

FOR LEASE/BUILD-TO-SUIT/FOR SALE
New Retail Development

10410 Gibsonton Dr | Riverview, FL



Overview

LEASE RATE Contact Broker

AVAILABLE SF 2,000 SF - 3 Acres

Description

Located on the north side of Gibsonton Drive between I-75 and US 301 with full access through Tire Kingdom next door

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	6,270	72,978	196,990
2025 Growth	3.76%	2.57%	2.22%
Median HH Income	\$57,440	\$66,568	\$68,970
Daytime Population	7,792	62,491	167,598

Year: 2020 | Source: ESRI

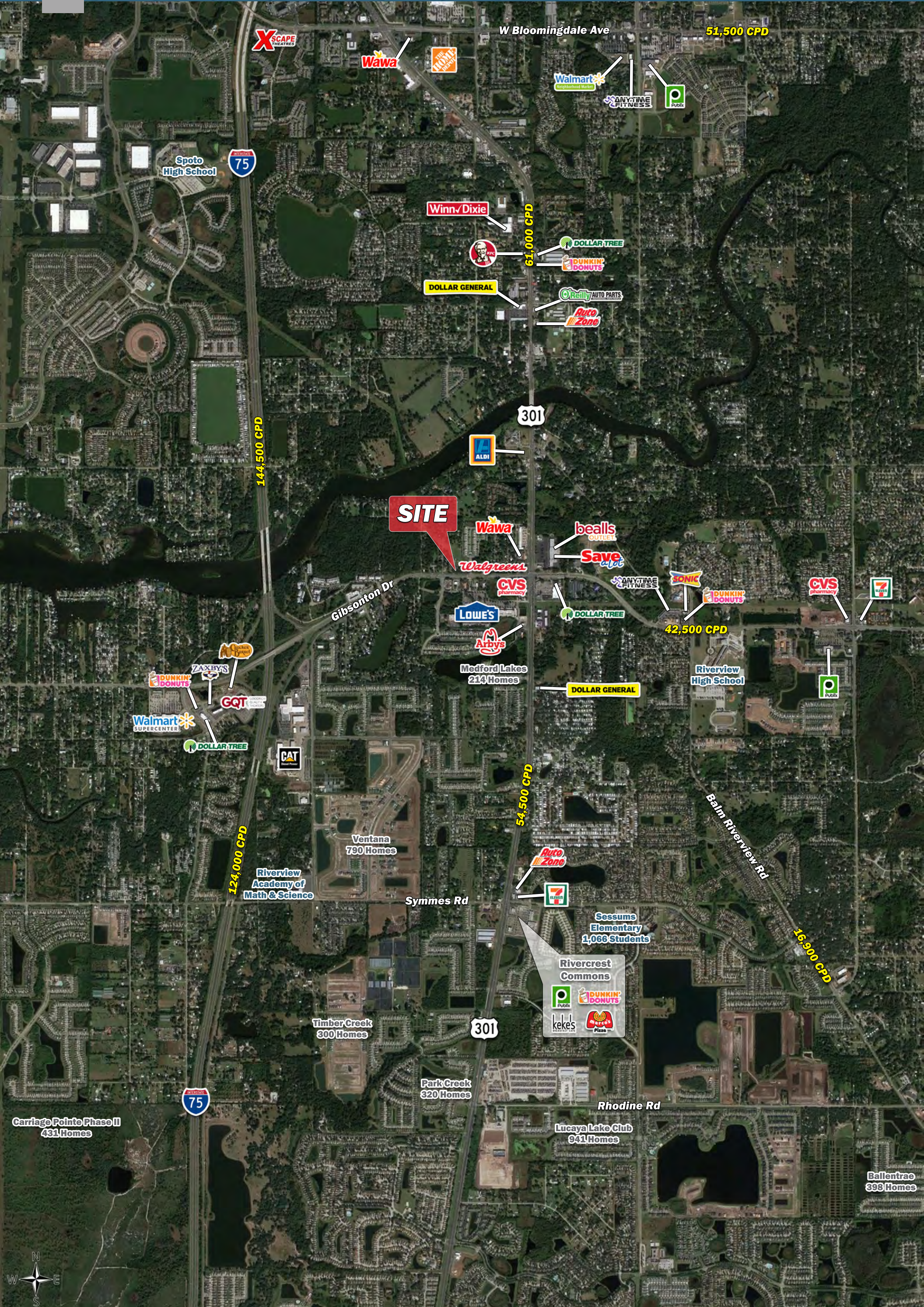
Contact

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Traffic Counts

Gibsonton Dr	42,500 VPD
US 301	54,500 VPD

Year: 2020 | Source: FDOT





SITE

42,500 CPD

301

54,500 CPD

Gibsonton Dr

Mathog Rd

Suncoast Credit Union

MATTRESS FIRM

FIFTH THIRD BANK

DQ

Ruby Tuesday

LOWE'S

Wendy's

TACO BELL

Pizza Hut

CVS pharmacy

7-ELEVEN

Walgreens

Wawa

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Executive Summary

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	1 mile	3 miles	5 miles
Population			
2020 Population	6,270	72,978	196,990
2000 Population	2,264	27,245	86,367
2010 Population	2,721	49,459	146,501
2025 Population	7,540	82,854	219,811
2000-2010 Annual Rate	1.86%	6.14%	5.43%
2010-2020 Population: Annual Growth Rate	8.48%	3.87%	2.93%
2020-2025 Population: Annual Growth Rate	3.76%	2.57%	2.22%
2020 Median Age	39.6	36.4	35.4
Households			
2000 Households	1,107	10,355	31,356
2010 Households	1,214	18,589	54,031
2020 Total Households	2,512	26,622	71,167
2025 Total Households	2,968	29,958	78,859
