



# PROPERTY FOR SALE

6.11 ACRES IN LOWE'S ANCHORED PD, RIVERVIEW, FL

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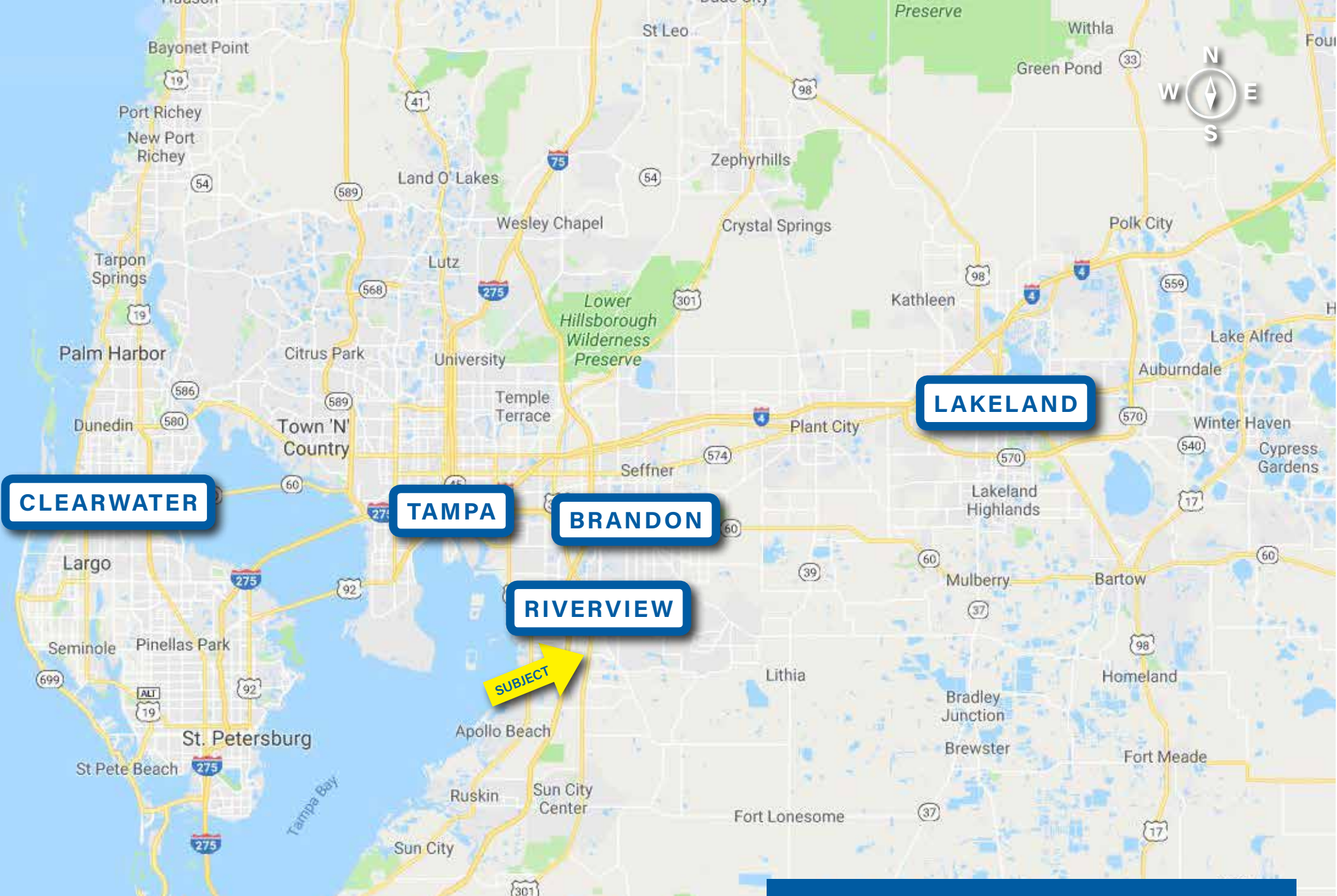
## EXECUTIVE SUMMARY

# 0 MATHOG RD RIVERVIEW, FL 33578

The subject parcel is located at a commercial development node, that includes Lowe's, Suncoast Credit Union, Amscot and others. The parcel is zoned commercial within a Hillsborough County PD. The traffic count on I-75 is 145,000 daily, and there are 12,100 cars/day on Gibsonton Dr. The traffic light at the intersection of Gibsonton Drive and Mathog Road (serving the subject property) is just 3,200 feet from the I-75 on/off ramp. US 301 features 48,500 cars per day and is 2,200 feet from the subject property.

