

AVAILABLE | FOR LEASE  
**New Development**  
**Grocery-Anchored Retail Space**

NEC Big Bend Rd & Lincoln Rd | Riverview, FL 33578



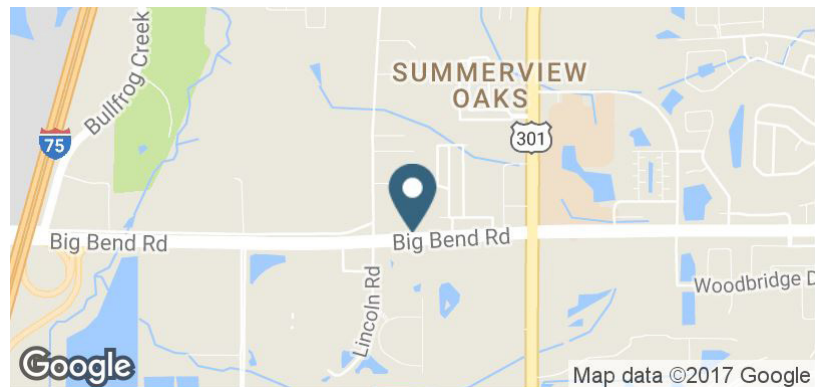
**Overview**

**AVAILABLE** 11,000 SF

**PRICING** Call For Rates

**Description**

- Grocery-Anchored retail space at the NEC of Big Bend Road and Lincoln Road in fast growing Riverview
- Excellent visibility and access - signalized intersection
- Across from St Josephs Hospital
- Retailers within 1/2 mile of site include; Sam's Club, Walmart Neighborhood Market, Publix, Bank of America, McDonald's, Starbucks, Panera, Bealls Department Store, Marshall's and Dollar Tree
- New to market in past 24 months - Walmart Neighborhood Market, Taco Bell, Kauffman Tire, Krunch Fitness, Mattress Firm, First Watch, Tijuana Flats, Popeyes, Dairy Queen, Wawa, Thorntons and PDQ



**Demographics**

	1 MILE	3 MILE	5 MILE
Total Population	10,191	57,835	101,023
20 Year HH Growth	20+%	25+%	10+%
Median HH Income	\$74,432	\$67,840	\$62,559
Daytime Population	2,223	5,882	15,255

