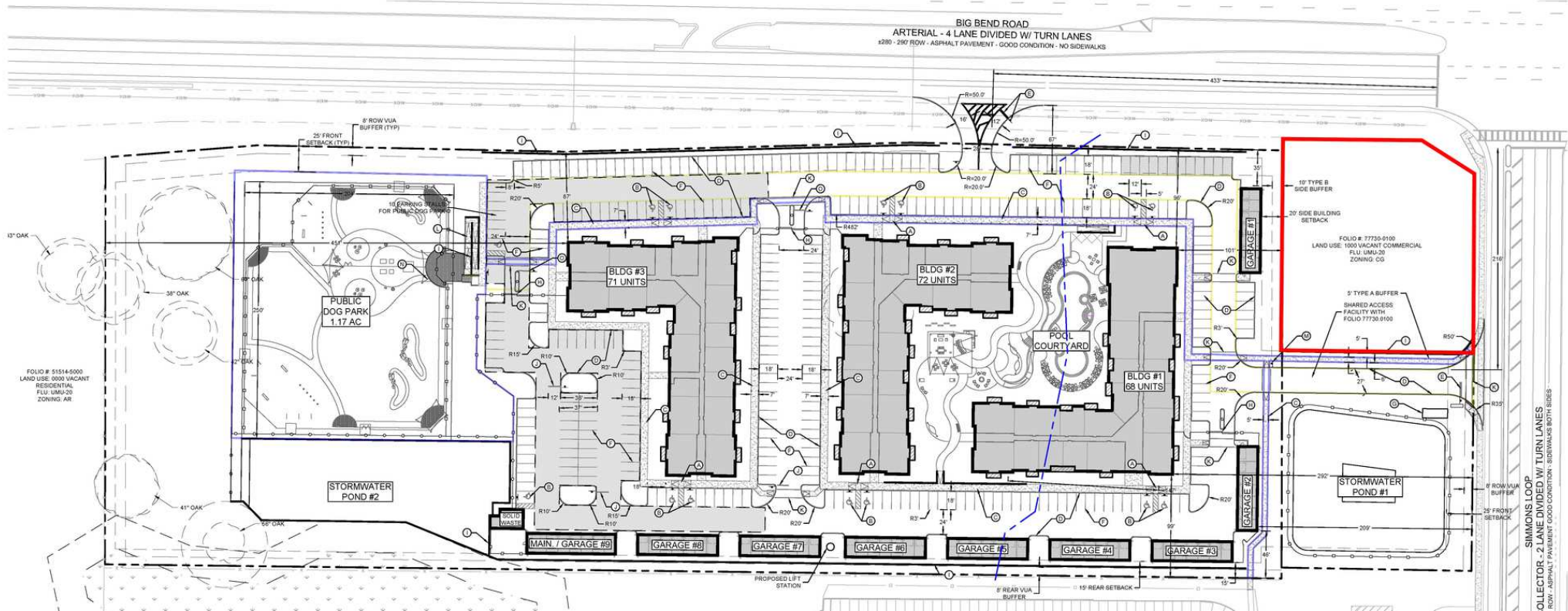
# Aerials (cont.)



