



PROPERTY FOR SALE

5.13 ACRES IN LOWES ANCHORED PD, RIVERVIEW, FL

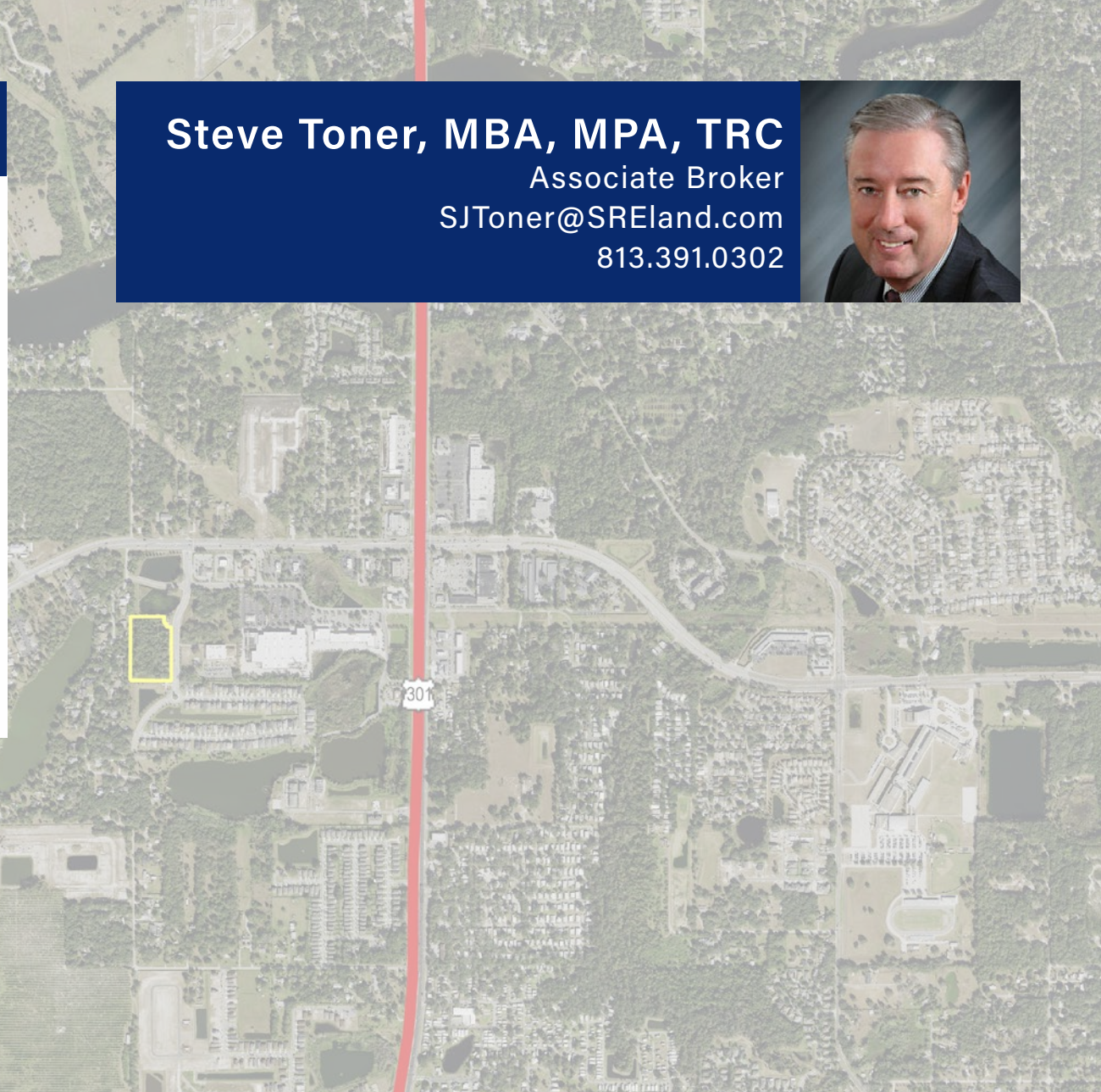
863.648.1528 | SVNsaunders.com | 1723 Bartow Rd. Lakeland, FL 33801

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 13 PHOTOS

Steve Toner, MBA, MPA, TRC

Associate Broker
SJToner@SREland.com
813.391.0302



CONFIDENTIALITY & DISCLAIMER

©2022 SVN | Saunders Ralston Dantzler Real Estate, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.