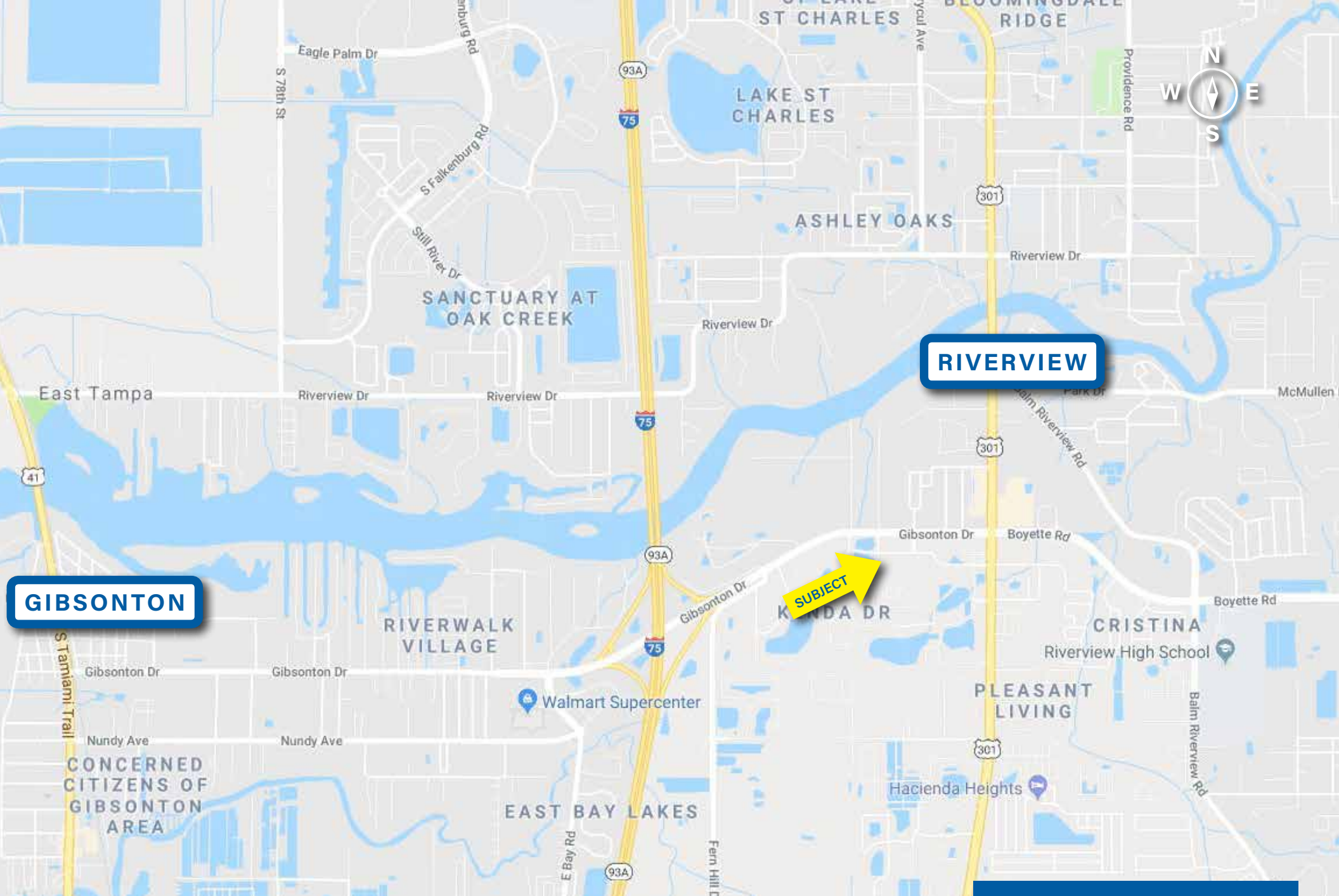
Across Mathog Rd., there is also 5.13 acres available for purchase (see page 11).

<b>Site Address:</b>	0 Mathog Rd, Riverview, FL 33578
<b>County:</b>	Hillsborough
<b>PIN (Property Identification Number):</b>	U-20-30-20-9LV-000000-00004.0
<b>Land Size:</b>	6.11 +/- Acres
<b>Property Use:</b>	Vacant Commercial
<b>Utilities:</b>	All Available
<b>Zoning:</b>	PD 02-0060
<b>Taxes:</b>	\$14,915.58 (2018)
<b>Traffic Count:</b>	12,100 cars/day on Gibsonton Dr 48,500 cars/day on US 301 144,500 cars/day on I-75
<b>Asking Price:</b>	\$1,950,000



