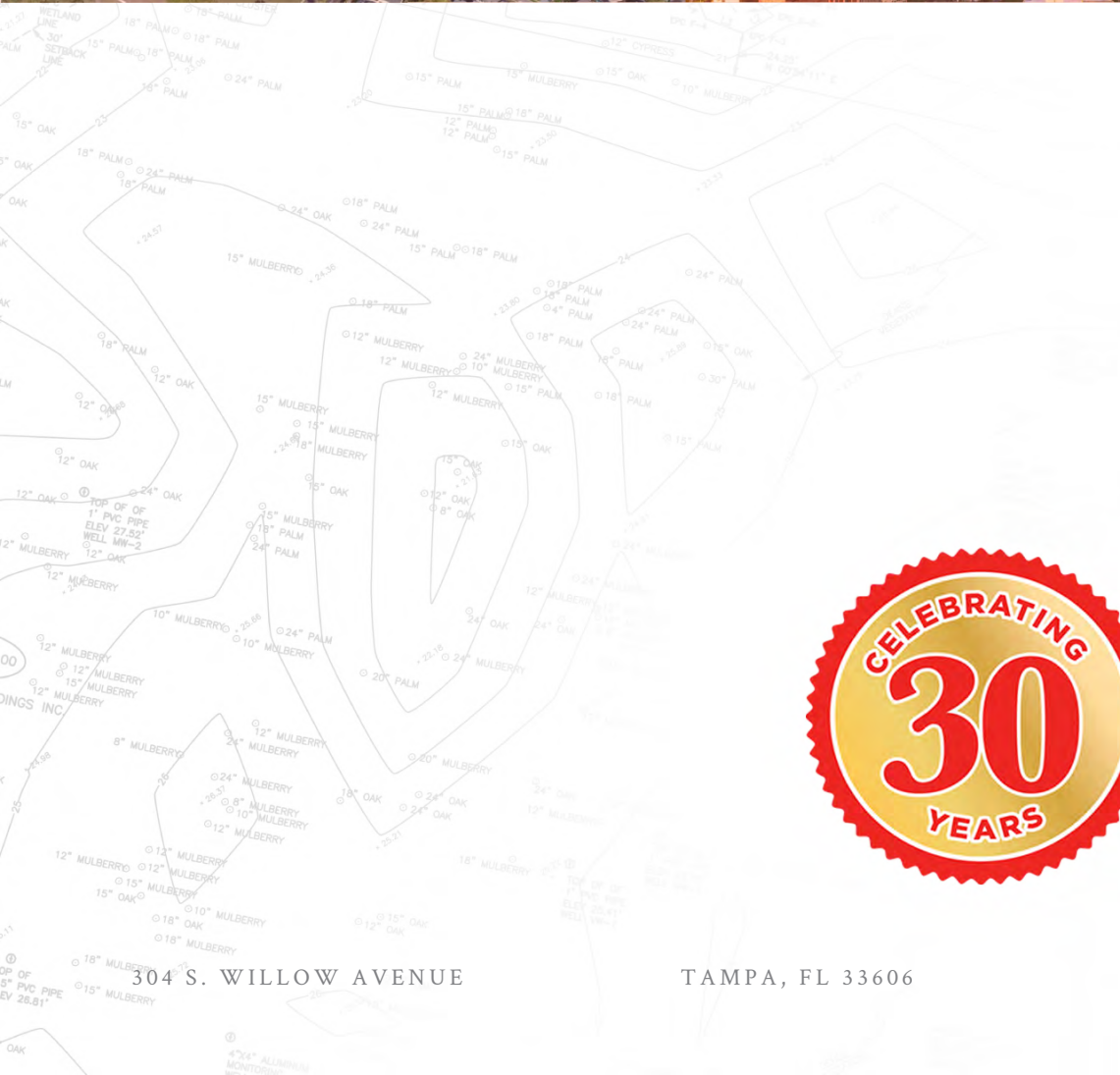
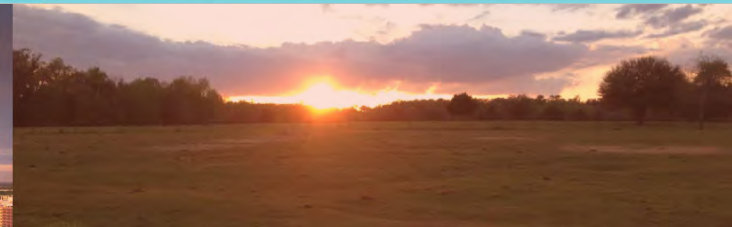
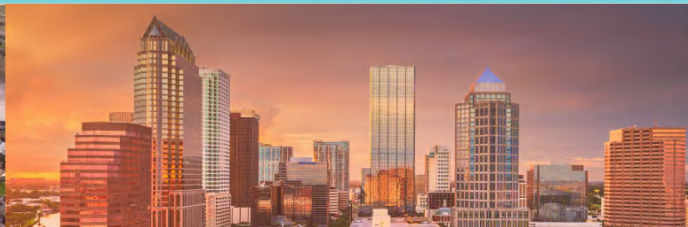


