

AT THE CROSSROADS OF GROWTH & LOCATION

SIGNALIZED RETAIL PAD OPPORTUNITY

1.22-Acre Site with Direct Frontage on Gibsonton Road



PROUDLY PRESENTED BY:



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PROPERTY HIGHLIGHTS

● Shovel-Ready, High-Traffic Riverview Location

Discover the potential of this prime property in Riverview, FL.

This property offers the ideal canvas for retail-pad investors seeking a strategic location. Zoned PD, the property offers flexibility for various land and retail endeavors, ensuring a wide range of potential uses and opportunities.

Nestled in the heart of the thriving Riverview area, this property presents a compelling investment opportunity, offering strong visibility and access in a dynamic, growing market.

Scan to See Aerial Video



PROPERTY HIGHLIGHTS

- Direct Gibsonton Road Frontage
- Signalized Full Access
- Minutes to I-75 and US 301
- Fronts Lowes Main Access
- Cleared and Balanced Site

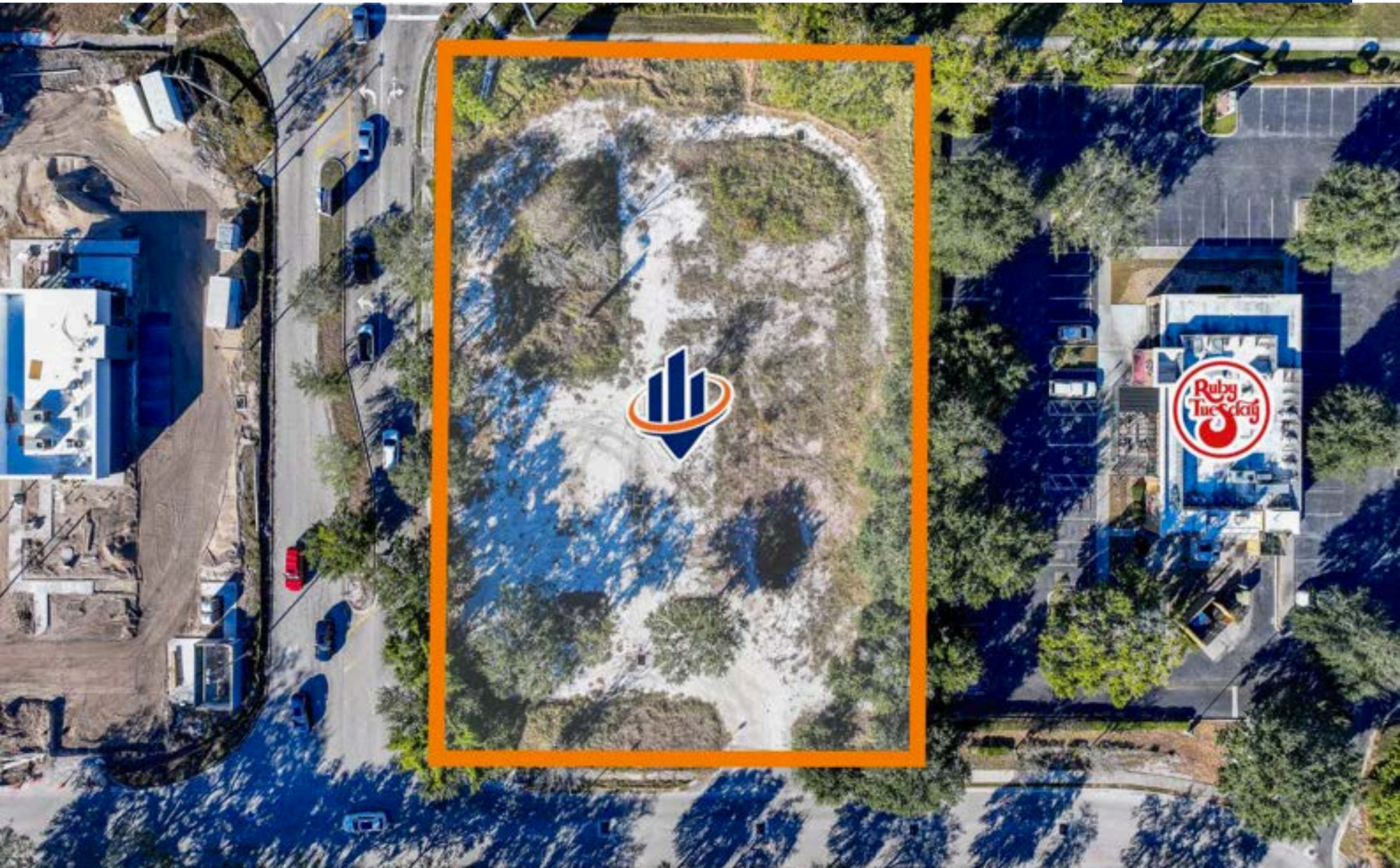
PROPERTY DETAILS

PRICE	\$3,200,000
LOT SIZE	53,123 SF
# OF UNITS	1
ZONING	COMMERCIAL USE









LOCATION OVERVIEW

CAPITALIZE ON GROWTH | OPPORTUNITY | LOCATION



TOTAL POPULATION (2024)*
139,215



EST POPULATION GROWTH
THROUGH 2050
+19%



EST EMPLOYMENT
GROWTH THROUGH 2050
+39%



48%
of Households Earn
>= \$100,000/Yr*

14

MILES

From Downtown Tampa

15

MIN OR LESS

To Fishhawk Ranch

2

MAJOR HIGHWAYS

I-75 & US HWY 301

*Source: [Plan Hillsborough | Strategic Planning, Environmental, and Research Division | March 12, 2025](#)

LOCATION OVERVIEW

Riverview, FL



POPULATION

- Total Population
- Average Age
- Average Age (Male)
- Average Age (Female)

	1 MILE	3 MILES	5 MILES
Total Population	8,837	83,624	198,334
Average Age	40	38	38
Average Age (Male)	39	37	37
Average Age (Female)	42	39	39



HOUSEHOLD & INCOME

- Total Households
- Average HH Income
- Average House Value

	1 MILE	3 MILES	5 MILES
Total Households	3,383	30,492	72,931
Average HH Income	\$105,984	\$101,085	\$103,238
Average House Value	\$359,045	\$336,635	\$358,851



85% of Existing Housing Units Are SF Homes*

*Source: [Plan Hillsborough | Strategic Planning, Environmental, and Research Division | March 12, 2025](#)

LOCATION OVERVIEW

Riverview, FL | Thriving Emerging Market Opportunity

Embrace the potential of the thriving Riverview market surrounding the property.

Riverview stands as one of Tampa Bay's fastest-growing submarkets, driven by robust residential expansion and increasing commercial development activity.