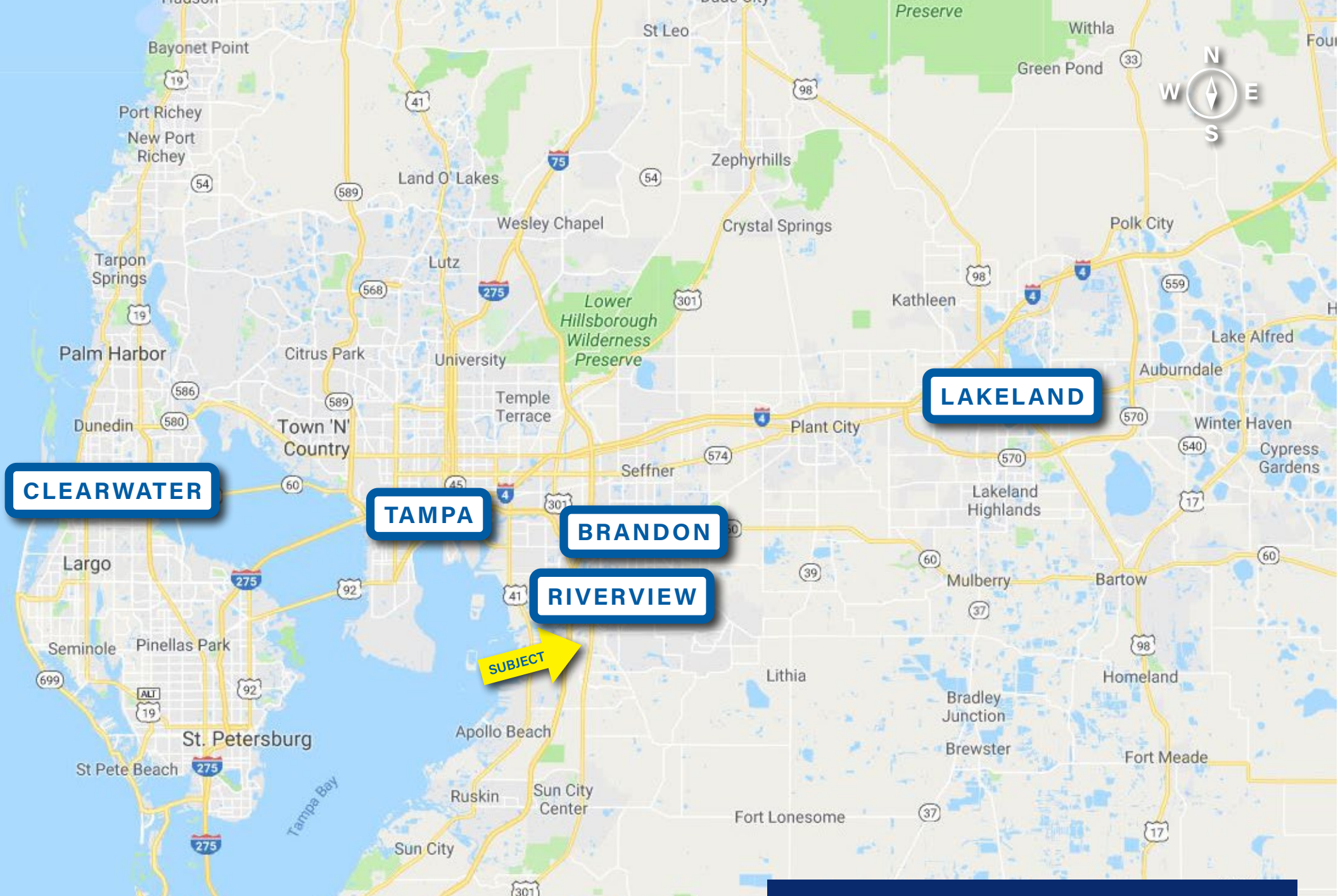
EXECUTIVE SUMMARY

0 MATHOG ROAD 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 office 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.