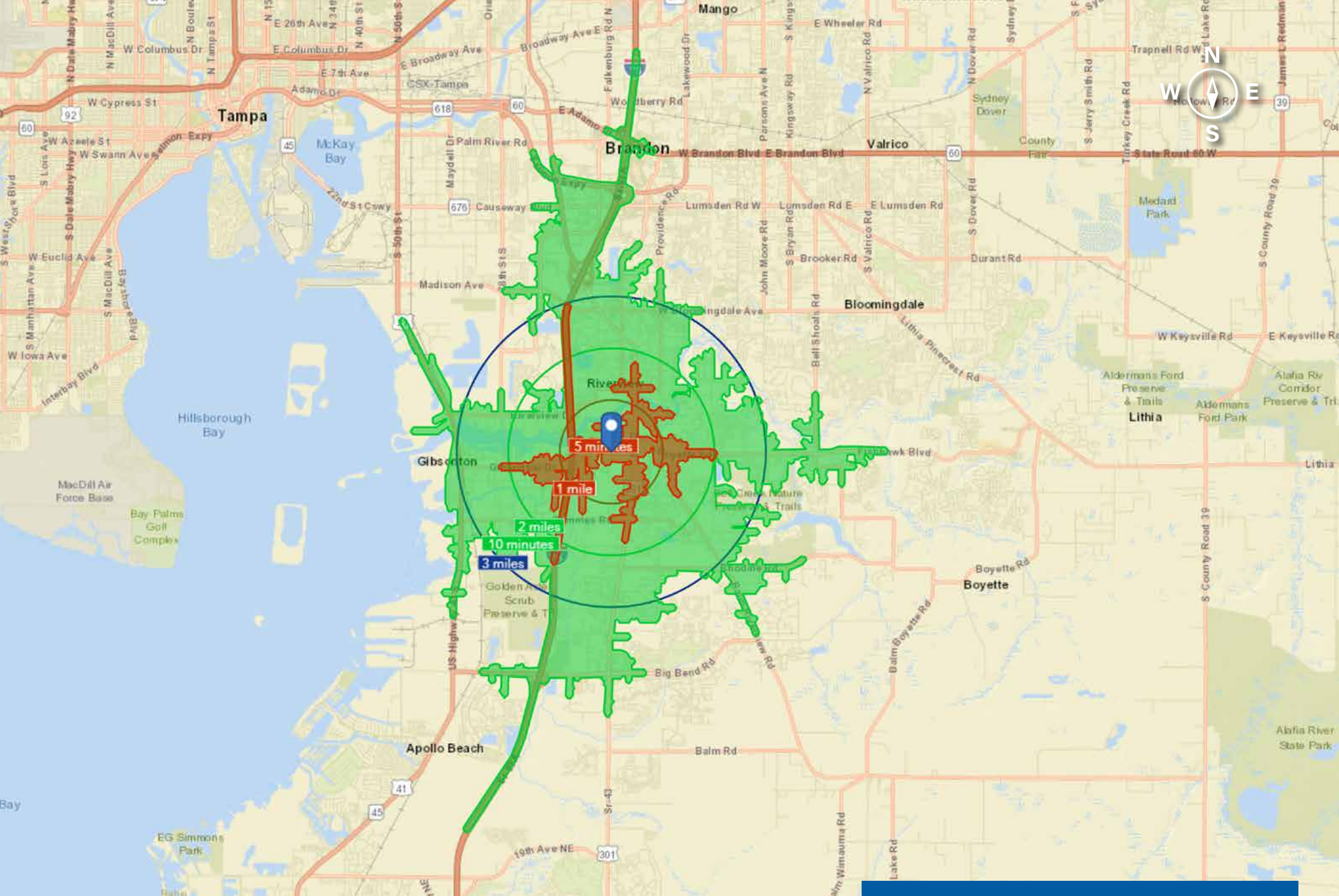
Located in the Tampa-St. Petersburg-Clearwater MSA, between Brandon and Bradenton.

## REGIONAL LOCATION MAP



Located east of I-75 and west of US 301.

**LOCATION MAP**



1, 2, 3 mile radius

5, 10 minute drive time

## DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Hillsborough	MSA	FL	US
Population	5,167	30,187	67,233	4,215	78,122	1,421,685	3,098,274	20,875,686	330,088,686
Households	2,145	10,789	23,949	1,705	28,724	539,650	1,257,748	8,152,541	124,110,001
Families	1,412	7,774	17,073	1,117	19,766	344,039	776,149	5,273,287	81,631,156
Average Household Size	2.41	2.80	2.81	2.47	2.72	2.59	2.42	2.51	2.59
Owner Occupied Housing Units	1,472	8,095	17,460	1,085	18,948	311,290	793,257	5,193,134	78,262,285
Renter Occupied Housing Units	673	2,694	6,489	620	9,775	228,360	464,491	2,959,407	45,847,716
Median Age	39.2	36.4	35.9	39.0	35.2	37.1	42.8	42.3	38.3
<b>Income</b>									
Median Household Income	\$53,250	\$61,500	\$62,659	\$54,567	\$60,713	\$54,747	\$51,596	\$52,098	\$58,100
Average Household Income	\$62,456	\$75,185	\$77,127	\$67,547	\$75,213	\$78,593	\$73,608	\$75,281	\$83,694
Per Capita Income	\$23,520	\$26,478	\$27,620	\$25,298	\$27,441	\$30,241	\$30,364	\$29,913	\$31,950
<b>Trends: 2015 - 2020 Annual Growth Rate</b>									
Population	3.76%	2.89%	2.66%	2.90%	2.60%	1.72%	1.40%	1.41%	0.83%
Households	3.38%	2.71%	2.48%	2.71%	2.44%	1.63%	1.27%	1.36%	0.79%
Families	3.50%	2.68%	2.45%	2.73%	2.39%	1.56%	1.22%	1.30%	0.71%
Owner HHs	3.93%	3.30%	3.09%	3.33%	3.07%	2.23%	1.81%	1.91%	1.16%
Median Household Income	1.94%	2.85%	2.87%	2.48%	2.59%	2.53%	2.48%	2.52%	2.50%

The 2-mile radius indicates a strong population density of 30,187 people.