The area's strategic position between Tampa and Brandon, combined with direct access to I-75 and US Highway 301, has transformed Riverview into a thriving retail and mixed-use corridor.

This rapidly growing area offers proximity to a host of notable attractions, including the serene Alafia River and the popular Summerfield Crossings Golf Club.

The location provides access to a diverse selection of dining options and retail centers, creating a desirable environment for both investors and office tenants.

Major national retailers and regional developers continue to target this market, recognizing the strong population growth and rising household incomes that define the area's economic trajectory.

The surrounding trade area benefits from significant infrastructure improvements and new residential communities that continue to reshape Riverview's landscape.

As Tampa Bay's development continues its eastern expansion, Riverview represents a compelling opportunity for investors seeking to capitalize on a market entering its next phase of maturity and commercial sophistication.

LOCATION OVERVIEW

● **Riverview, FL Top Attractions**

Riverview, Florida, offers outdoor activities like hiking/biking plus unique spots like the [International Independent Showmen's Museum](#), while its proximity to Tampa provides easy access to major attractions like Busch Gardens and The Florida Aquarium.

Nature & Outdoors

- Bell Creek Nature Preserve: Trails for walking, jogging, and biking.
- Parks: Enjoy playgrounds at Wortham Park, sports facilities at Riverview Park & Rec, or skateboarding at Providence Skate Park.
- Waterways: Launch kayaks and paddleboards from the Riverview Civic Center or Williams Boat Ramp to explore the Alafia River.
- Mountain Biking: Excellent trails, especially at Boyette.

Nearby (Tampa Bay Area)

- [Busch Gardens Tampa Bay](#): Thrilling rides and wildlife.
- [The Florida Aquarium](#): Marine life exhibits in Tampa.
- [Manatee Viewing Center](#): See manatees in Apollo Beach (seasonal).
- [Tampa Riverwalk](#): Riverfront path with parks, restaurants & boat tours.

Entertainment

- Movie Theaters: Xscape Theatres and AMC are located in or near Riverview.
- Local Dining & Breweries: A growing scene with many local spots for food and drinks.
- [International Independent Showmen's Museum](#): A unique museum dedicated to the history of carnival showmen.



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