



**LOLA**  
APARTMENTS

264 Units, Class A

 **BayCare**

St. Joseph's Hospital South  
223 Beds

**SUBJECT PROPERTY**

# **+/-1.26-AC DEVELOPMENT LAND**

*Adjacent to New Multifamily Developments and St. Joseph's Hospital South*

**6816 Simmons Loop, Riverview, FL 33578**

**OFFERING MEMORANDUM**

**Marcus & Millichap**  
PATEL YOZWIAK GROUP

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Marcus & Millichap

## HIGHLIGHTS // 6816 SIMMONS LOOP

- **PRIME DEVELOPMENT OPPORTUNITY:** A +/--\$1.26-acre fee simple development site located in the rapidly expanding Riverview, FL market.
- **FLEXIBLE FUTURE LAND USE:** Future land use designated as Suburban Mixed-Use 6 (SMU-6), allowing for a wide range of office, mixed-use, neighborhood commercial, residential and light industrial uses.
- **HEALTHCARE PROXIMITY:** Directly adjacent to St. Joseph's Hospital South, a major medical facility featuring 223 beds.
- **SURROUNDING MULTIFAMILY DENSITY:** Strategically positioned next to multiple new Class A multifamily developments, including LOLA Apartments (264 units) and The Whitt Apartments (211 units).
- **RESIDENTIAL SYNERGY:** Located near Spencer Glen by Pulte Homes, a new community with over 100 homes.
- **EXCELLENT CONNECTIVITY:** Convenient access to Interstate 75, which sees approximately 122,000 vehicles per day (VPD).
- **MAJOR THOROUGHFARE VISIBILITY:** Situated just off Big Bend Road, a primary retail artery with over 43,000 VPD.
- **RETAIL EPICENTER:** Surrounded by national powerhouse retailers including Walmart, Sam's Club, Publix, Aldi, HomeGoods, Marshalls and more.
- **TAMPA MSA:** Part of the Tampa-St. Petersburg metro, which has grown to over 3.3 million residents with a favorable business climate and diverse economy.
- **ATTRACTIVE PRICING:** Offered at \$865,000, representing a competitive price of \$686,507 per acre for a prime "in-fill" location.

# OFFERING SUMMARY // 6816 SIMMONS LOOP

**\$865,000**  
LIST PRICE

**\$686,507**  
PRICE/ACRE

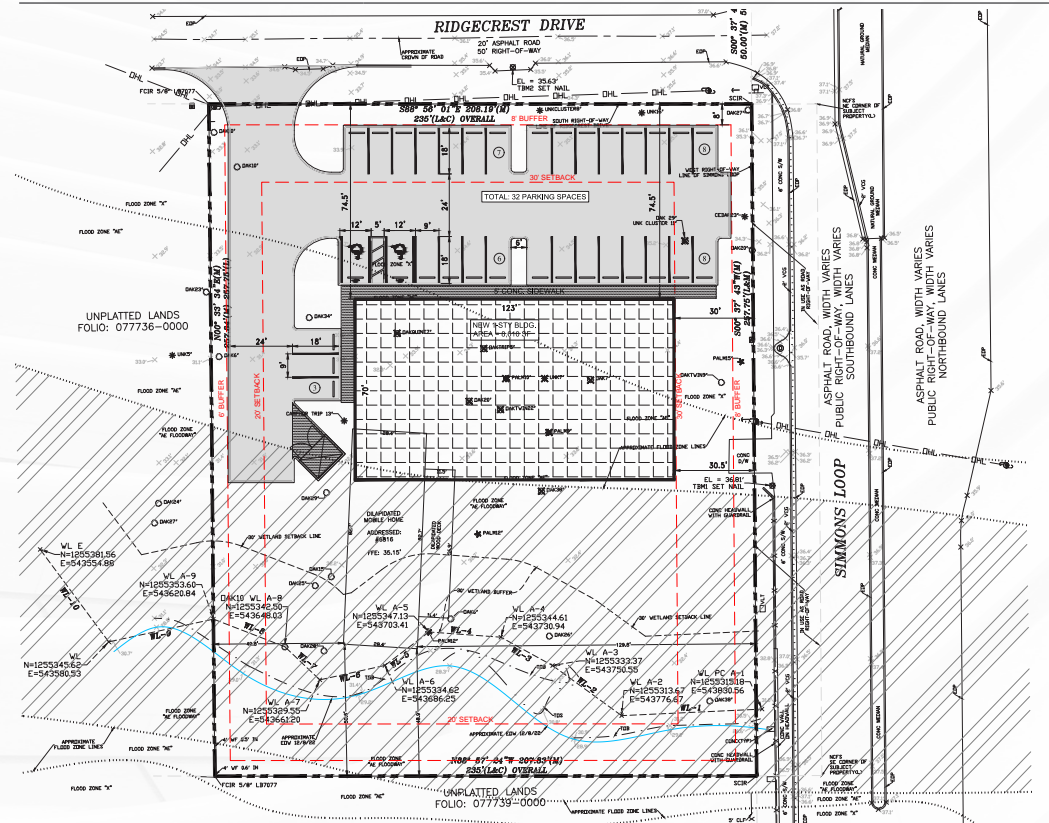
## PROPERTY DESCRIPTION

Address:	6816 Simmons Loop, Riverview, FL 33578
Lot Size:	+/-1.26-Acres
Gross Land SF:	54,668-Sq. Ft.
Type of Ownership:	Fee Simple
Parcel No.:	U-18-31-20-ZZZ-000003-15210.0
Flood Zone:	Yes, AE