# Retail Map



# Adjacent "The Whitt" Apartments Site Plan







# Demographics Map & Report

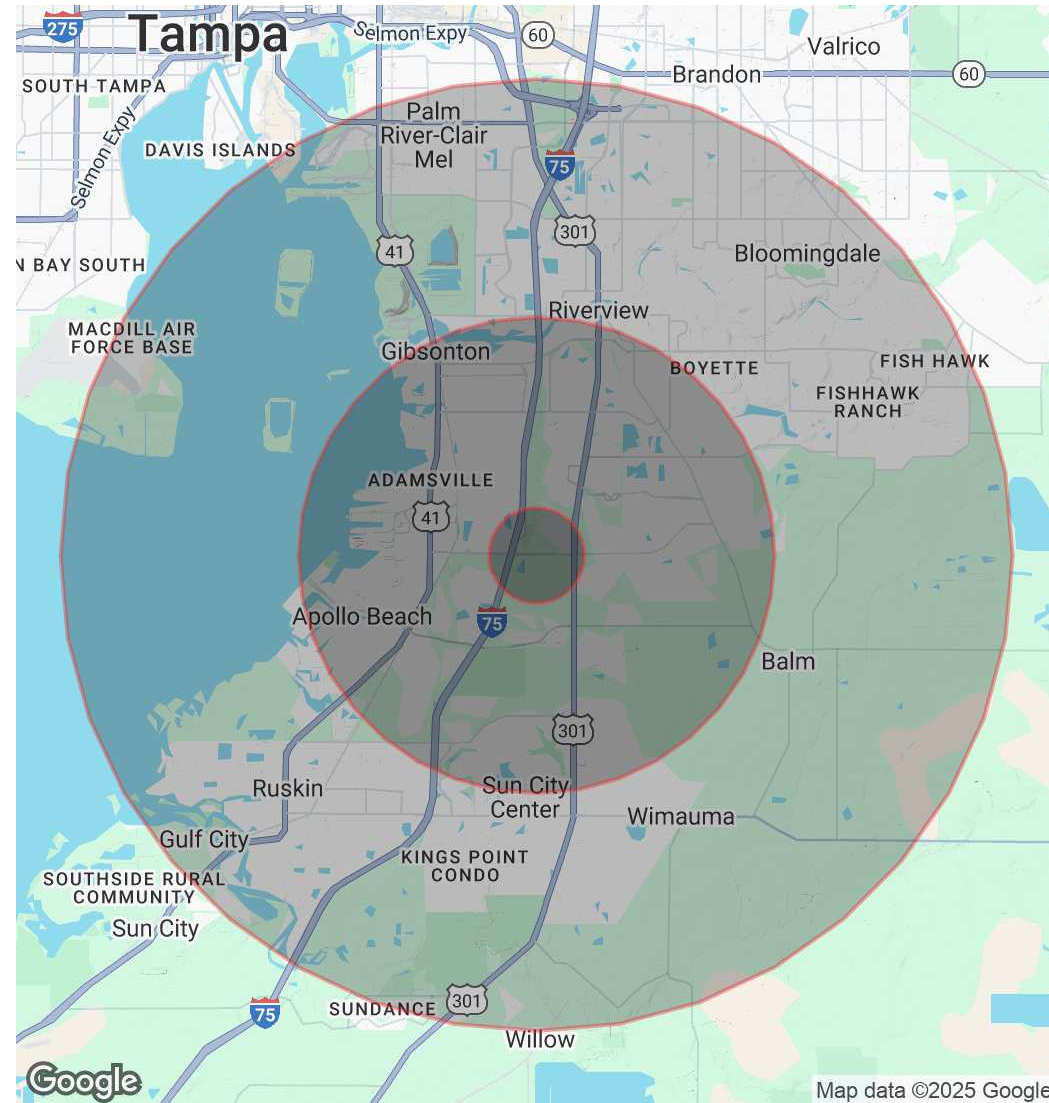
## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 5,443  | 112,588 | 340,423  |
| Average Age          | 33.6   | 38.8    | 38.9     |
| Average Age (Male)   | 31.3   | 37.7    | 37.8     |
| Average Age (Female) | 36.4   | 39.8    | 39.7     |

