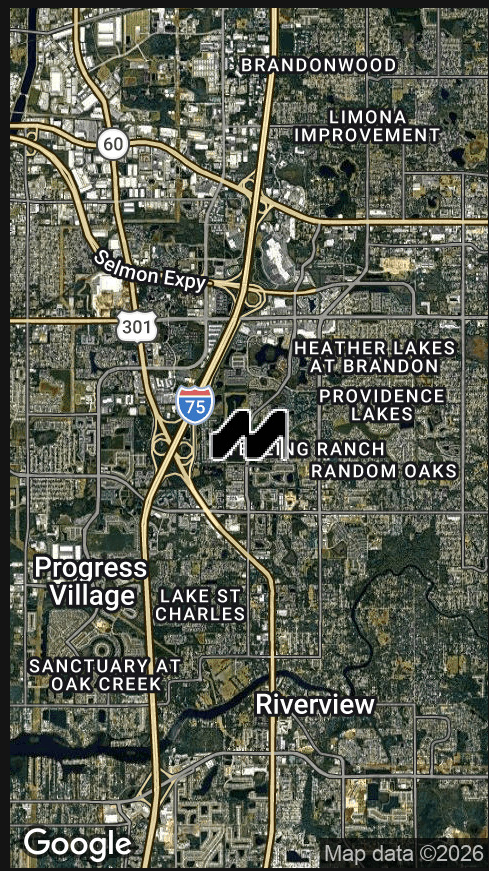




10308 Cardera Dr
RIVERVIEW, FL 33578

Property Highlights

- Strategic Location – Easy access to major highways and high-traffic area
- Modern Space – Ideal for a variety of commercial uses, newly built
- Flexible Terms – Available for purchase or lease to suit your business needs
- High-Growth Area – Located in one of Riverview's fastest-growing corridors
- Strong Demographics – Surrounded by dense residential communities and family households



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

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EXECUTIVE SUMMARY

RIVERVIEW, FL 33578

10308 Cardera Dr



OFFERING SUMMARY

Sale Price:	\$5,900,000
Building Size:	12,389 SF
Available SF:	781 - 12,389 SF
Lot Size:	63,148 SF
Price / SF:	-
Year Built:	2023
Zoning:	PD

PROPERTY OVERVIEW

Discover an exceptional opportunity at 10308 Cardera Drive, Riverview, FL 33578. This versatile commercial property is available for sale or lease, offering a prime location in a rapidly growing market. This would be the perfect turnkey opportunity for any schooling, day-care, office or some medical concepts. Also available for lease.

PROPERTY HIGHLIGHTS

- Flexible Terms – Available for purchase or lease to suit your business needs
- New Construction (2023) – Modern design with minimal upfront capital required
- Flexible Space Options – Suites available from 781 SF up to 12,389 SF
- Strong Demographics – Surrounded by dense residential communities and family households
- Ideal for Multiple Uses – Perfect for school, daycare, medical, or professional office
- Efficient Layout – Functional floor plan designed for operational efficiency

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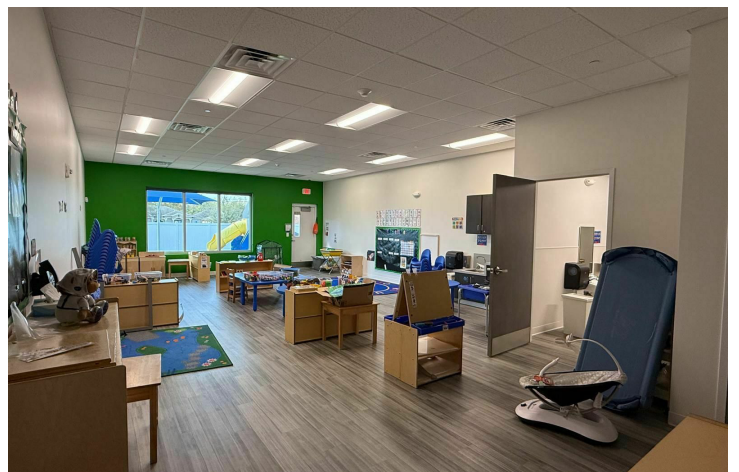
SPECIAL PURPOSE PROPERTY

