

# LAND FOR SALE

Riverview FL 33578

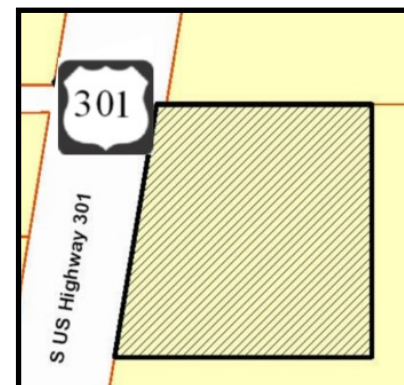
USE: OFFICE



TAMPA  
COMMERCIAL  
REAL ESTATE



- **PRICE: \$1,200,000**
- **SIZE: 5 Ac**
- **ZONING: PD—50,000 sf of BPO Use (Office/Professional Office)**
- **FOLIO: 077273-0010**
- **EXCEPTIONAL VISIBILITY**
- **Huge Residential Growth— Thousands of new homes**
- **Traffic Count: AADT 31,000**
- **Hwy 301 is a main N-S artery linking Riverview to Tampa and points south.**



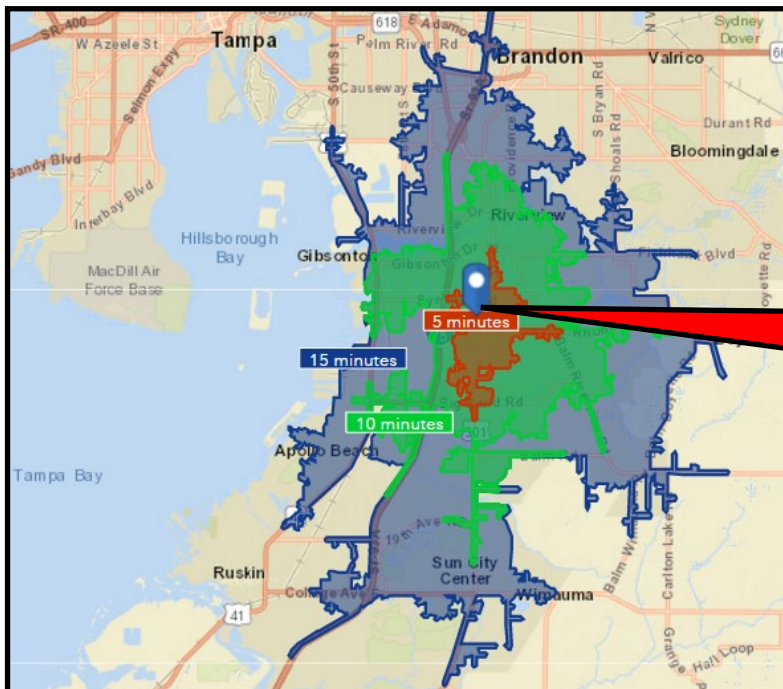
For more information please contact:  
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Located in Hillsborough County, Riverview is one of the fastest growing areas in Florida. Not too long ago this area was farmland. Thousands of new homes have been constructed and many more are in development. Shopping centers, medical centers have all been constructed in the last few years. There has been very little development of office product. When the property was sold in 2005 this portion of the property was zoned PD BPO (Business Professional Office use)

Demographic Notes: Riverview is now the 35th largest community in Florida. The construction of new real estate can often be taken as an indication that the local Riverview economy is robust, and that jobs or other amenities are attracting an influx of new residents. Riverview has a mixed workforce of both white- and blue-collar jobs. Overall, Riverview is a town of sales and office workers, professionals, and managers. There are especially a lot of people living in Riverview who work in office and administrative support (15.86%), sales jobs (13.22%), and management occupations (10.61%).

Also of interest is that Riverview has more residents who work in computers and math than 95% of the places in the US. One downside of living in Riverview, is that residents have to contend with a long commute, spending on average 32.61 minutes every day commuting to work. An office park development would be a welcome addition.