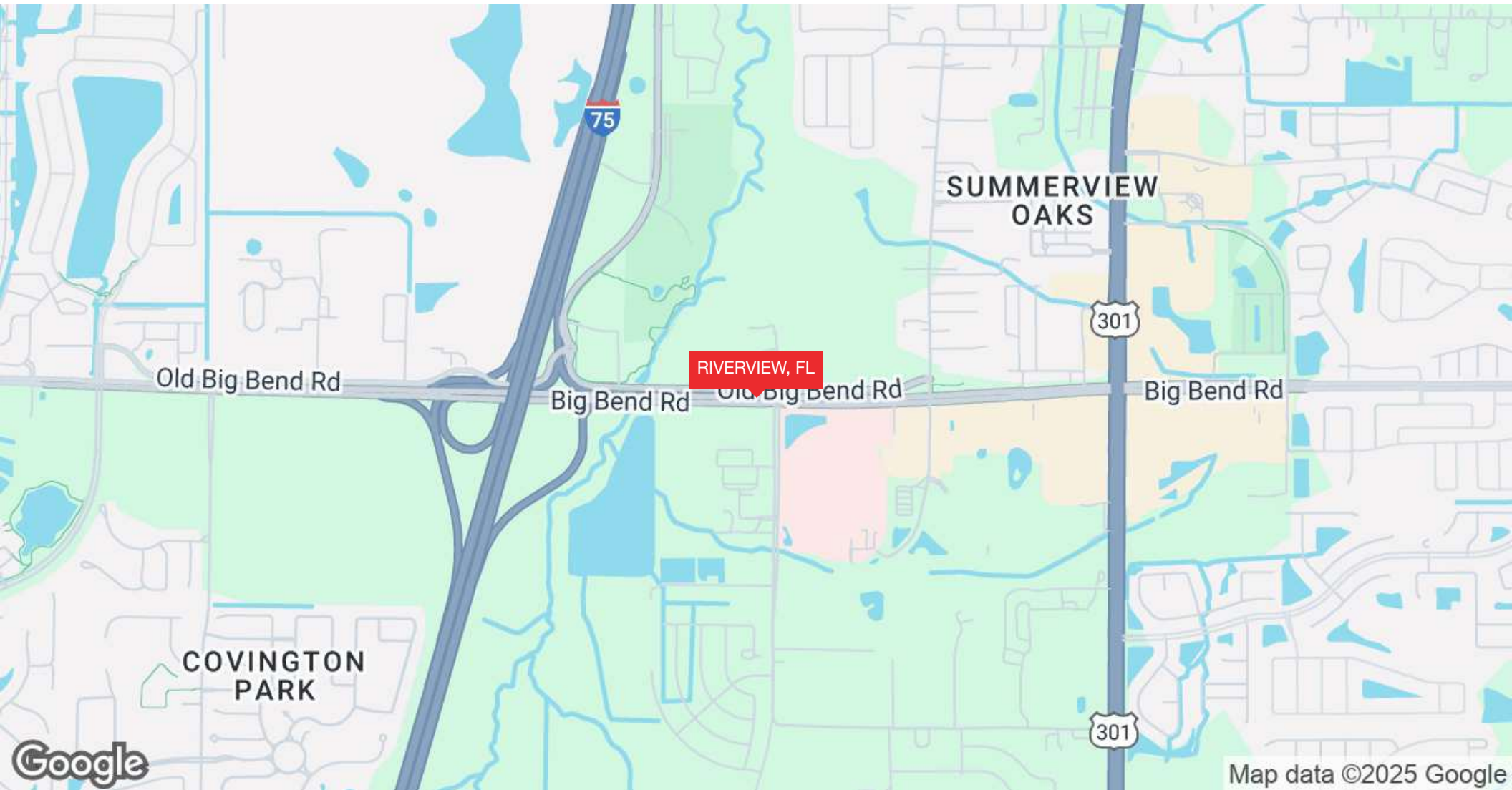
## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,797     | 42,828    | 133,164   |
| # of Persons per HH | 3.0       | 2.6       | 2.6       |
| Average HH Income   | \$85,416  | \$83,692  | \$79,389  |
| Average House Value | \$215,613 | \$225,644 | \$217,601 |

