



# DISCLAIMER

11004 BLOOMINGDALE AVENUE



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## KW CLASSIC GROUP

3355 Clark Road  
Sarasota, FL 34231



Each Office Independently Owned and Operated

## PRESENTED BY:

### DAVID KINNARD

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# EXECUTIVE SUMMARY

11004 BLOOMINGDALE AVENUE



## OFFERING SUMMARY

<b>PRICE:</b>	\$3,000,000
<b>LOT SIZE:</b>	1.83 Acres
<b>PRICE / ACRE:</b>	\$1,639,344
<b>ACCESS:</b>	Shared Driveway
<b>ZONING:</b>	ASC-1
<b>PERMITTED USES:</b>	Residential, ALF
<b>APN:</b>	073833-0000

## Property Overview

This prime parcel of land for sale comes with preliminary approval from Hillsborough County for the development of a 100-bed assisted living facility. The 1.83-acre site is located near key thoroughfares and offers a unique opportunity for investors or developers to capitalize on the growing demand for senior living in Eastern Hillsborough.

## Property Description

This 1.83-acre parcel in Riverview, FL, is a development opportunity with its versatile zoning and future use potential. Currently zoned ASC-1, the property is well-suited for a range of uses including residential, assisted living facilities, and multifamily developments. Looking ahead, the property is slated for future use as Suburban Mixed Use-6, which opens the door to neighborhood commercial and office opportunities.

## Location Overview

This prime piece of vacant land is situated in the desirable Riverview area of Florida, boasting a coveted Bloomingdale address. Located near the corner of Bloomingdale Avenue and Providence Road, the property offers excellent accessibility to Brandon, Riverview, and Valrico. Additionally, the property is just 1.5 miles from Interstate 75, providing easy access to Tampa and other key regions within the Tampa Bay Area.