The population growth within the same radius is 2.89%, growing at over two times the rate of the Tampa-St. Petersburg-Clearwater MSA.

# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Hillsborough MSA FL US

## Households by Income

<\$15,000	10.30%	7.90%	7.80%	10.30%	7.70%	11.10%	11.50%	11.70%	11.20%
\$15,000 - \$24,999	11.00%	7.00%	6.80%	9.70%	7.40%	9.80%	11.00%	10.60%	9.40%
\$25,000 - \$34,999	8.30%	8.10%	8.30%	8.90%	8.40%	10.10%	10.80%	10.70%	9.30%
\$35,000 - \$49,999	14.80%	13.90%	13.40%	15.10%	13.80%	14.10%	14.90%	14.70%	12.80%
\$50,000 - \$74,999	27.60%	23.10%	22.50%	22.90%	23.50%	18.70%	18.80%	18.70%	17.60%
\$75,000 - \$99,999	12.80%	17.50%	17.40%	14.50%	16.70%	12.20%	11.90%	11.90%	12.50%
\$100,000 - \$149,999	12.00%	15.70%	16.30%	12.80%	15.30%	13.20%	12.00%	12.10%	14.40%
\$150,000 - \$199,999	2.10%	4.30%	4.50%	3.70%	4.40%	5.20%	4.40%	4.50%	6.00%
\$200,000+	1.00%	2.50%	3.00%	2.00%	2.70%	5.60%	4.70%	5.10%	6.70%

