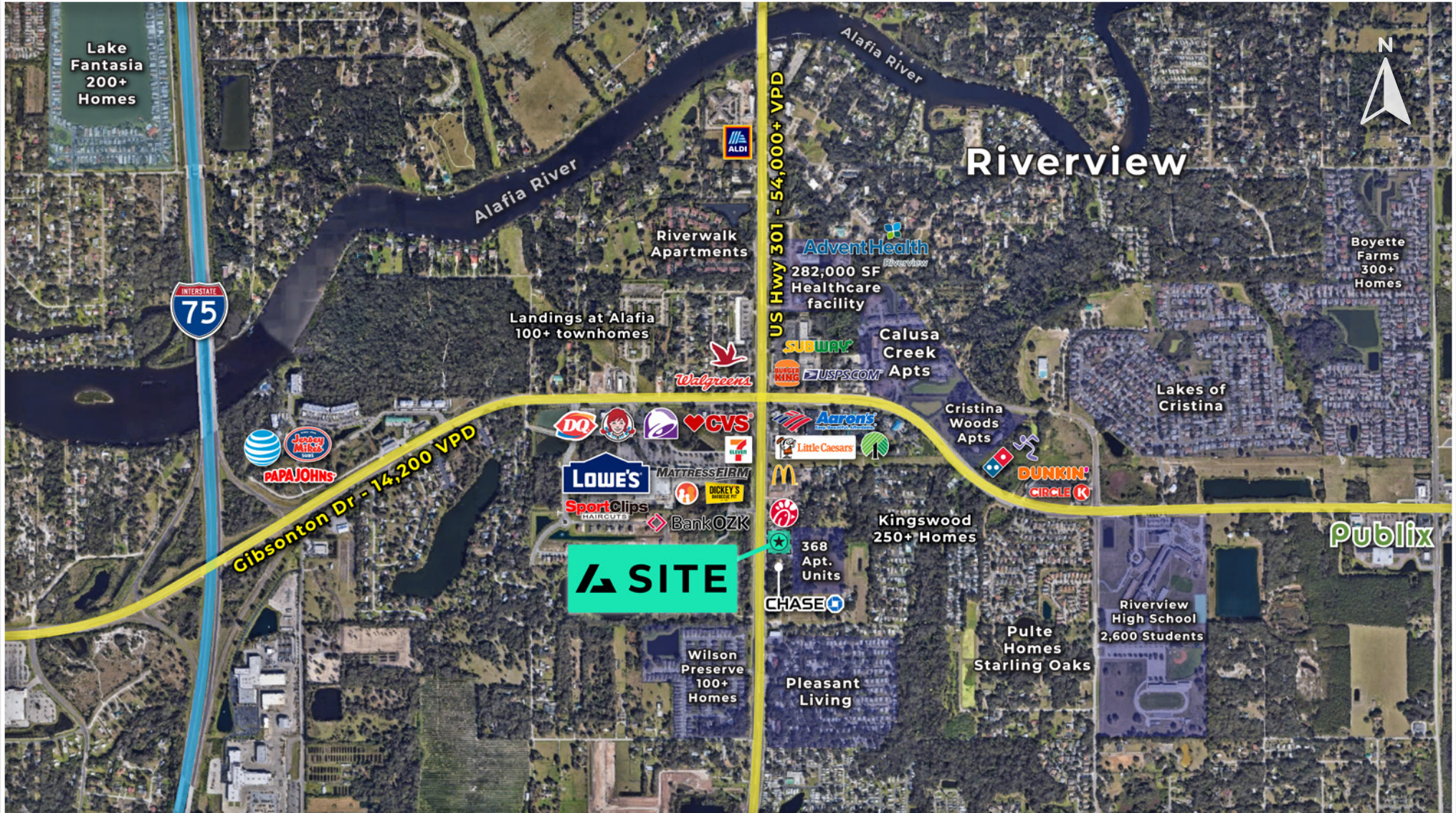




# Macro Aerial

US Hwy 301 & Gibsonton Dr Riverview, FL 33578



## Summary

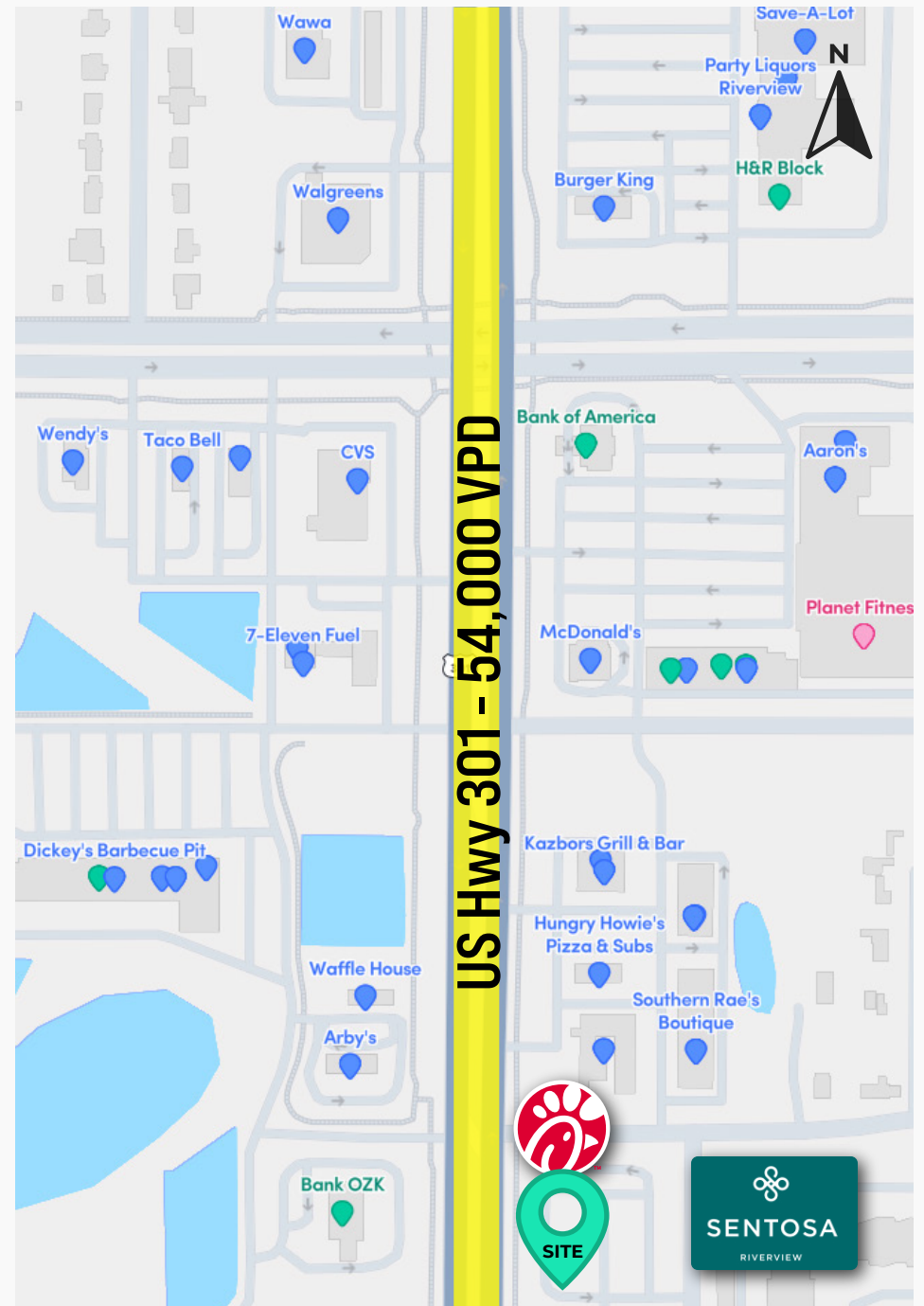
- Lease Rate: Call for Pricing
- Building Size: ± 9,500 SF
- Available For Lease: ± 1,800- 4,825 SF
- Co-Tenants: Smoothie King

## Property Overview

- Outparcel to Sentosa Riverview, a newly constructed 368-unit luxury apartment community
- Positioned in front of US Highway 301, direct visibility to 54,000 VPD
- Next to brand new 5,000 SF Chick-Fil-A
- Warm Gray Shell Delivery

## Demographics

2025 Population		
10,188 1 Mile	80,258 3 Mile	212,472 5 Mile
2029 Projected Growth ('25-'29)		
11.43% 1 Mile	9.89% 3 Mile	9.81% 5 Mile
Avg. Household Income		
\$91,485 1 Mile	\$95,934 3 Mile	\$95,524 5 Mile



# Site Plan

US Hwy 301 & Gibsonton Dr Riverview, FL 33578





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