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# PROPERTY PHOTOS

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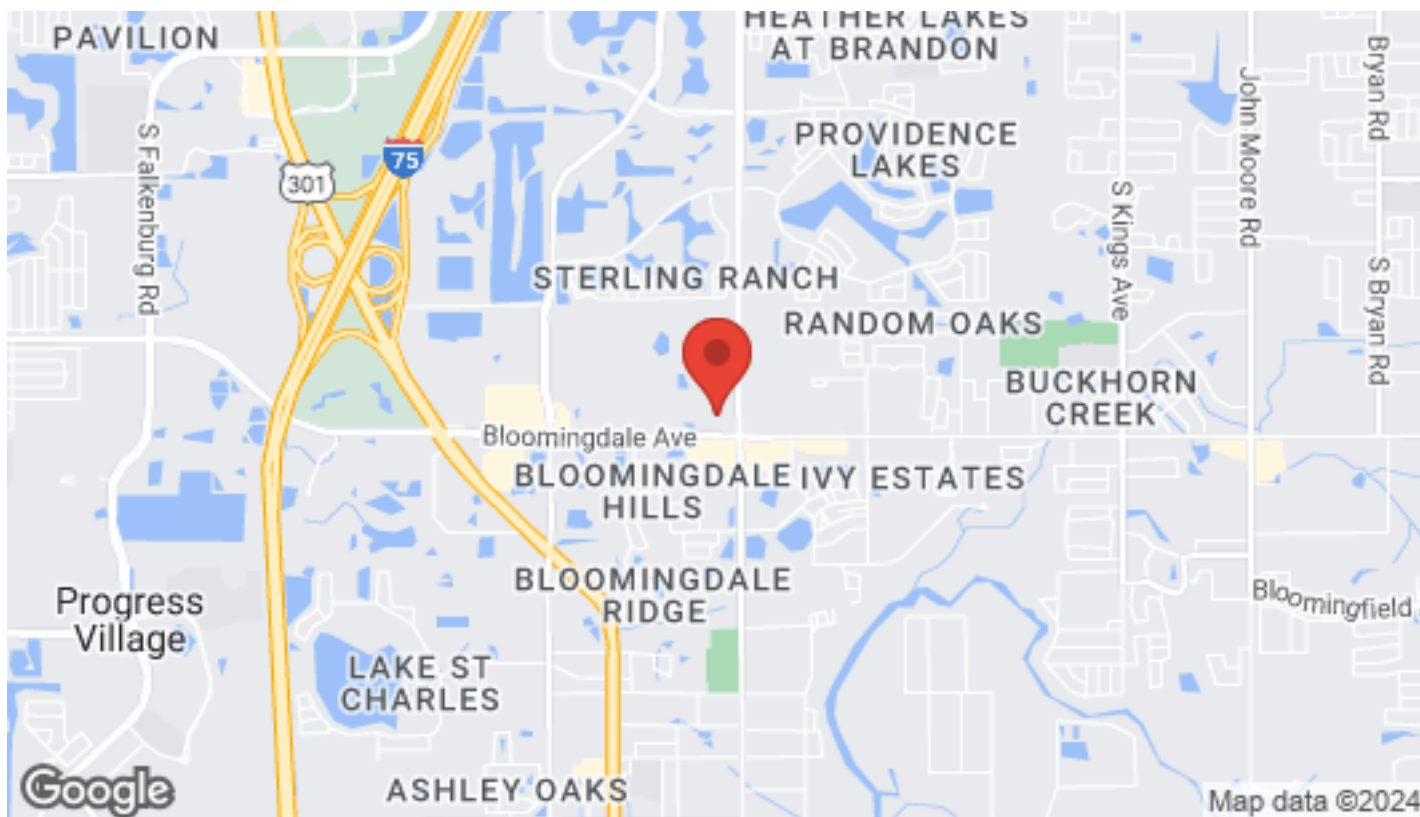
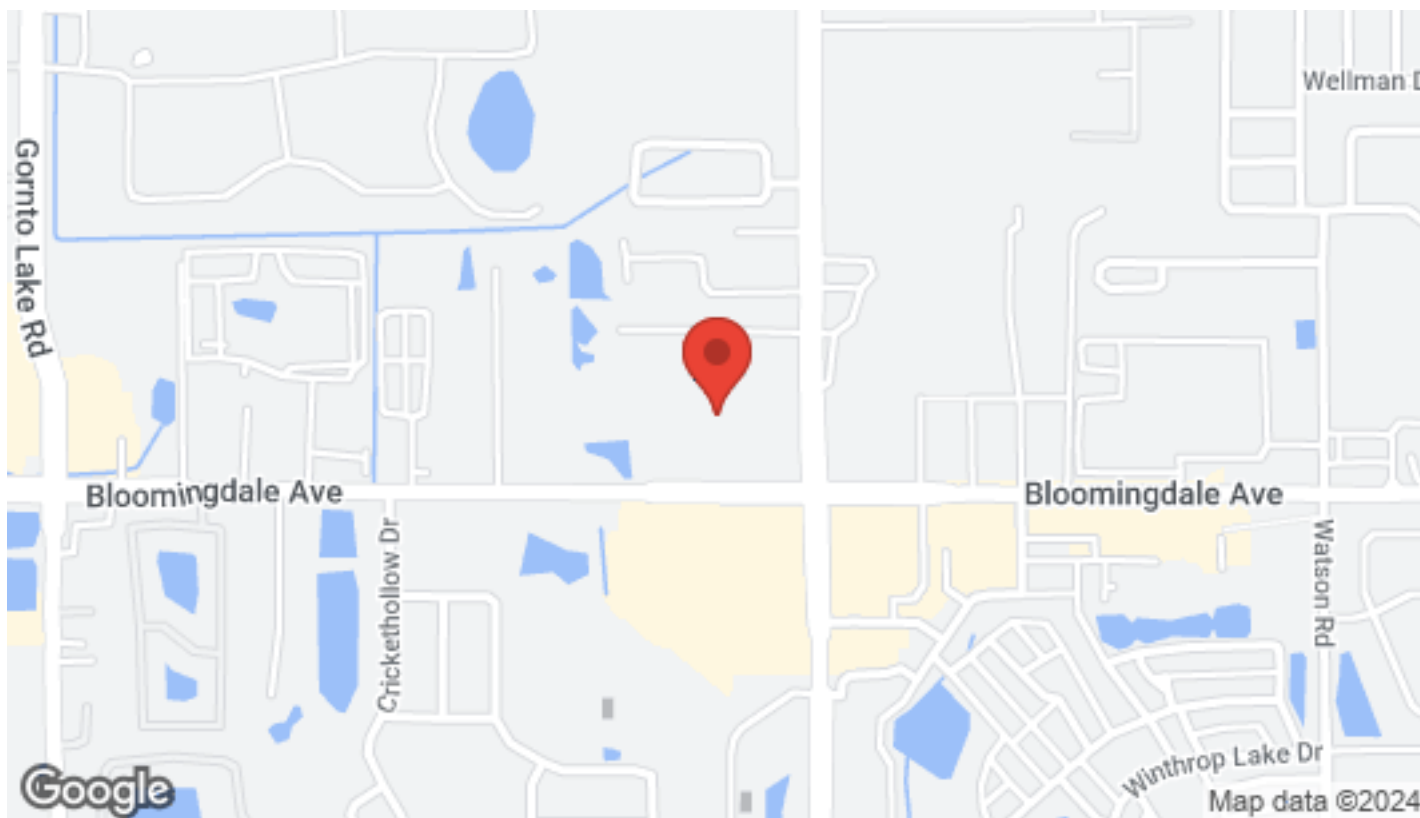