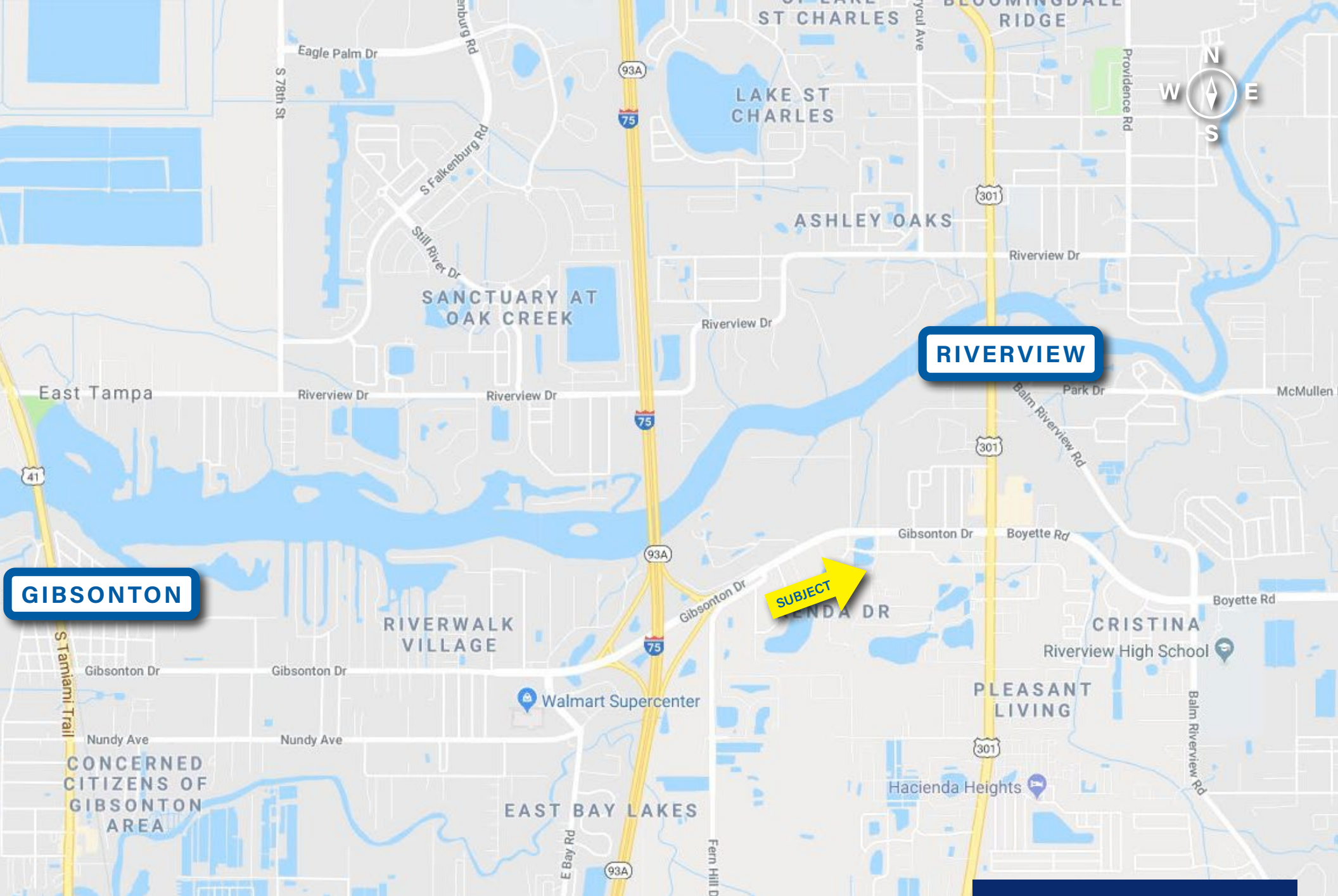
Across Mathog Rd., there is also 6.11 acres available for purchase (see page 11).