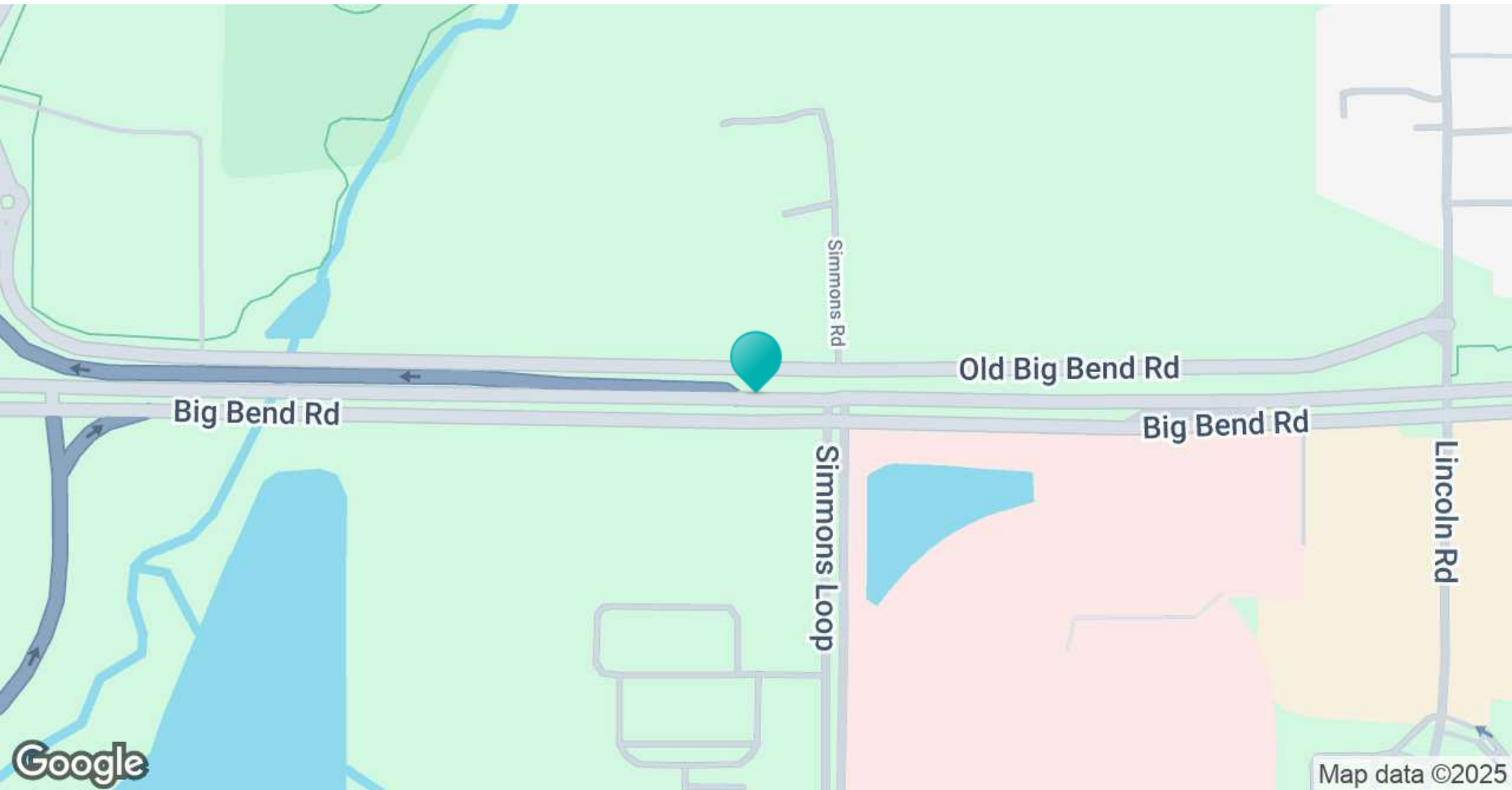
2020 American Community Survey (ACS)



# Regional Map



# Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.