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# LOCATION MAPS

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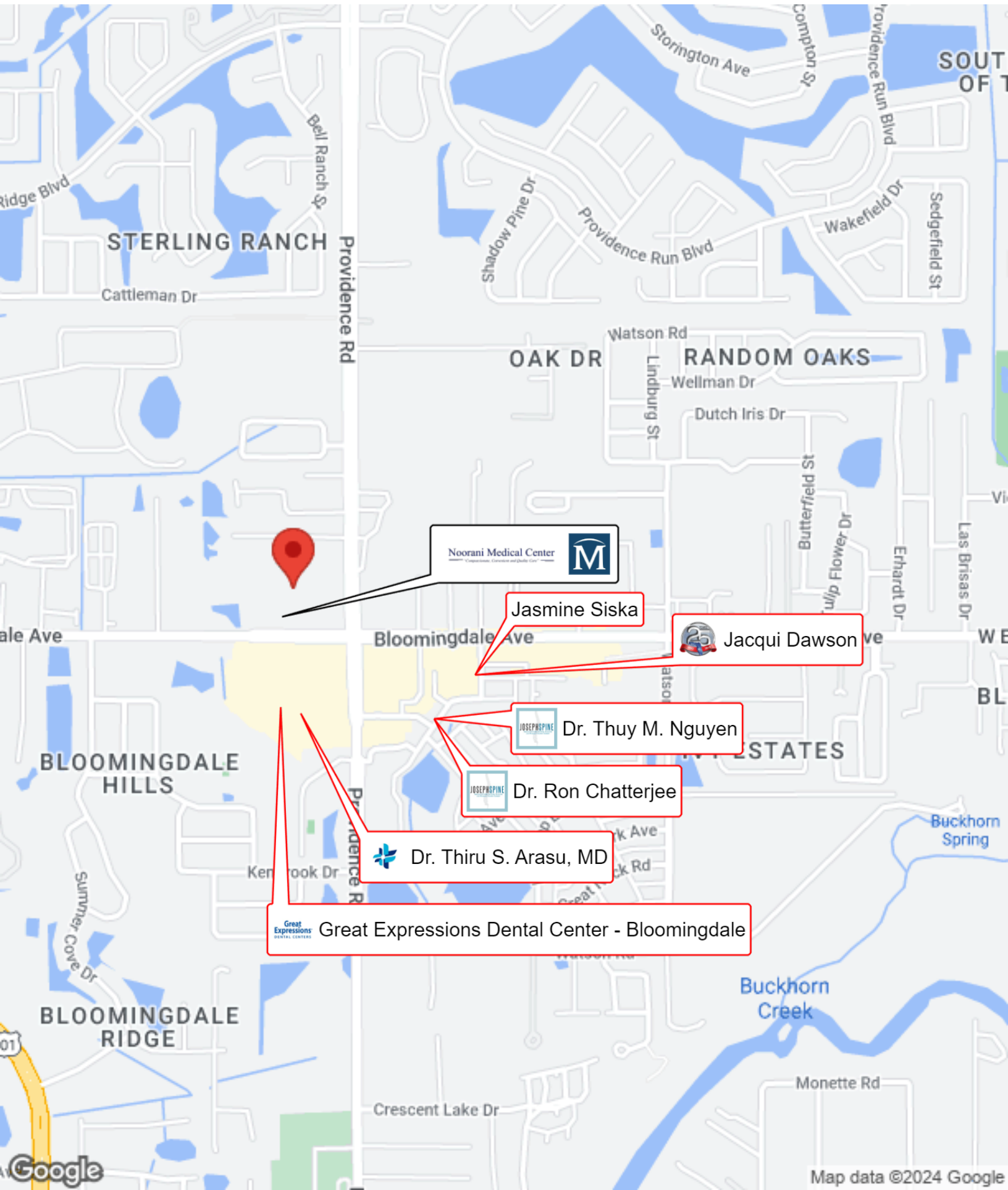