Site Address:	0 Mathog Road, Riverview, FL 33578
County:	Hillsborough
PIN (Property Identification Number):	U-20-30-20-9LV-000000-00001.0
Land Size:	5.13 +/- Acres
Property Use:	Vacant Commercial
Utilities:	All Available
Zoning:	PD 02-0060
Taxes:	\$21,312.50 (2018)
Traffic Count:	12,100 cars/day on Gibsonton Dr 48,500 cars/day on US 301 144,500 cars/day on I-75
Asking Price:	\$1,495,000



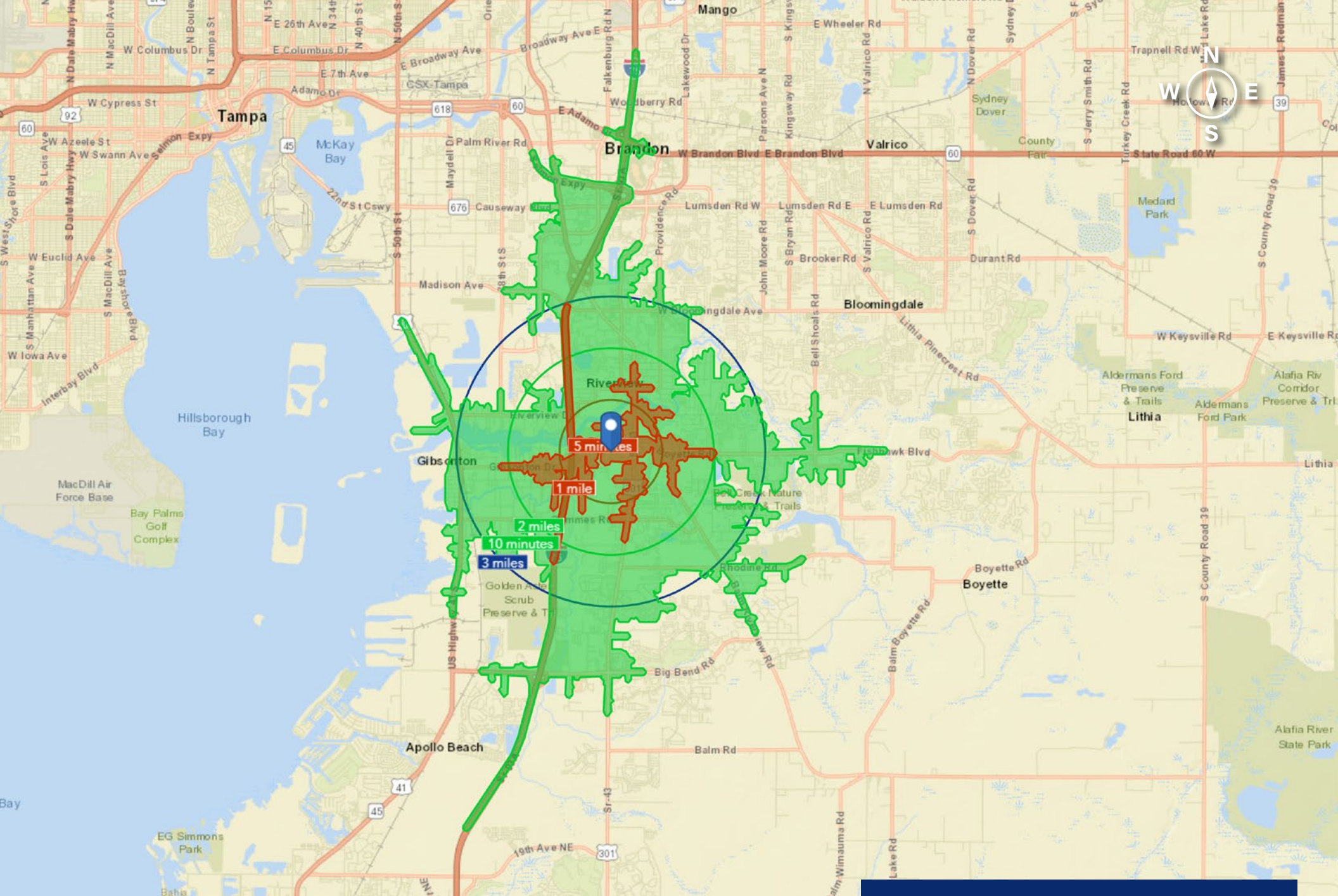
Located in the Tampa-St. Petersburg-Clearwater MSA, between Brandon and Bradenton.