Year: 2016 | Source: Esri

**Traffic Counts**

Big Bend Road	35,000 CPD
I-75	89,000 CPD
US 301	34,000 CPD

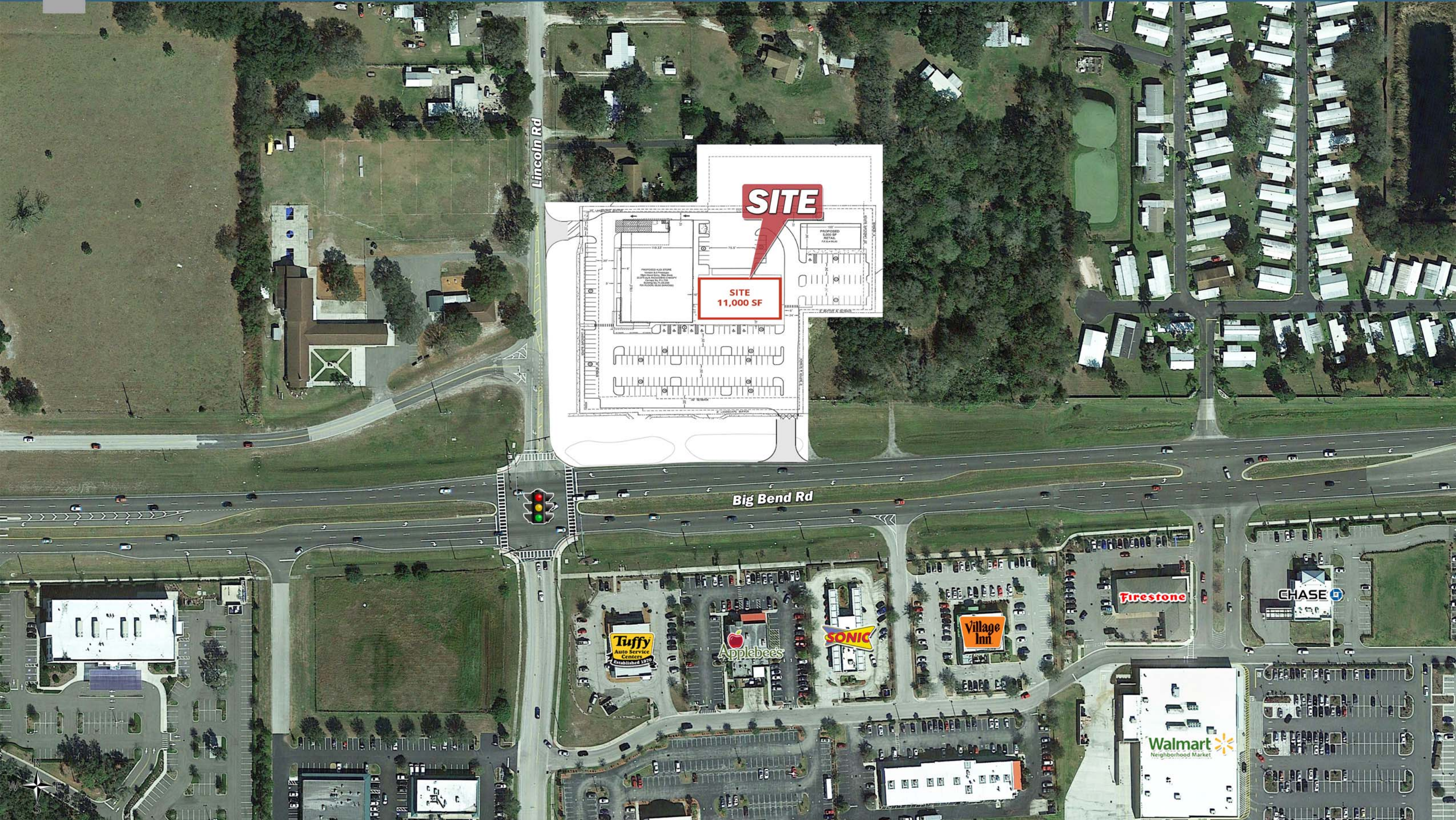
Year: 2015 | Source: FDOT

**Contact**

**DANIEL EARLES**

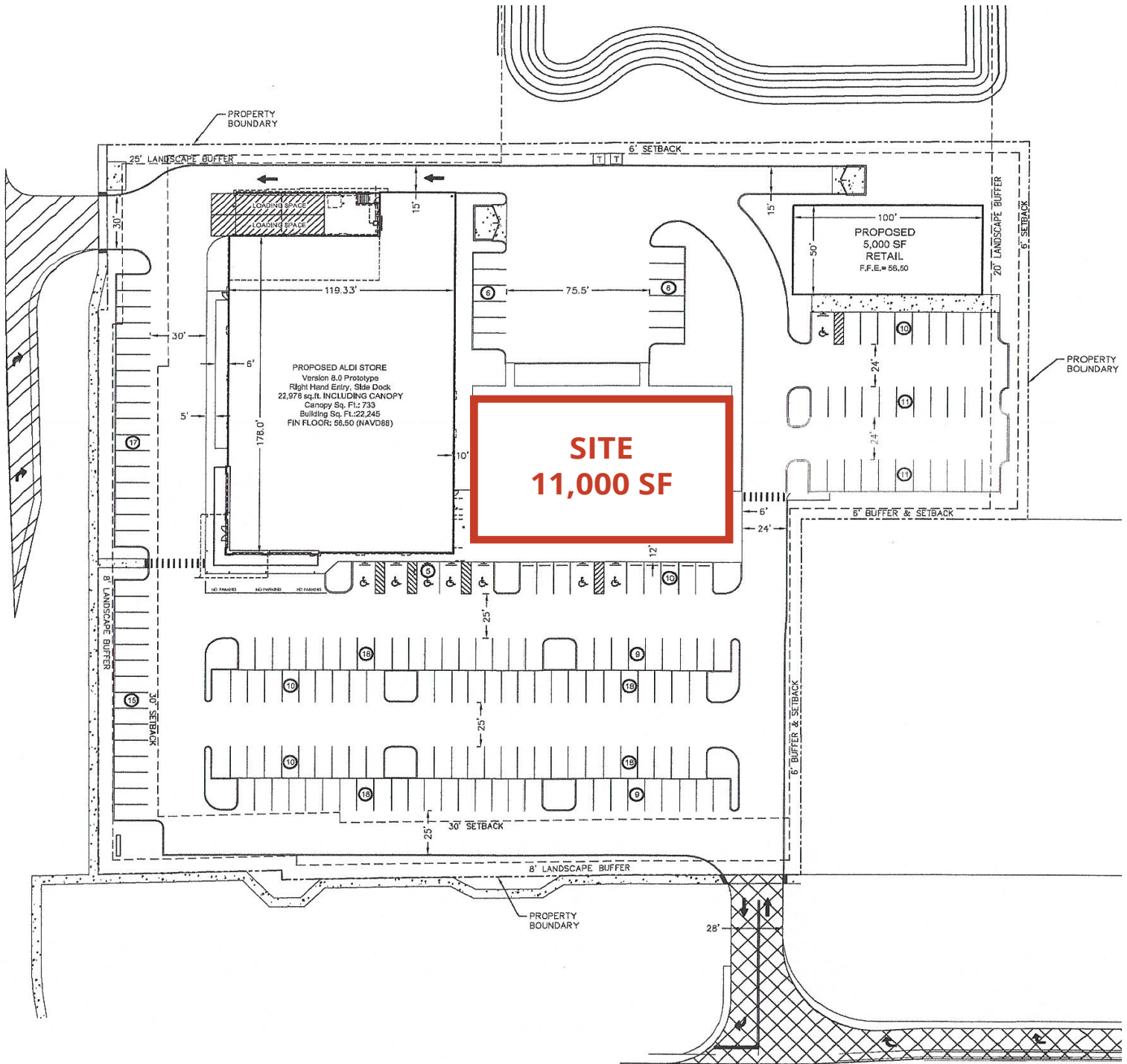
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# New Development Grocery-Anchored Retail Space