Note For GPS: The address of Piketeo restaurant directly across Hwy 301 is 10621 Tucker Jones Rd, Riverview, FL 33578



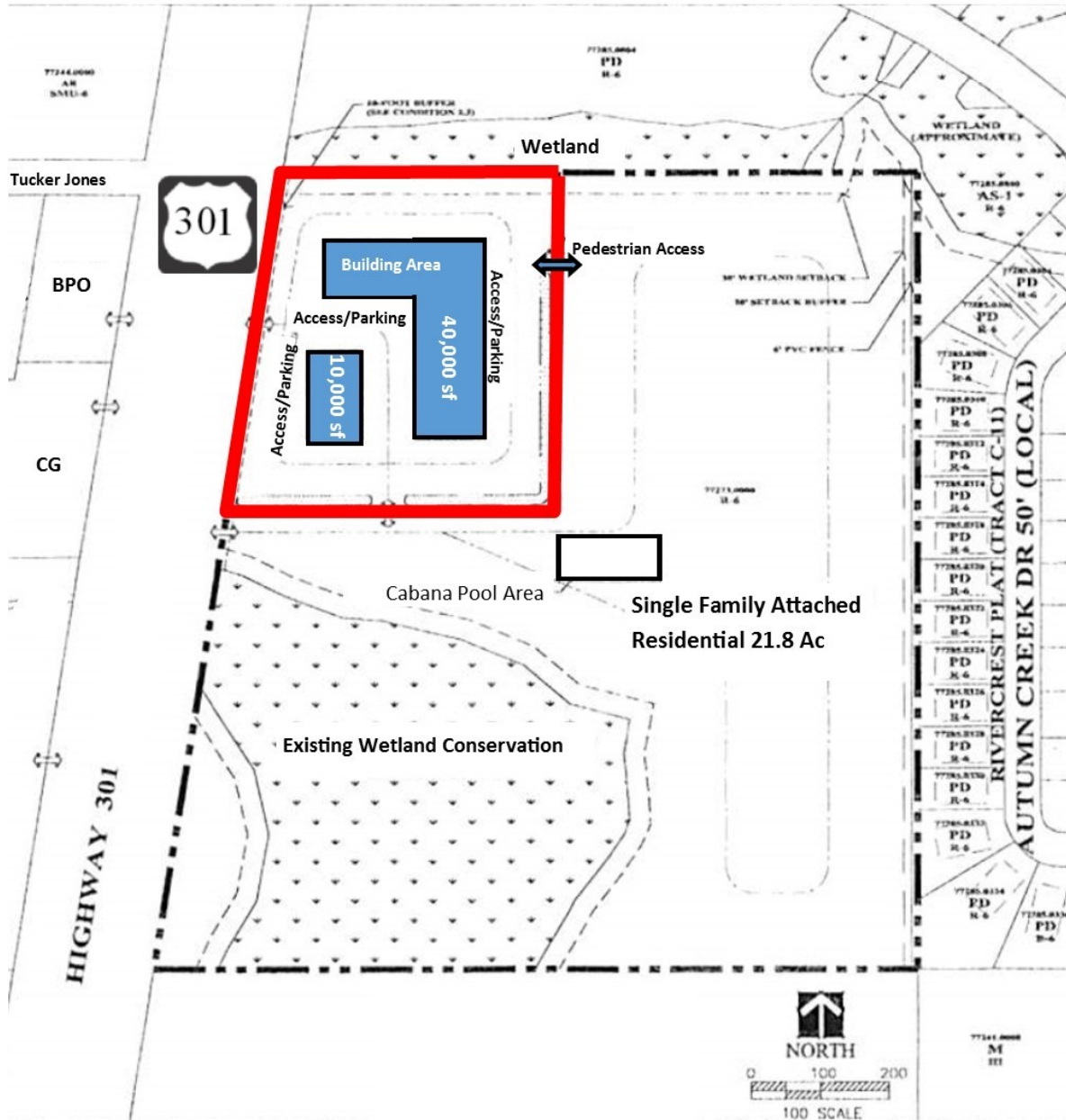
**SITE**

2016	5 MIN	10 MIN	20 MIN
POPULATION	15,557	76,105	169,459
HOUSEHOLDS	5,056	25,272	63,255
MED AGE	33.6	34.4	36.5
MED HH INCOME	\$63,725	\$62,766	\$58,650
AV HH INCOME	\$74,274	\$75,397	\$73,489

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# OAK HAVEN PD GENERAL DEVELOPMENT SITE PLAN



In September 2005 the site plan of the Planned Development was approved for BPO (Business Professional Office). 50,000 sf of building area is permitted

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