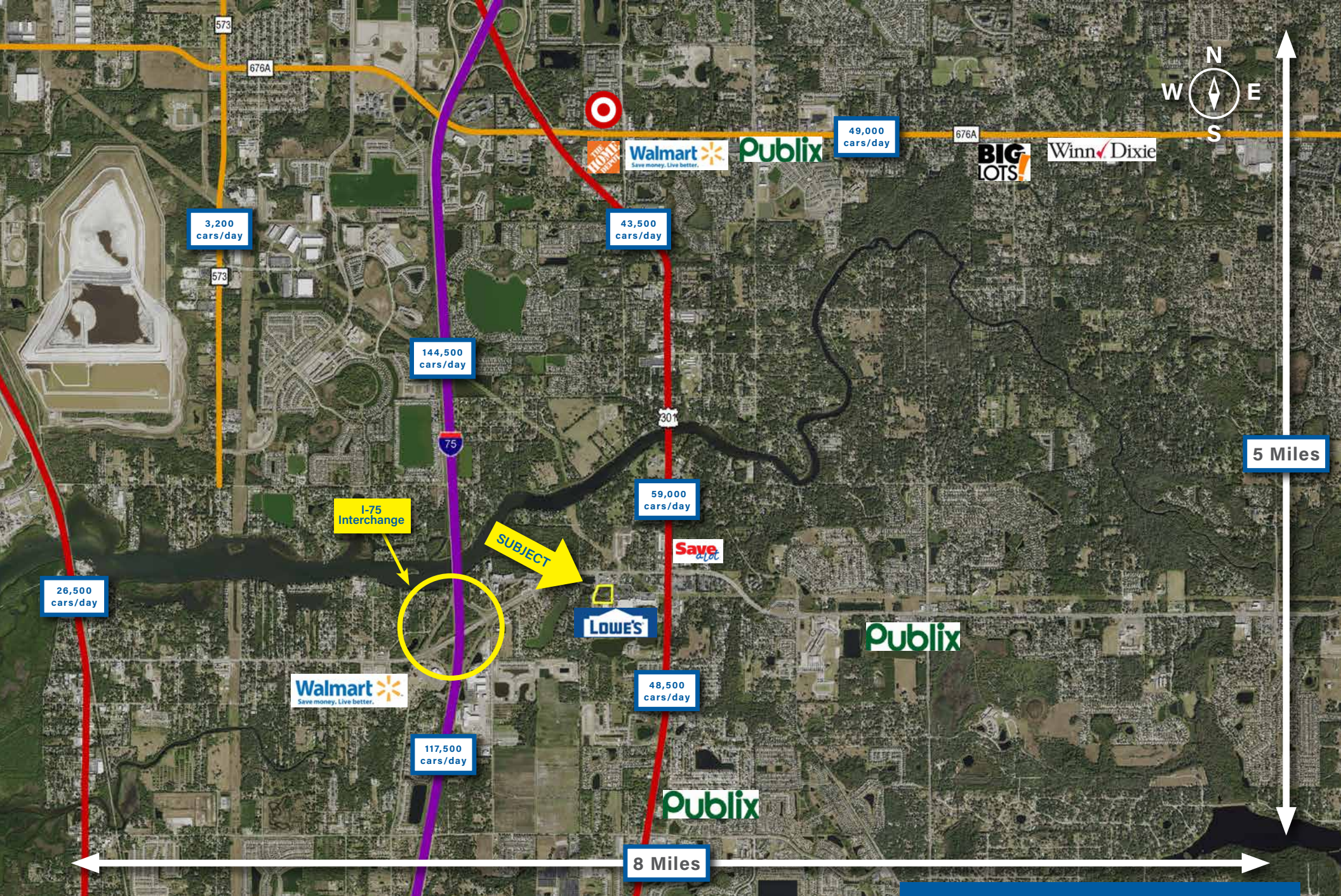
## Population by Age

0 - 4	6.70%	7.40%	7.30%	6.80%	7.20%	6.10%	5.20%	5.30%	6.00%
5 - 9	6.80%	7.50%	7.40%	6.80%	7.20%	6.10%	5.40%	5.40%	6.20%
10 - 14	6.40%	7.10%	7.00%	6.60%	6.90%	6.20%	5.60%	5.60%	6.30%
15 - 19	5.50%	6.00%	6.10%	5.60%	6.10%	6.40%	5.60%	5.70%	6.40%
20 - 24	5.70%	5.70%	6.00%	5.50%	6.40%	7.40%	6.20%	6.30%	6.90%
25 - 34	13.10%	14.10%	14.70%	13.20%	15.70%	14.90%	12.90%	13.20%	13.90%
35 - 44	13.00%	14.90%	15.10%	13.20%	15.10%	13.00%	11.80%	11.70%	12.50%
45 - 54	12.50%	13.60%	13.80%	13.10%	13.50%	13.00%	13.10%	12.70%	12.80%
55 - 64	13.10%	11.50%	11.50%	12.90%	11.20%	12.20%	13.90%	13.60%	13.00%
65 - 74	10.40%	7.70%	7.20%	10.00%	6.90%	8.70%	11.40%	11.50%	9.40%