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# Executive Summary

NEC Big Bend Rd & Lincoln Rd | Riverview, FL 33578



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,083	11,584	36,772
2010 Population	9,114	47,780	82,324
2016 Population	10,191	57,835	101,023
2021 Population	11,980	67,278	116,434
2000-2010 Annual Rate	15.90%	15.22%	8.39%
2010-2015 Annual Rate	1.80%	3.10%	3.33%
2015-2020 Annual Rate	3.29%	3.07%	2.88%
2016 Male Population	48.4%	48.1%	48.6%
2016 Female Population	51.6%	51.9%	51.4%
2016 Median Age	33.0	33.0	35.6

In the identified area, the current year population is 10,191. In 2010, the Census count in the area was 9,114. The rate of change since 2010 was 1.80% annually. The five-year projection for the population in the area is 11,980 representing a change of 3.29% annually from 2015 to 2020. Currently, the population is 48.4% male and 51.6% female.

<b>Data for all businesses in area</b>			
Total Businesses:	206	561	1,612
Total Employees (Daytime Population):	2,223	5,882	15,255
Total Residential Population:	10,191	57,835	101,023
Employee/Residential Population Ratio:	0.22:1	0.1:1	0.15:1

<b>Median Age</b>			
The median age in this area is 33.0, compared to U.S. median age of 37.9.			

<b>Race and Ethnicity</b>			
2016 White Alone	61.3%	62.7%	68.9%
2016 Black Alone	23.6%	21.0%	16.4%
2016 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2016 Asian Alone	3.6%	4.0%	3.3%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	5.8%	6.8%	6.6%
2016 Two or More Races	5.2%	4.9%	4.2%
2016 Hispanic Origin (Any Race)	27.9%	27.3%	26.2%

Persons of Hispanic origin represent 27.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.1 in the identified area, compared to 63.0 for the U.S. as a whole.

<b>Median Household Income</b>			
2016 Median Household Income	\$74,432	\$67,840	\$62,559
2021 Median Household Income	\$79,798	\$77,845	\$72,429
2015-2020 Annual Rate	1.40%	2.79%	2.97%

<b>Average Household Income</b>			
2016 Average Household Income	\$80,430	\$79,628	\$76,594
2021 Average Household Income	\$89,380	\$88,974	\$84,510
2015-2020 Annual Rate	2.13%	2.24%	1.99%

<b>Per Capita Income</b>			
2016 Per Capita Income	\$25,799	\$25,803	\$26,114
2021 Per Capita Income	\$28,419	\$28,572	\$28,543
2015-2020 Annual Rate	1.95%	2.06%	1.79%

# Executive Summary

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	1 mile	3 miles	5 miles
<b>Households</b>			
2000 Households	768	3,923	13,603
2010 Households	3,019	15,579	28,497
2016 Total Households	3,365	18,358	34,226
2021 Total Households	3,920	21,230	39,147
2000-2010 Annual Rate	14.67%	14.79%	7.68%
2010-2015 Annual Rate	1.75%	2.66%	2.97%
2015-2020 Annual Rate	3.10%	2.95%	2.72%
2016 Average Household Size	3.03	3.13	2.94

The household count in this area has changed from 3,019 in 2010 to 3,365 in the current year, a change of 1.75% annually. The five-year projection of households is 3,920, a change of 3.10% annually from the current year total. Average household size is currently 3.03, compared to 3.02 in the year 2010. The number of families in the current year is 2,669 in the specified area.

## Households by Income

Current median household income is \$74,432 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$79,798 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$80,430 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$89,380 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,799 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$28,419 in five years, compared to \$32,501 for all U.S. households

## Housing

2000 Total Housing Units	887	4,502	15,245
2000 Owner Occupied Housing Units	690	3,250	11,118
2000 Renter Occupied Housing Units	78	673	2,485
2000 Vacant Housing Units	119	579	1,642
2010 Total Housing Units	3,348	17,467	32,181
2010 Owner Occupied Housing Units	2,446	12,392	22,386
2010 Renter Occupied Housing Units	573	3,187	6,111
2010 Vacant Housing Units	329	1,888	3,684
2016 Total Housing Units	3,704	20,094	37,799
2016 Owner Occupied Housing Units	2,572	13,694	25,173
2016 Renter Occupied Housing Units	793	4,664	9,053
2016 Vacant Housing Units	339	1,736	3,573
2021 Total Housing Units	4,154	22,575	42,311
2021 Owner Occupied Housing Units	2,968	15,766	28,629
2021 Renter Occupied Housing Units	952	5,464	10,519
2021 Vacant Housing Units	234	1,345	3,164

Currently, 69.4% of the 3,704 housing units in the area are owner occupied; 21.4%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 3,348 housing units in the area - 73.1% owner occupied, 17.1% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 4.59%. Median home value in the area is \$155,157, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.27% annually to \$191,264.