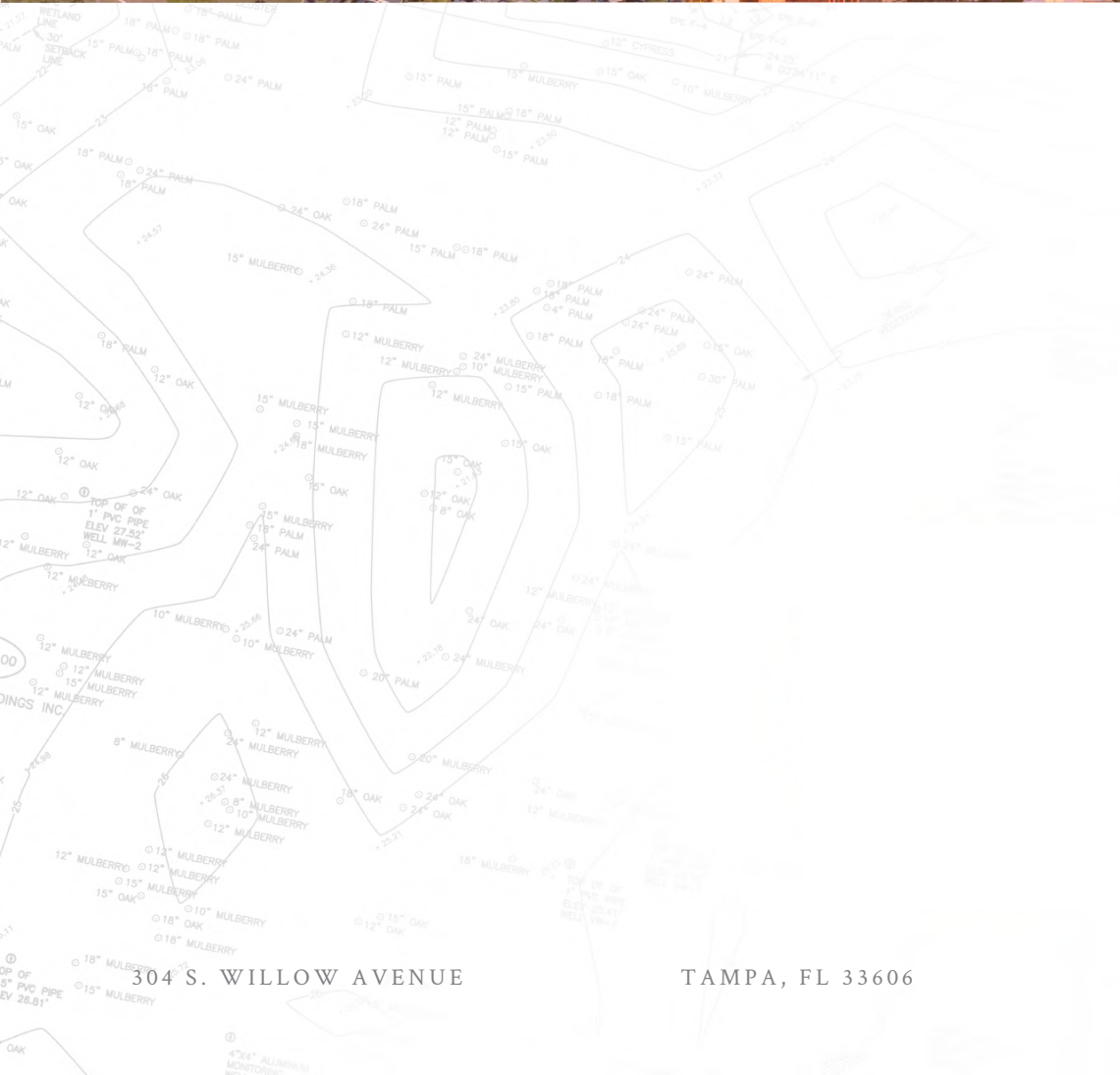
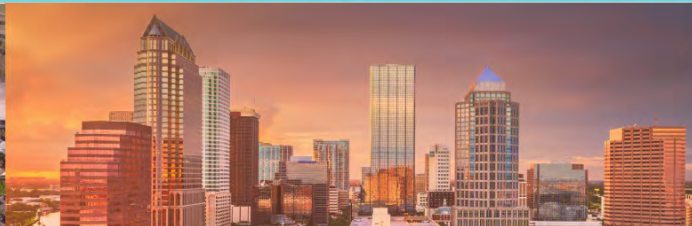