2000-2010 Annual Rate	0.93%	6.03%	5.59%
2010-2020 Households: Annual Growth Rate	7.35%	3.57%	2.72%
2020-2025 Households: Annual Growth Rate	3.39%	2.39%	2.07%
2020 Average Household Size	2.50	2.74	2.76
Housing Units			
2020 Total Housing Units	2,697	29,136	75,743
2020 Owner Occupied Housing Units	1,808	19,617	47,937
2020 Renter Occupied Housing Units	704	7,005	23,230
2020 Vacant Housing Units	185	2,514	4,576
Race and Ethnicity			
2020 White Alone	78.5%	67.9%	64.7%
2020 Black Alone	10.1%	17.3%	19.2%
2020 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2020 Asian Alone	1.9%	3.7%	4.1%
2020 Pacific Islander Alone	0.3%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	23.7%	25.4%	27.8%
Income			
2020 Median Household Income	\$57,440	\$66,568	\$68,970
2020 Average Household Income	\$70,529	\$84,277	\$85,438
2020 Per Capita Income	\$26,738	\$30,471	\$30,737
2020 Population 25+ by Educational Attainment			
Total	4,364	49,050	131,103
High School Graduate	27.0%	23.2%	21.9%
GED/Alternative Credential	3.4%	4.4%	4.0%
Some College, No Degree	25.1%	22.2%	21.7%
Associate Degree	10.9%	11.6%	11.5%
Bachelor's Degree	14.3%	20.2%	21.4%
Graduate/Professional Degree	7.7%	10.2%	11.2%
Data for all businesses in area			
Total Businesses:	325	1,510	3,882
Total Employees:	4,266	14,098	36,083
Total Residential Population:	6,270	72,978	196,990
Employee/Residential Population Ratio:	1:1	0:1	0:1
2020 Total Daytime Population	7,792	62,491	167,598
Workers	4,084	22,701	63,842
Residents	3,708	39,790	103,756

Source: Fieri, Fieri and Infogroup, U.S. Census

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