## ZONING DESCRIPTION

Future Land Use:	SMU-6: Suburban Mixed-Use-6
Intent:	Urban/Suburban in intensity and density of uses. Rezonings approved through site planned controlled rezoning district.
Permitted Uses:	Range of Agriculture, residential, neighborhood commercial, office, research corporate park, light industrial and mixed use. Office uses are not subject to locational criteria.
Floor Area Ratio:	Neighborhood commercial up to 175K-Sq. Ft. or 0.25 FAR. Office and mixed-use projects up to 0.35 FAR. Light industrial up to 0.50 FAR.

## SITE PLAN



Site plan in place: Civil engineering site plan is dated September 2024 and signed and sealed by a licensed Florida PE. The site plan prepared by Northside Engineering positions an 8,610 SF single-story office building with 32 parking spaces, 5-foot concrete sidewalk, and required setbacks (30' front/side, 20' rear). This layout is consistent with comparable medical/professional office projects along the corridor and represents an efficient use of the 1.24-acre site.

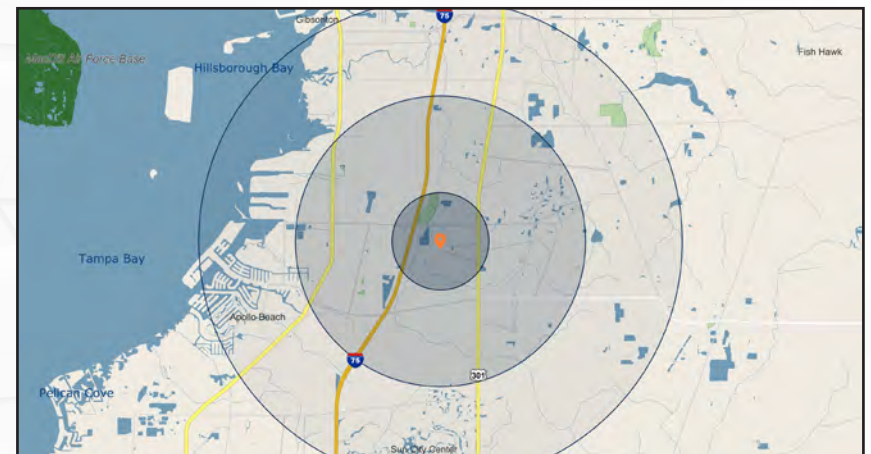
# AERIAL // 6816 SIMMONS LOOP



# DEMOGRAPHIC REPORT // RIVERVIEW, FL

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	7,521	85,889	176,605
<b>2025 Estimate</b>			
Total Population	6,388	77,702	161,155
<b>2020 Census</b>			
Total Population	4,394	65,049	138,136
<b>2010 Census</b>			
Total Population	1,669	32,124	79,020
<b>Daytime Population</b>			
2025 Estimate	3,536	45,775	108,347
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	2,889	29,368	64,586
<b>2025 Estimate</b>			
Total Households	2,452	26,560	59,115
Average (Mean) Household Size	3.0	2.9	2.8
<b>2020 Census</b>			
Total Households	1,617	21,198	48,664
<b>2010 Census</b>			
Total Households	595	10,445	29,052

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$250,000 or More	8.1%	7.1%	7.4%
\$200,000-\$249,999	4.3%	4.0%	4.0%
\$150,000-\$199,999	10.5%	12.3%	10.7%
\$125,000-\$149,999	6.8%	10.6%	9.4%
\$100,000-\$124,999	13.9%	18.3%	15.9%
\$75,000-\$99,999	22.9%	18.6%	17.6%
\$50,000-\$74,999	17.4%	13.7%	14.5%
\$35,000-\$49,999	6.3%	5.7%	7.2%
\$25,000-\$34,999	3.5%	3.4%	4.2%
\$15,000-\$24,999	2.0%	2.4%	3.7%
Under \$15,000	4.2%	3.9%	5.2%
Average Household Income	\$119,344	\$121,337	\$117,492
Median Household Income	\$93,404	\$103,417	\$97,784
Per Capita Income	\$40,078	\$41,900	\$42,813



# MARKET SUMMARY // TAMPA, FL MSA

## TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



## METRO HIGHLIGHTS



### FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



### PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



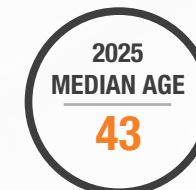
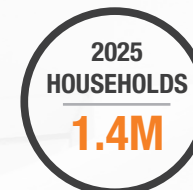
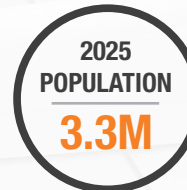
### DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

## ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

## DEMOGRAPHIC HIGHLIGHTS



# RIVERVIEW LAND

6816 Simmons Loop, Riverview, FL 33578

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