75 - 84	5.10%	3.40%	3.00%	4.80%	2.80%	4.20%	6.20%	6.30%	4.60%
85+	1.70%	1.10%	0.90%	1.60%	0.80%	1.80%	2.90%	2.70%	2.00%

## Race and Ethnicity

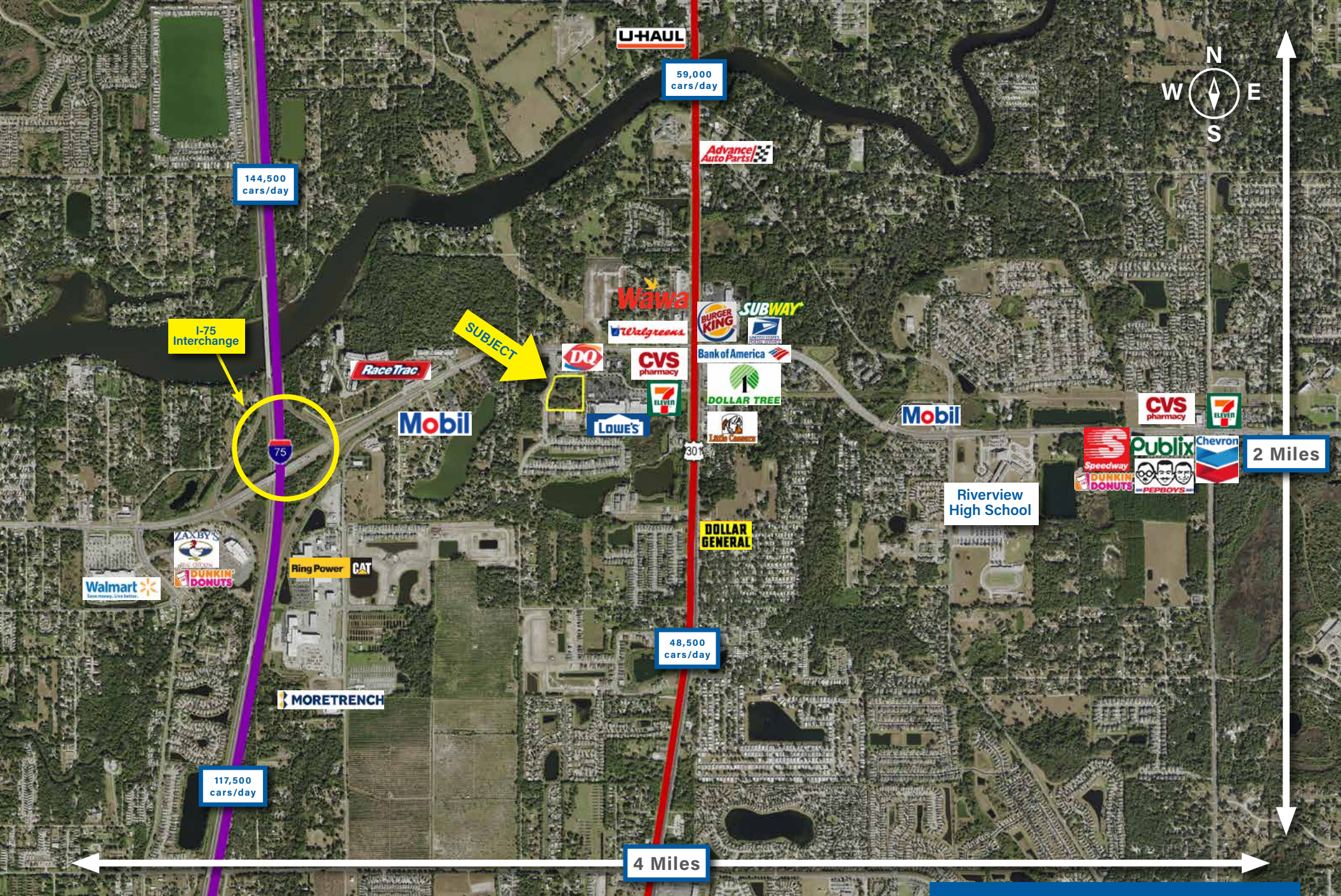
White Alone	79.20%	69.80%	68.60%	77.70%	68.10%	68.90%	76.30%	73.00%	69.90%
Black Alone	9.90%	15.90%	17.20%	8.80%	17.20%	17.00%	12.50%	16.40%	12.90%
American Indian Alone	0.70%	0.50%	0.40%	0.50%	0.50%	0.40%	0.40%	0.40%	1.00%
Asian Alone	1.70%	3.50%	3.40%	2.30%	3.40%	4.10%	3.50%	2.80%	5.70%
Pacific Islander Alone	0.30%	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.80%	5.90%	5.90%	7.20%	6.20%	5.80%	4.10%	4.30%	6.90%
Two or More Races	3.40%	4.30%	4.40%	3.40%	4.50%	3.70%	3.20%	3.00%	3.40%
Hispanic Origin (Any Race)	22.20%	24.10%	24.10%	24.70%	25.40%	28.80%	19.70%	25.90%	18.30%





