



SALE

Big Bend, US Hwy 301 Publix Outparcel

10728 BIG BEND RD

Riverview, FL 33579

PRESENTED BY:

KENNY ANDERSON

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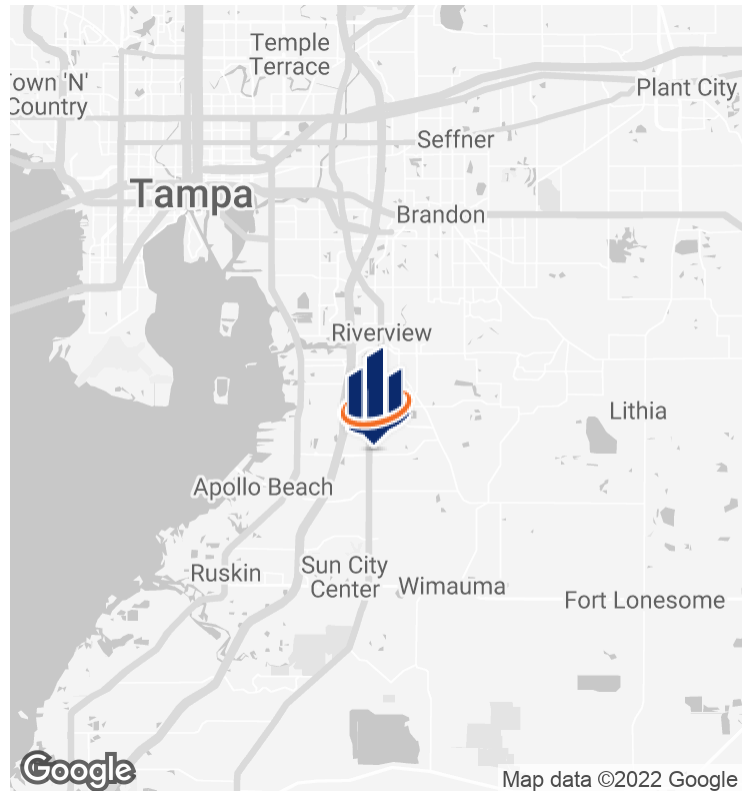
PURAV SHAH

O: 813.353.8712

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SVN
COMMERCIAL ADVISORY GROUP

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,880,000
AVAILABLE SF:	
LOT SIZE:	1.23 Acres
PRICE / ACRE:	\$2,341,463
ZONING:	PD

PROPERTY OVERVIEW

Last remaining out parcel for sale, approved for up to 10,800sf. One of the fastest growing areas in all of Florida. Traffic counts 2020 FDOT: Over 50,000 AADT along US 301 and over 35,000 AADT along Big Bend Rd. Many approvals received to make developing this property fairly easy. New construction retail rents nearby exceeding \$50/sf NNN.