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# BUSINESS MAP

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Noorani Medical Center  
"Compassion, Convenience and Quality Care"

Jasmine Siska

Jacquie Dawson

Dr. Thuy M. Nguyen

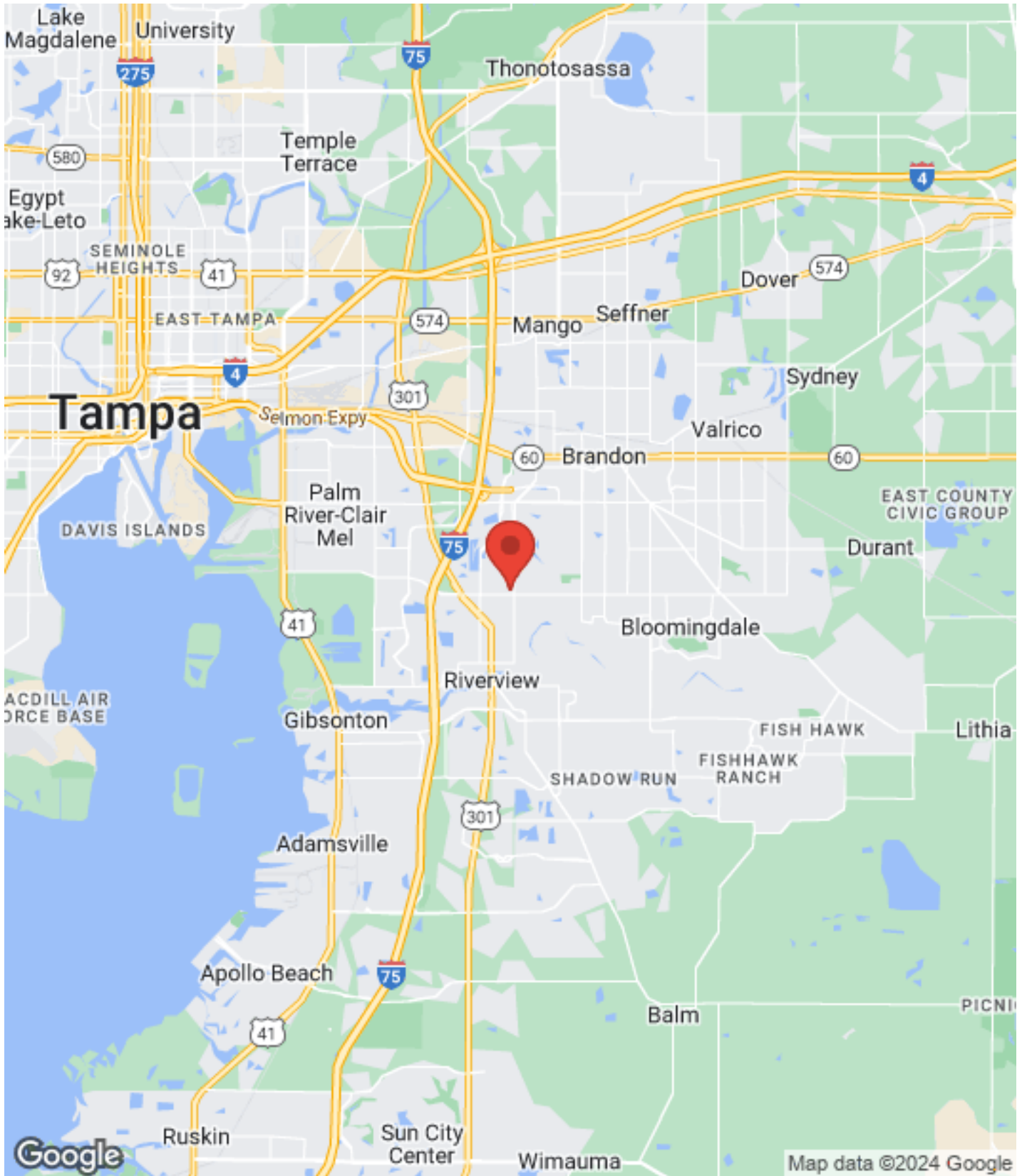
Dr. Ron Chatterjee

Dr. Thiru S. Arasu, MD

Great Expressions Dental Center - Bloomingdale

# REGIONAL MAP

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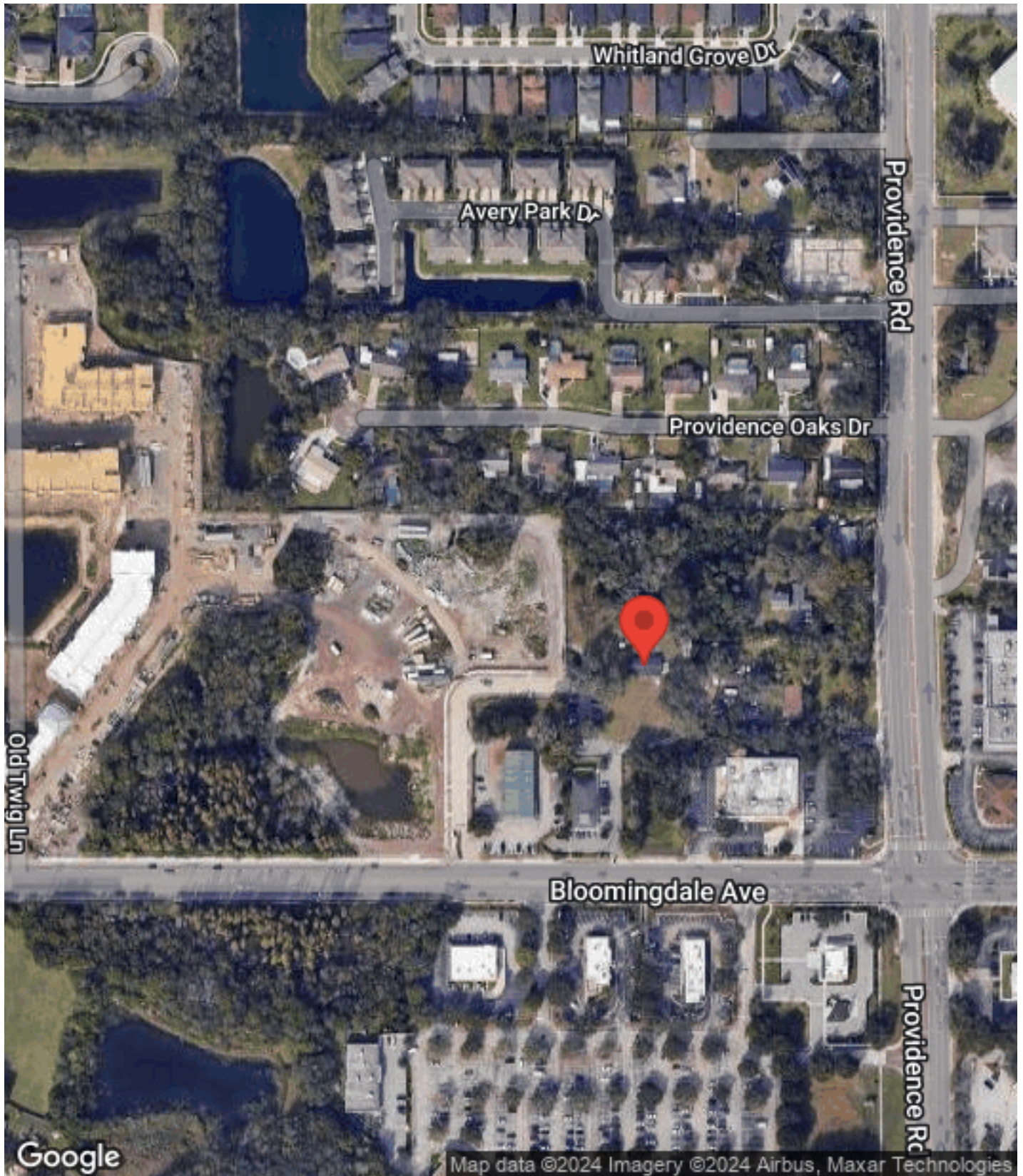