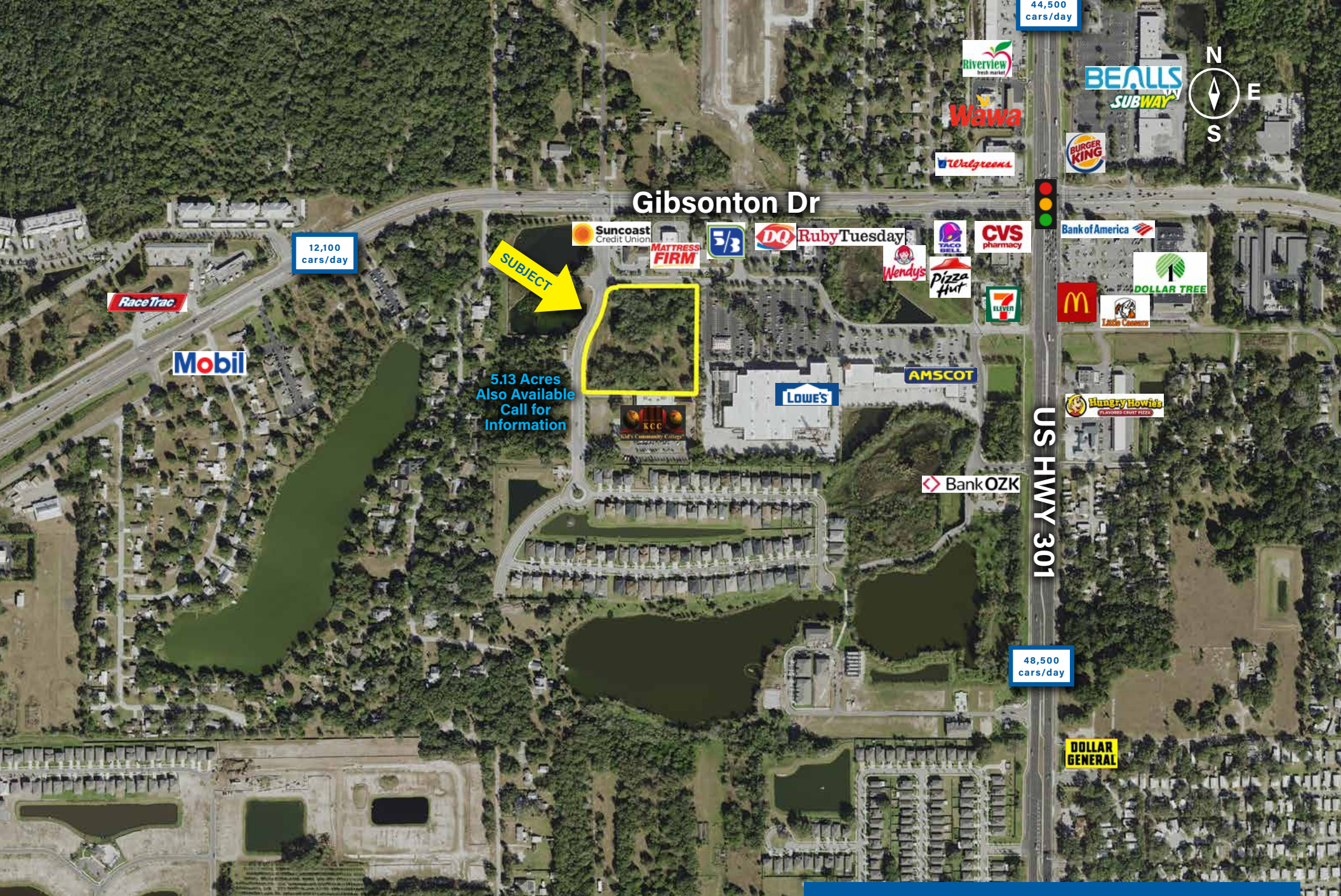
**MARKET AREA MAP**

High capacity road systems connect dense residential populations through Central Hillsborough County.



The trade area is strong, benefiting from the traffic produced by I-75. US Highway 301 is the primary commercial corridor through Riverview.

## TRADE AREA MAP



12,100 cars/day

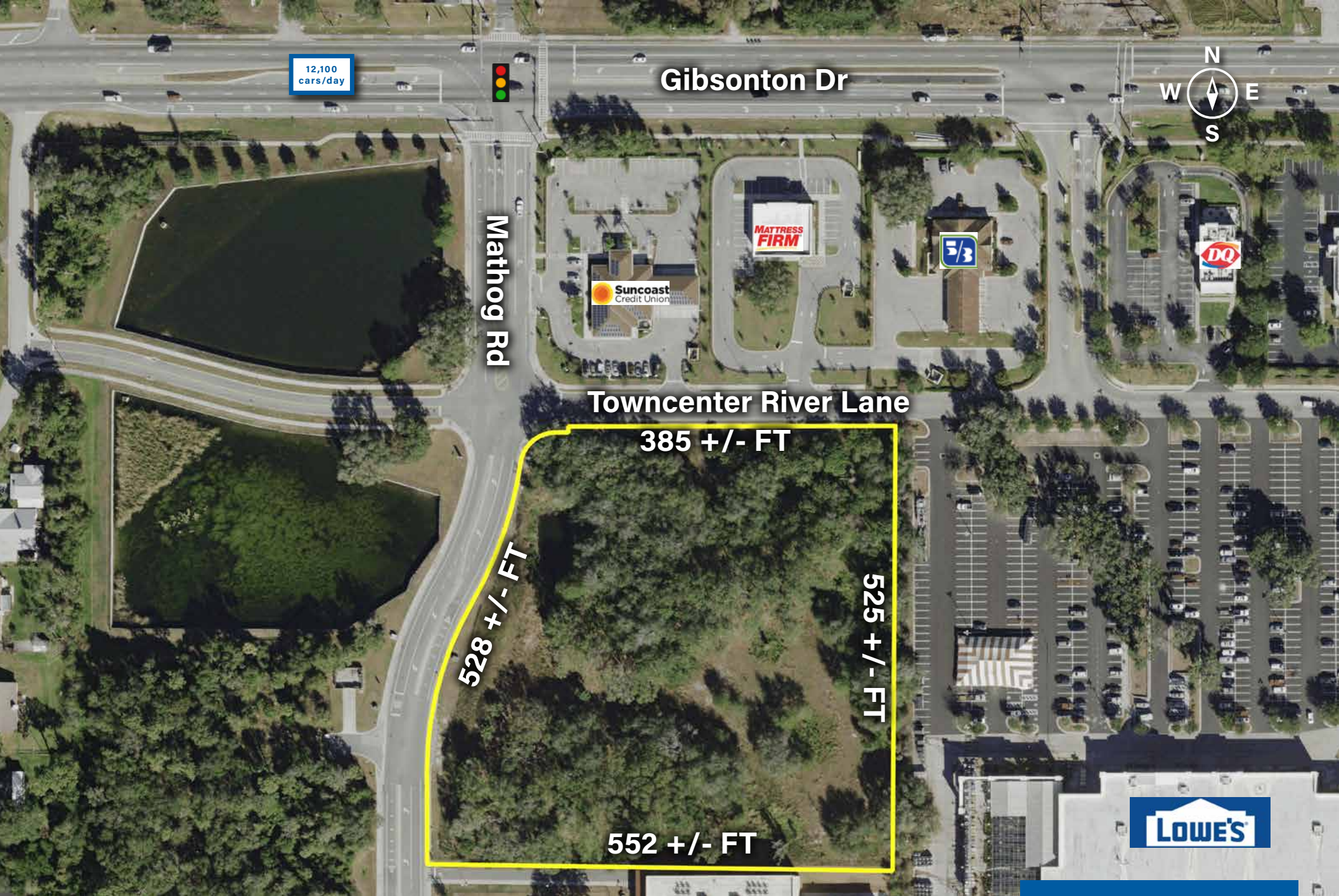
44,500 cars/day

48,500 cars/day

**SUBJECT**  
5.13 Acres  
Also Available  
Call for  
Information

**NEIGHBORHOOD AERIAL**

There is new development ongoing and planned in the immediate area.