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

Centrally located in Riverview, FL, the area surrounding the property at 10022 Carr Rd presents an array of exciting opportunities for commercial investment and/or development. The bustling Riverview area is known for its vibrant retail and business scene, with a range of popular amenities and attractions nearby. Residents and visitors alike can enjoy the convenience of a variety of dining, shopping, and entertainment options just moments away from the location. The owner of the property currently leases the land to a coffee shop and individuals for parking. The leases can be terminated with short notice or could stay in place for a new owner.

PROPERTY SIZE

0.74 Acres

ZONING

CN - Commercial Neighborhood

PARCEL ID

076782-0350

PROPERTY OWNER

Lucy A Polson

PRICE

\$699,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Broker Associate

813.287.8787 x8

chris@thedirt dog.com

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BOYETTE & CARR // 10022 CARR ROAD RIVERVIEW, FL 33569



Aerial



Aerial



Aerial



Demographics Map & Report

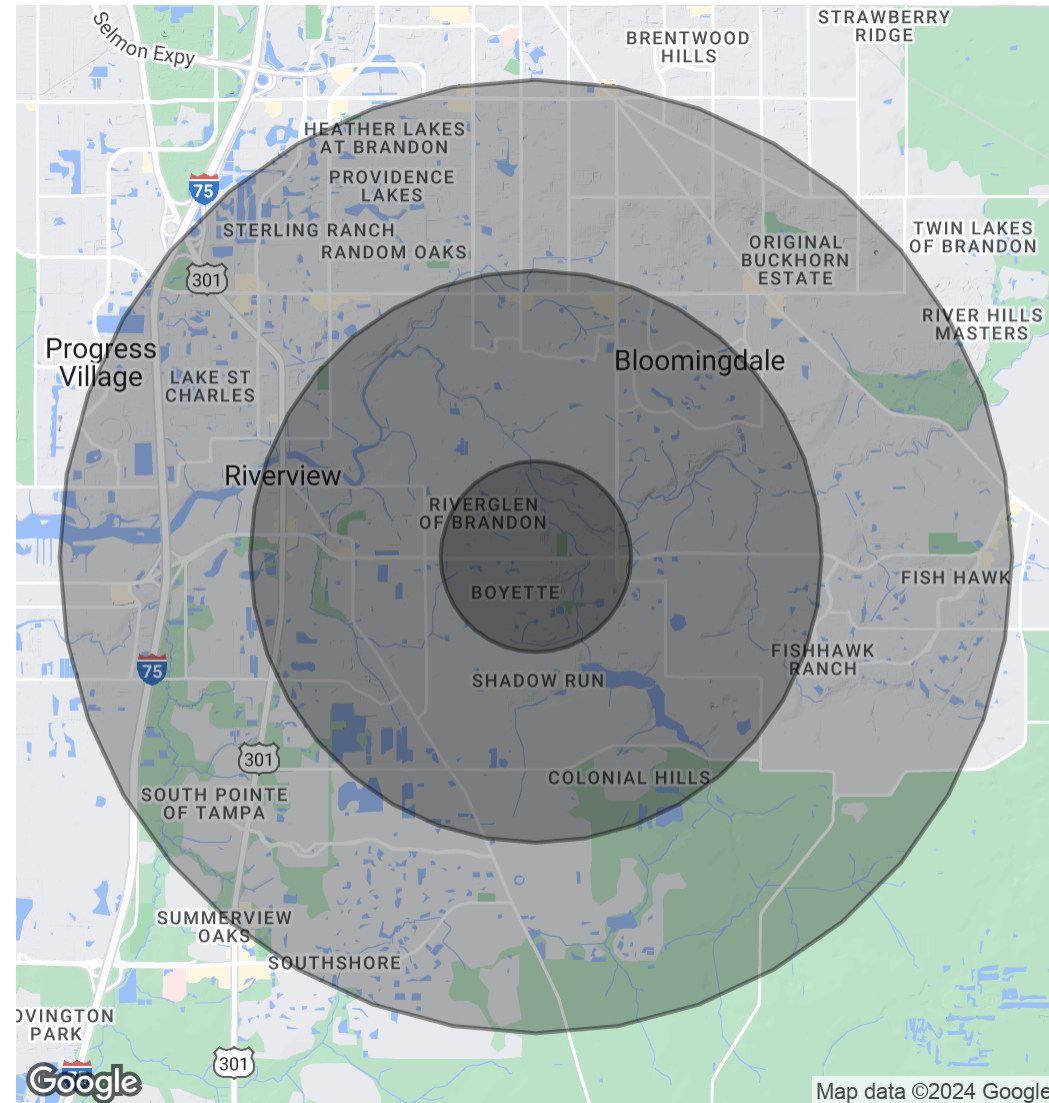
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,892	65,982	203,744
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	40

