

# 17 ACRE RETAIL/MIXED USE SITE

10450 Gibsonton Drive  
Riverview FL 33569



17 A site, 450 feet +/- on Gibsonton Drive by 1365 feet +/- deep

Zoning - PD approx. 3.93 acres +/- and ASC-1 Agricultural approx. 13.09 acres +/-

Land Use Designation - SMU-6 allowing residential and commercial

Located one mile east of I-75, 400 yards west of US301, across from new Lowe's at stop light intersection

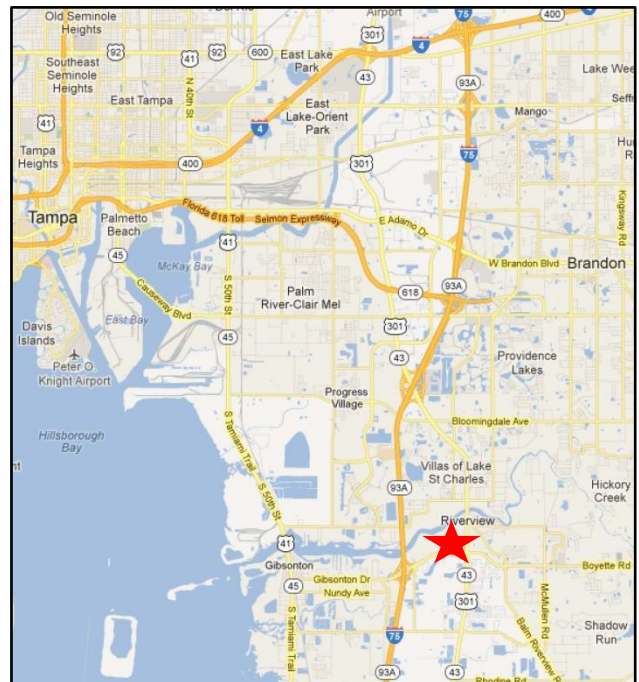
TECO easement power line easement, joint use agreements possible

Traffic count in front of property 2011- 38,500 AADT

**Price \$799,000**

## Nearby properties

- Lowe's
- 5/3 Bank
- CVS
- Walgreens
- 7/11
- McDonalds
- Bank of America
- Winn Dixie
- Beall's Outlet
- River Walk Townhouses
- The Reserve at Alafia Apartments
- Many retail centers and professional offices



MORE INFORMATION AVAILABLE AT [www.charlesclifton.com](http://www.charlesclifton.com)

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Demographic Summary	1 mile	3 mile	5 mile
Population	3,144	51,592	149,058
Average HH Income	\$61,628	\$67,167	\$69,399
Owner Occupied Units	1,049	13,769	35,470
Renter Occupied Units	328	5,798	19,597

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