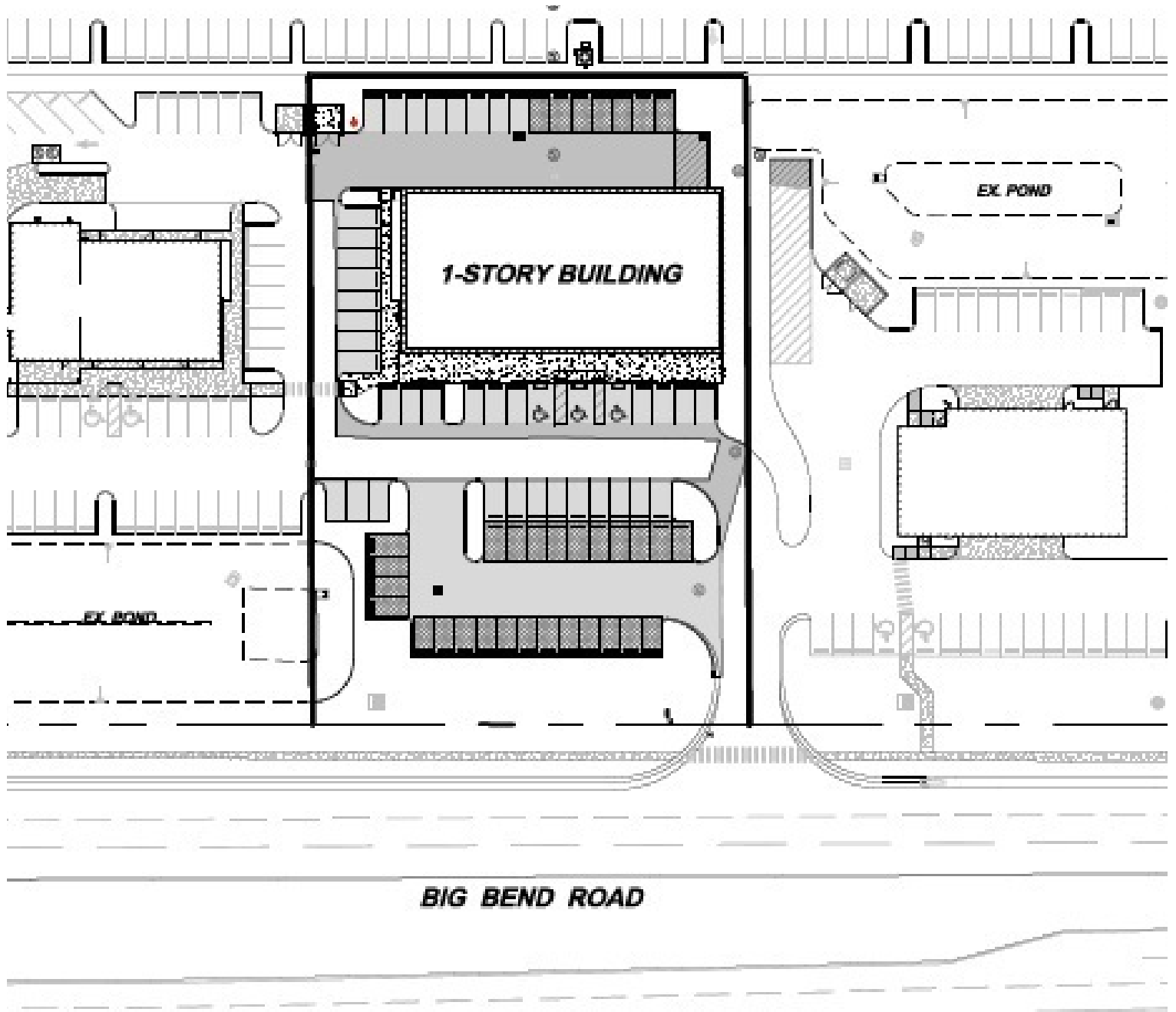
PROPERTY HIGHLIGHTS

- Develop up to 10,800sf
- Last remaining out lot for Sale
- Traffic counts 2020 FDOT: Over 50,000 AADT along US 301
- and over 35,000 AADT
- Huge growth area

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ADDITIONAL PHOTOS



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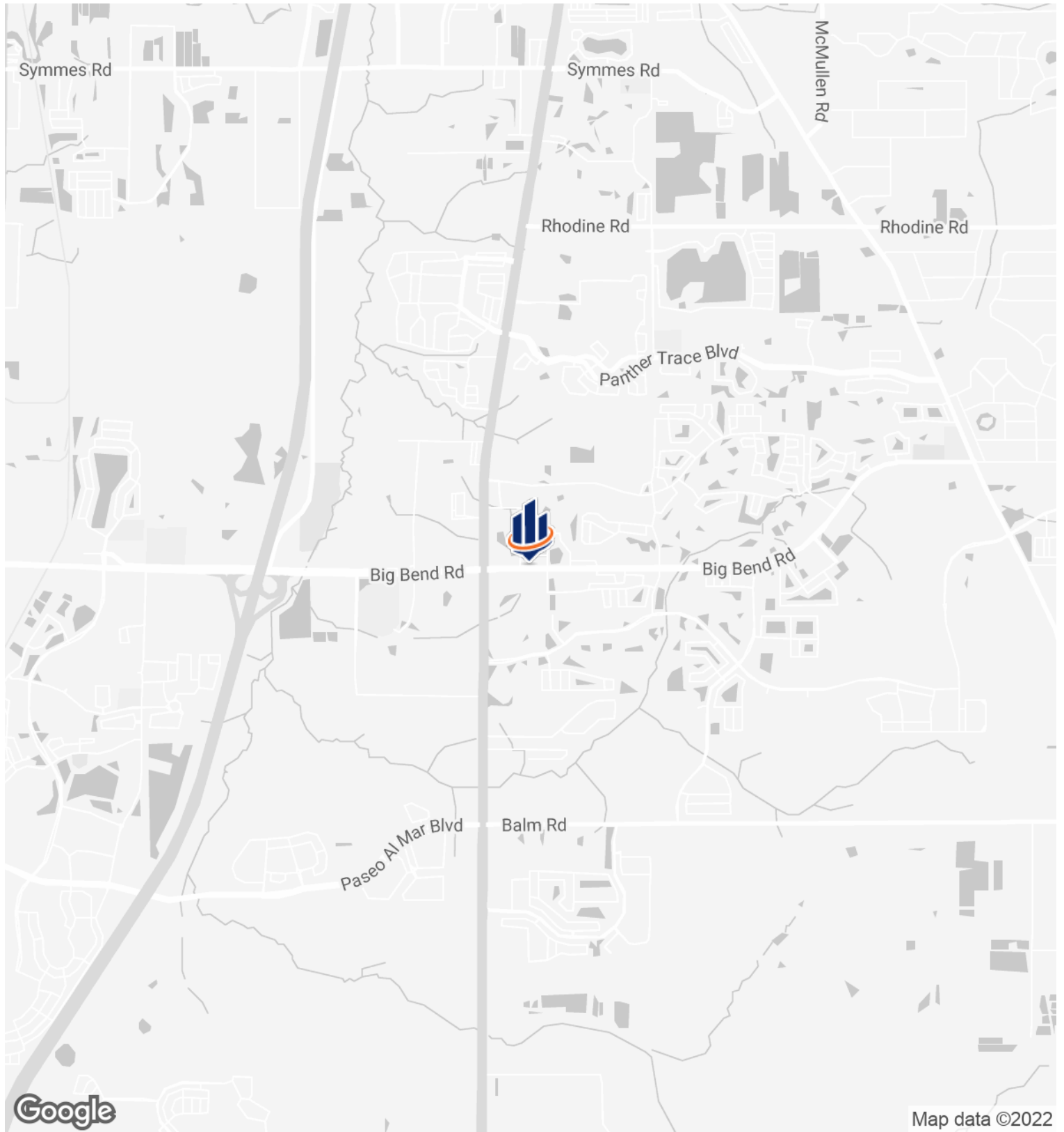
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LOCATION MAP



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TRAFFIC COUNTS



2020 FDOT - 35,500 AADT Big Bend Rd 51,500 AADT US HWY 301

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