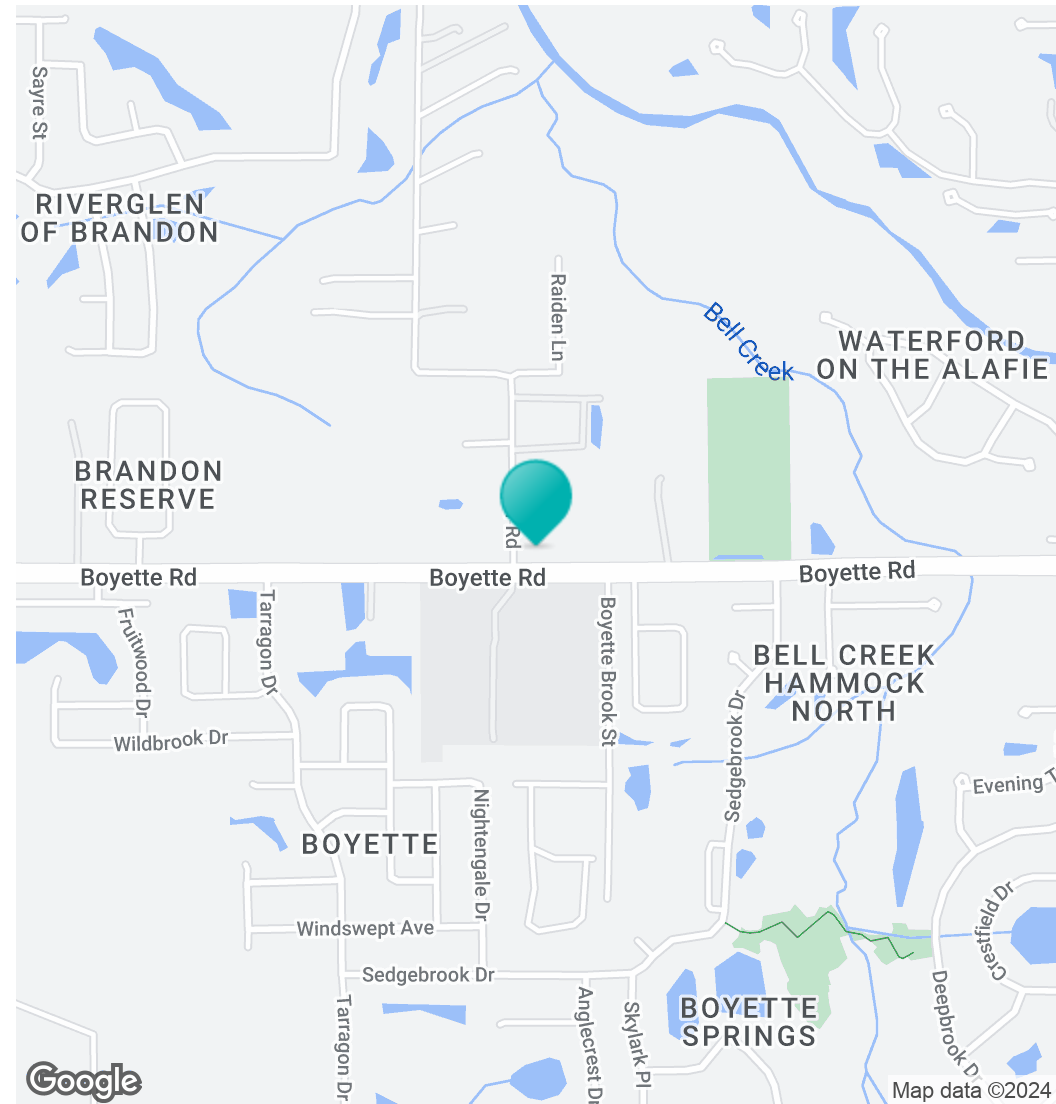
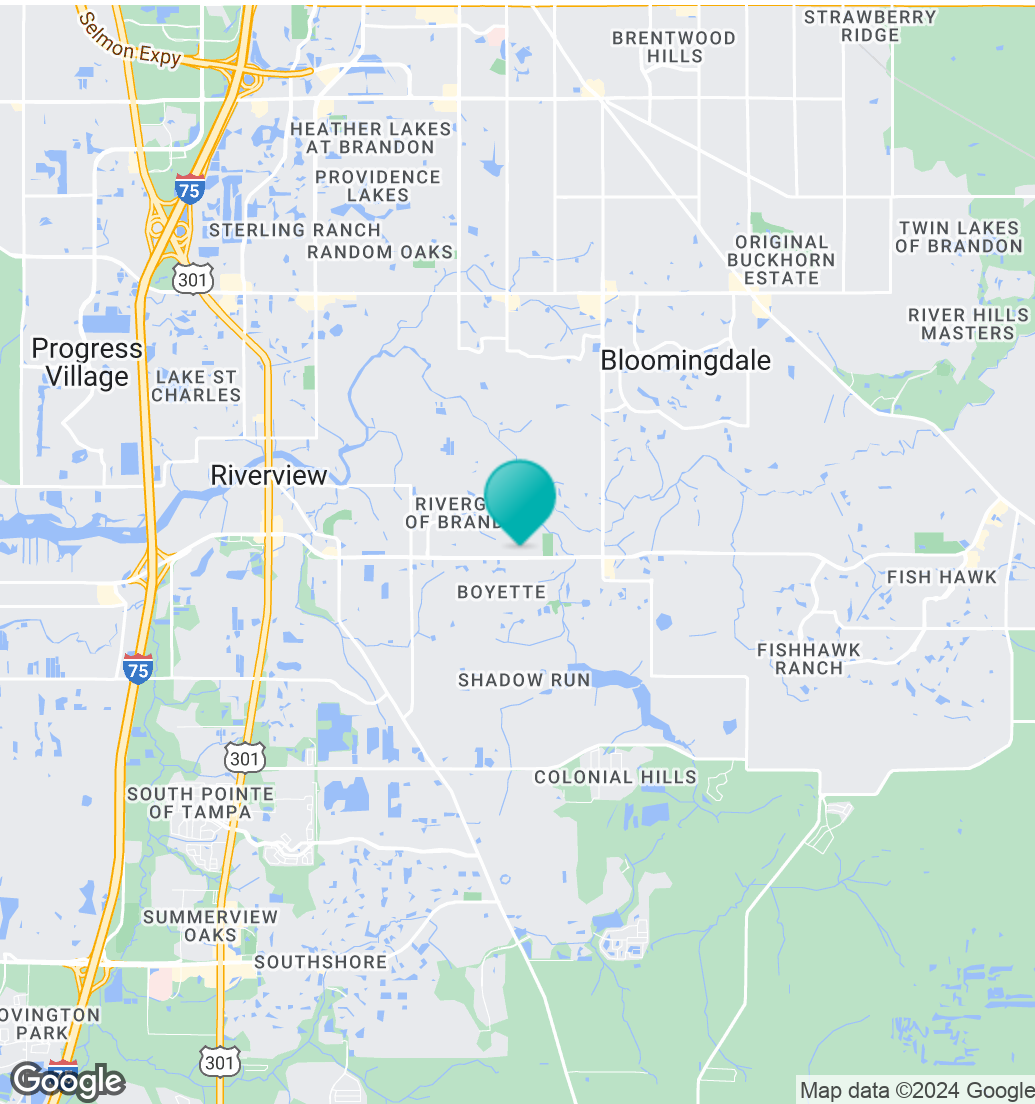
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,031	23,068	71,214
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$144,745	\$125,938	\$121,117
Average House Value	\$433,941	\$411,384	\$402,208

Demographics data derived from AlphaMap



Location Map



Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.