We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Building Photo



Property Description

PROPERTY DESCRIPTION

This 6,042 SF building is available in the Cedarbrook Community in Riverview, FL. It is zoned PD with potential plans for commercial, office or daycare. The building shell was recently completed and is available for a buyer to complete the buildout of the building to accommodate their needs.

LOCATION DESCRIPTION

The site is located off of Willow Grove Drive in the large Cedarbrook Community adjacent to the community's clubhouse. The subdivision is east of US 301 and south of Rhodine Rd in Riverview, FL.

PROPERTY SIZE

0.27 Acres

ZONING

PD

PARCEL ID

077426-0217

PROPERTY OWNER

Rhodine Holdings LLC

PRICE

\$750,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker

813.287.8787 x8

chris@thedirt dog.com

Building Photo



Aerials (cont.)



Aerial



Photos Of The Inside



Photos Of The Inside



Photos Of The Inside



Conceptual Site Plan



Demographics Map & Report

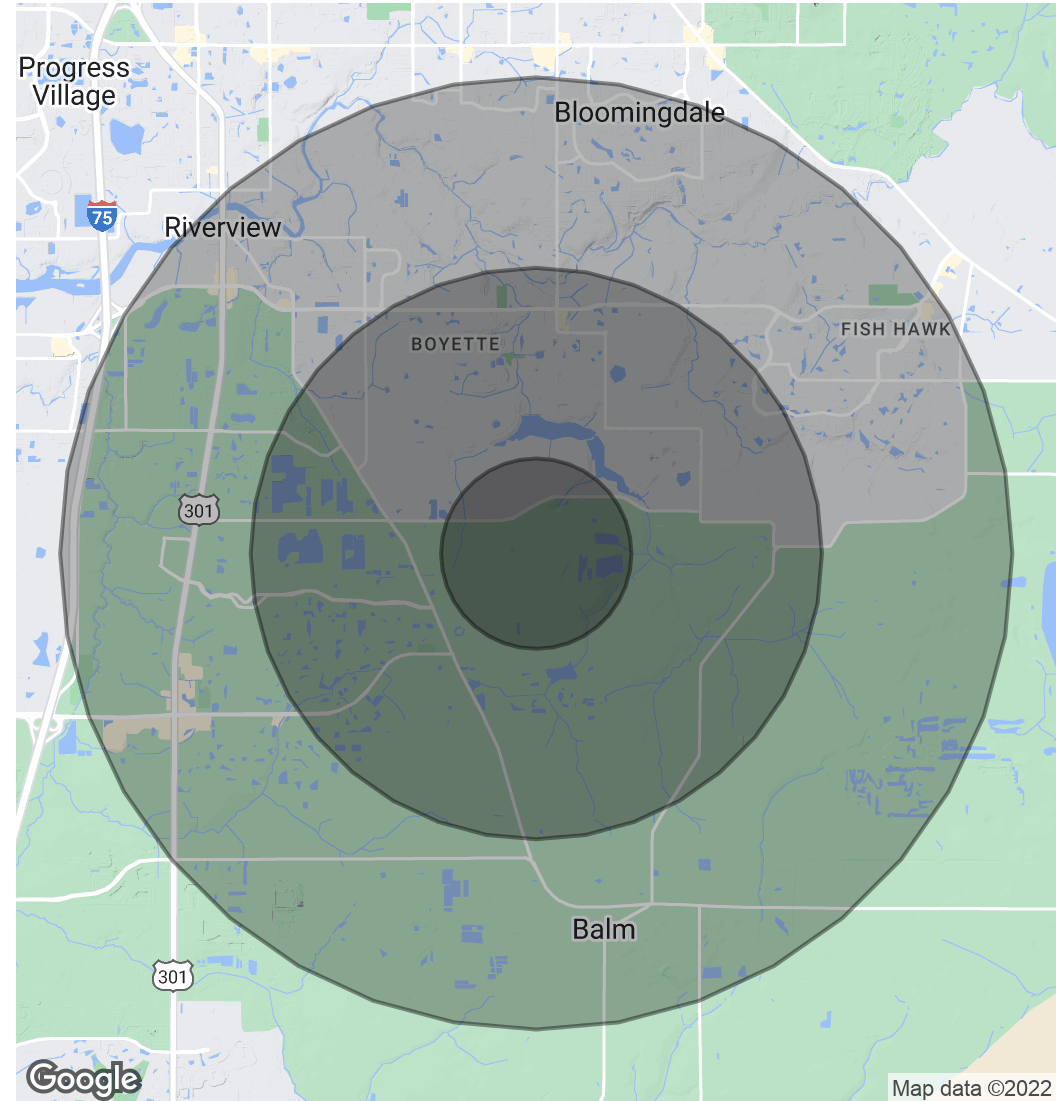
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,173	38,710	120,035
Average Age	37.0	37.0	37.4
Average Age (Male)	38.3	36.0	36.2
Average Age (Female)	36.5	37.7	38.2