Subject property has retail on 3 sides and is contiguous to Lowe's retail strip center. Neighboring lake is visible from subject property.

**SITE AERIAL**

**A**erial view facing east toward  
Lowe's





Retail on 3 sides of subject



100% Upland (no wetlands)

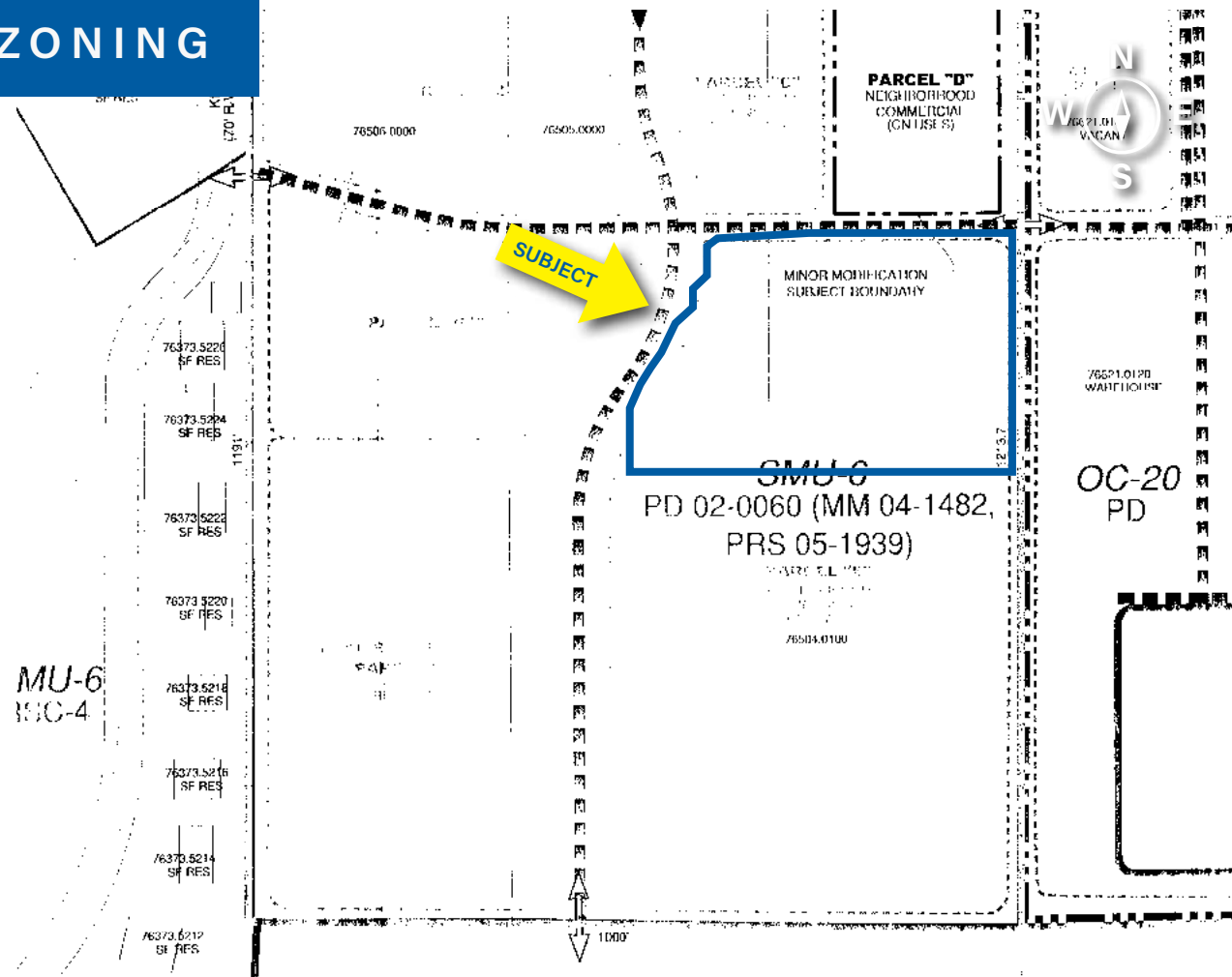


New development ongoing and planned in immediate area



Subject overlooks lake on neighboring property

# ZONING



## PD 02-0060

Development on the site shall be limited to the following: Parcel E - 104,500 square feet of Commercial Neighborhood uses, excluding convenience stores with gas stations, car wash facilities, fast food restaurants and drive-thru restaurants, and auto repair; Agricultural uses shall be allowed on an interim basis.



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