For Sale

ADDITIONAL PHOTOS

RIVERVIEW, FL 33578

10308 Cardera Dr



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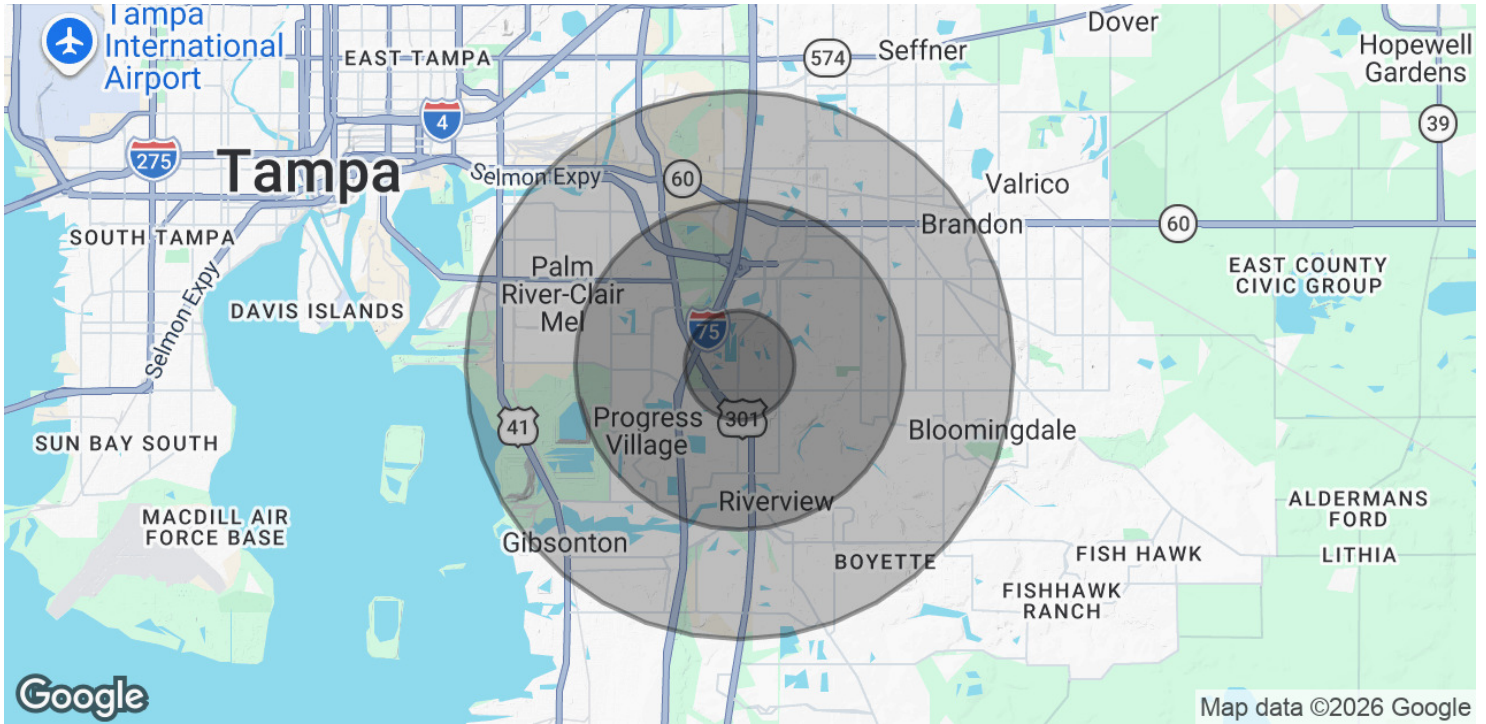
SPECIAL PURPOSE PROPERTY

For Sale

DEMOGRAPHICS MAP & REPORT

RIVERVIEW, FL 33578

10308 Cardera Dr



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	17,845	97,933	197,252
Average Age	35.9	36.2	38.1
Average Age (Male)	32.0	35.0	36.9
Average Age (Female)	37.0	36.5	38.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	7,399	39,951	75,407
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$84,026	\$89,249	\$95,107
Average House Value	\$282,606	\$309,215	\$317,984

2023 American Community Survey (ACS)

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SPECIAL PURPOSE PROPERTY

For Sale