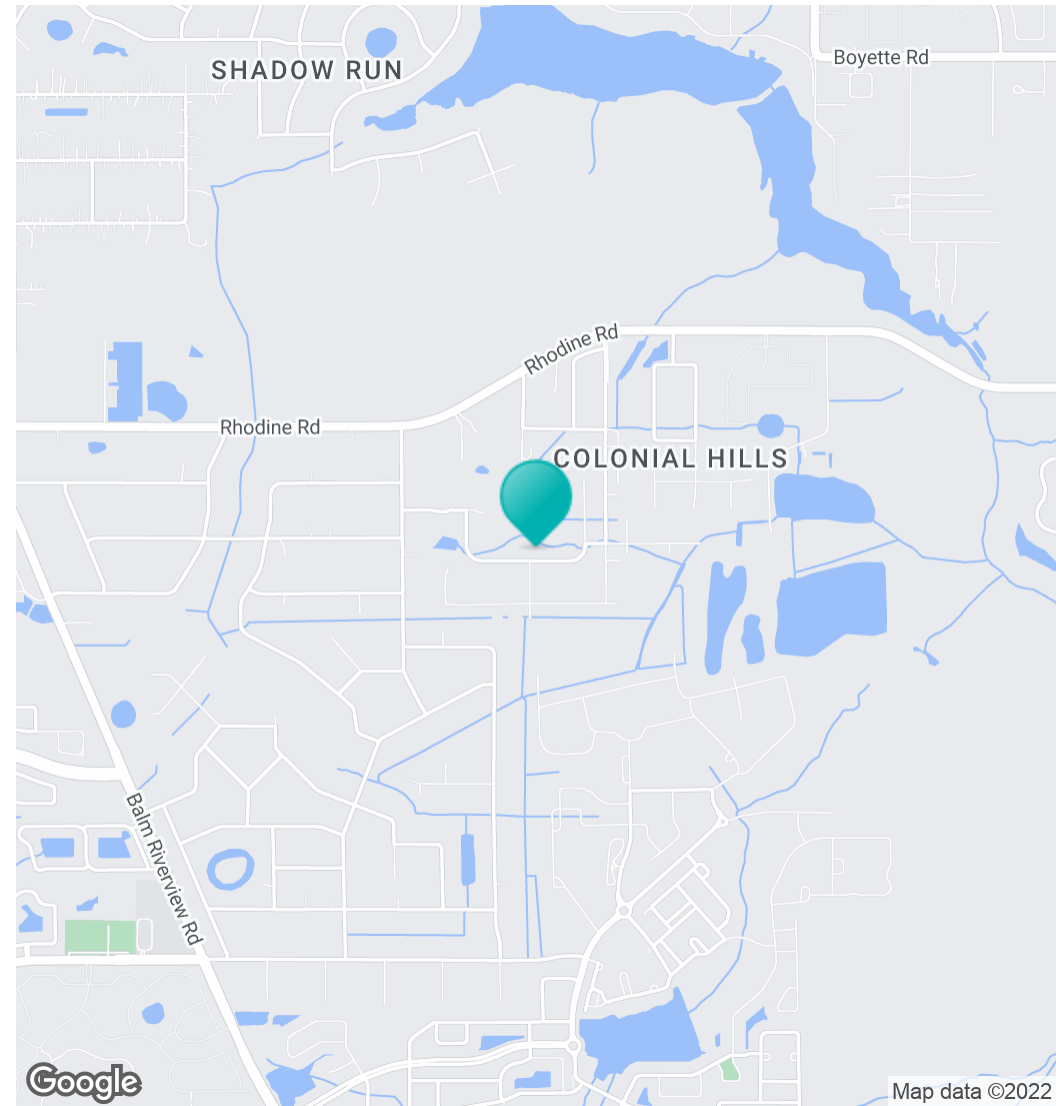
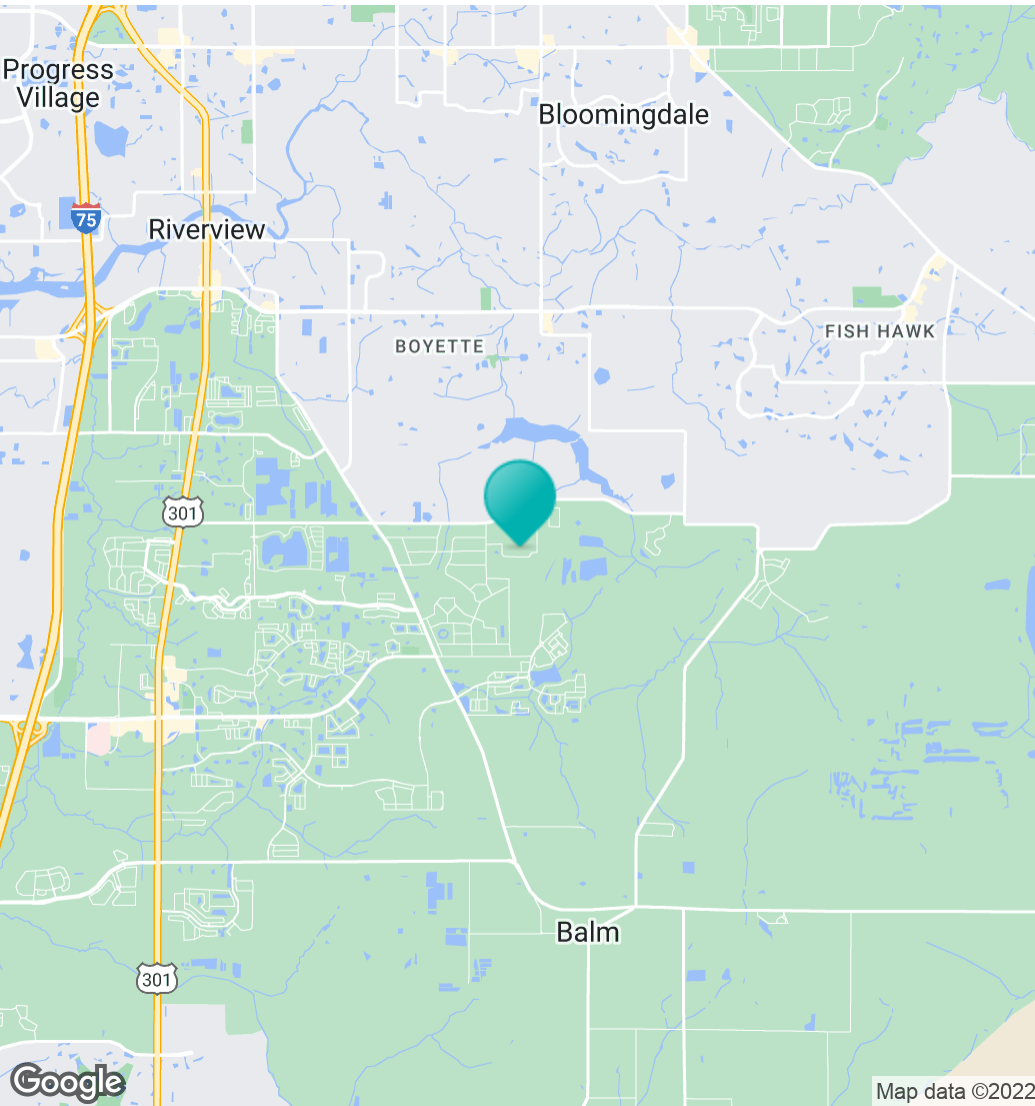
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	666	13,374	42,081
# of Persons per HH	3.3	2.9	2.9
Average HH Income	\$89,030	\$94,582	\$96,658
Average House Value	\$202,462	\$259,097	\$254,284

* Demographic data derived from 2020 ACS - US Census



Location Map



Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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