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# AERIAL MAP

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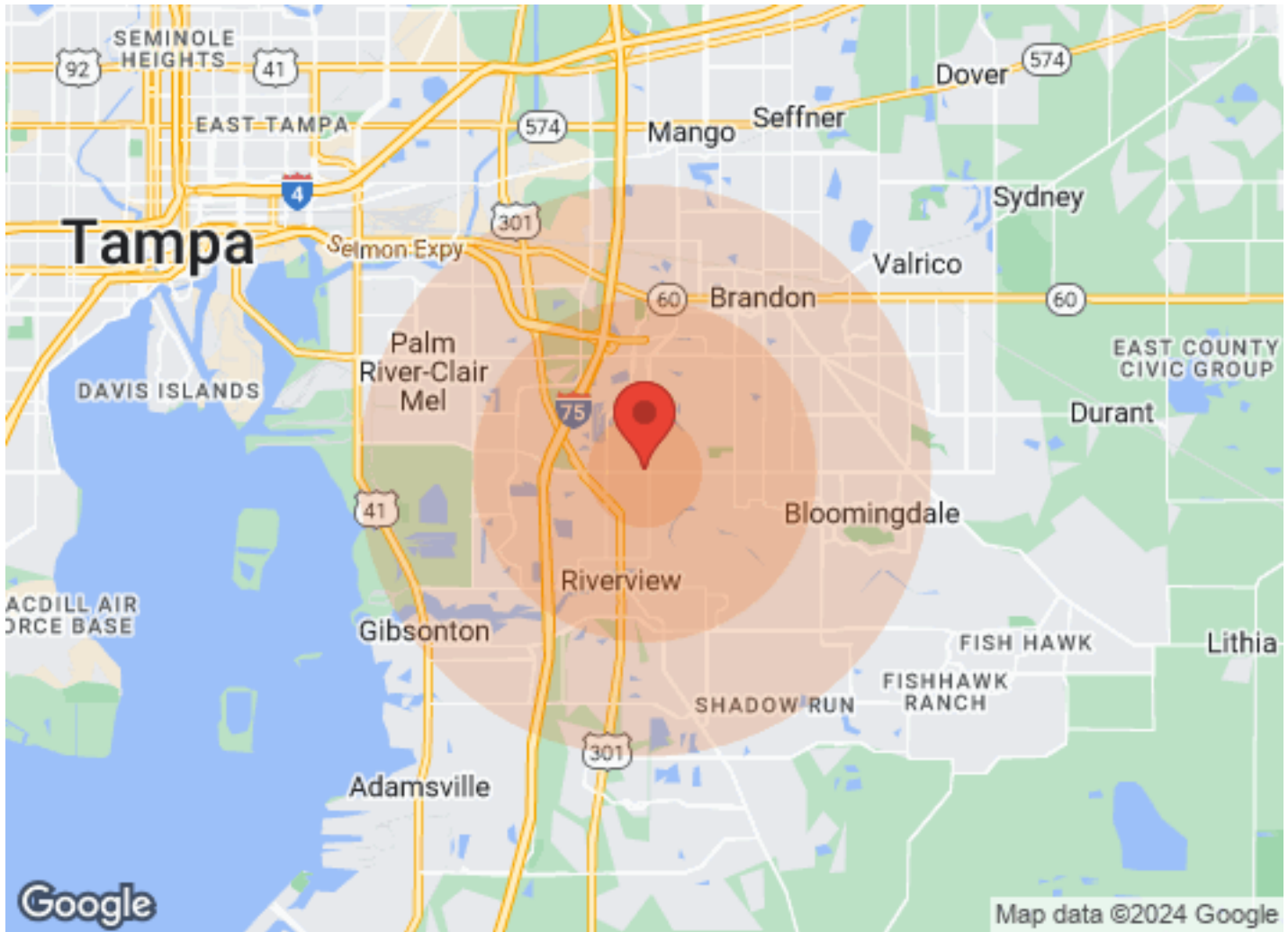
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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	7,542	40,776	92,741	Median	\$61,611	\$55,505	\$57,354
Female	7,853	42,631	96,160	< \$15,000	527	2,971	5,903
Total Population	15,395	83,407	188,901	\$15,000-\$24,999	579	3,049	6,197
				\$25,000-\$34,999	757	3,970	7,622
<b>Age</b>				\$35,000-\$49,999	1,110	5,854	11,442
Ages 0-14	3,022	17,028	38,881	\$50,000-\$74,999	1,189	7,063	15,311
Ages 15-24	1,975	10,951	26,062	\$75,000-\$99,999	1,058	5,537	11,358
Ages 25-54	6,789	35,705	73,503	\$100,000-\$149,999	876	3,620	9,482
Ages 55-64	1,883	9,723	22,923	\$150,000-\$199,999	198	1,119	2,947
Ages 65+	1,726	10,000	27,532	> \$200,000	78	521	1,501
				<b>Housing</b>			
<b>Race</b>				Total Units	6,910	37,277	80,275
White	11,016	57,462	137,622	Occupied	6,283	33,664	72,756
Black	2,591	16,221	31,211	Owner Occupied	3,644	18,452	46,425
Am In/AK Nat	5	48	143	Renter Occupied	2,639	15,212	26,331
Hawaiian	N/A	5	36	Vacant	627	3,613	7,519
Hispanic	3,333	18,561	42,134				
Multi-Racial	2,678	14,588	30,256				

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