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
Income									
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
Trends: 2015 - 2020 Annual Growth Rate									
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

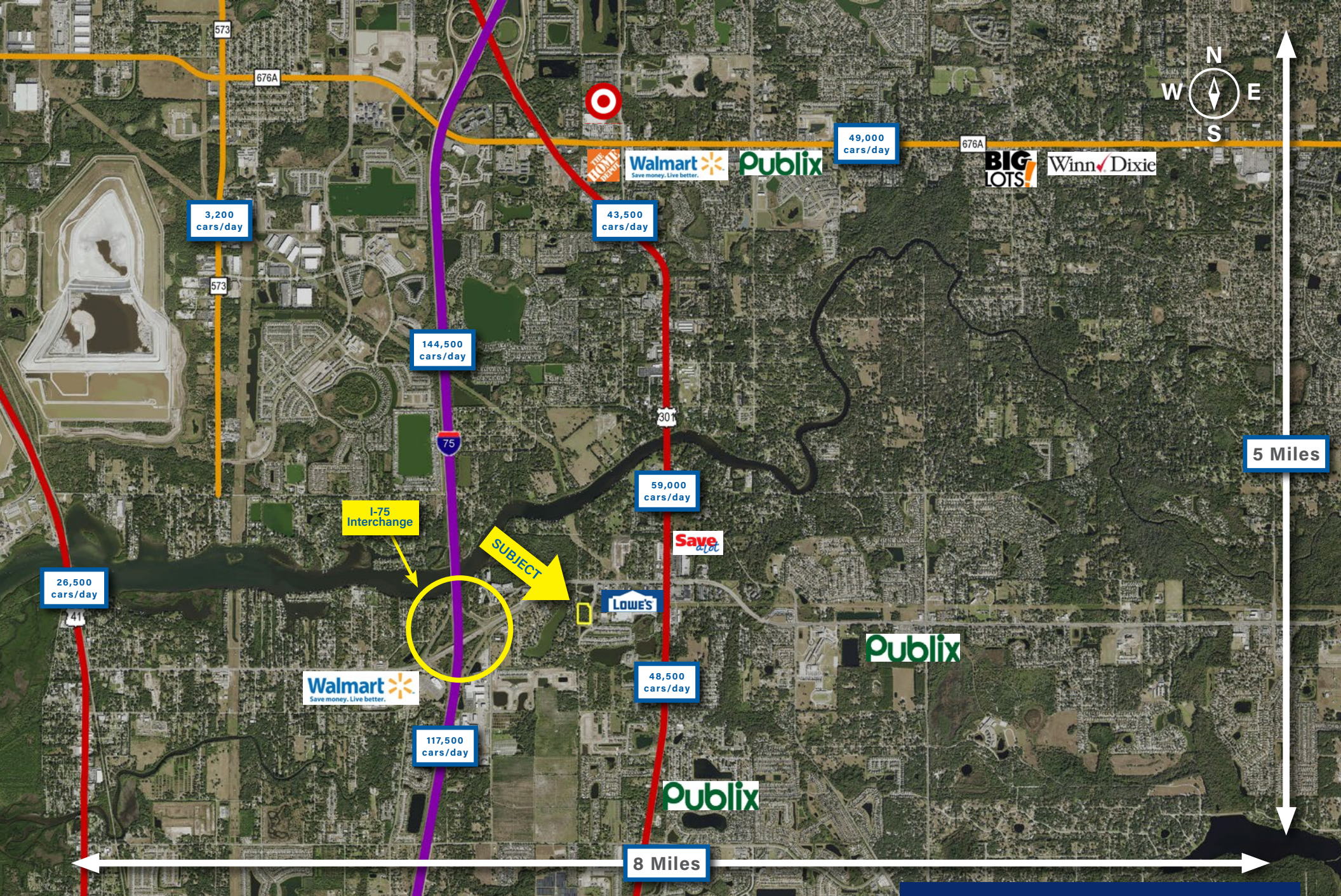
<\$15,000	10.30%	7.90%	7.80%	10.30%	7.70%	11.10%	11.50%	11.70%	11.20%
\$15,000 - \$24,999	11.00%	7.00%	6.80%	9.70%	7.40%	9.80%	11.00%	10.60%	9.40%
\$25,000 - \$34,999	8.30%	8.10%	8.30%	8.90%	8.40%	10.10%	10.80%	10.70%	9.30%
\$35,000 - \$49,999	14.80%	13.90%	13.40%	15.10%	13.80%	14.10%	14.90%	14.70%	12.80%
\$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%

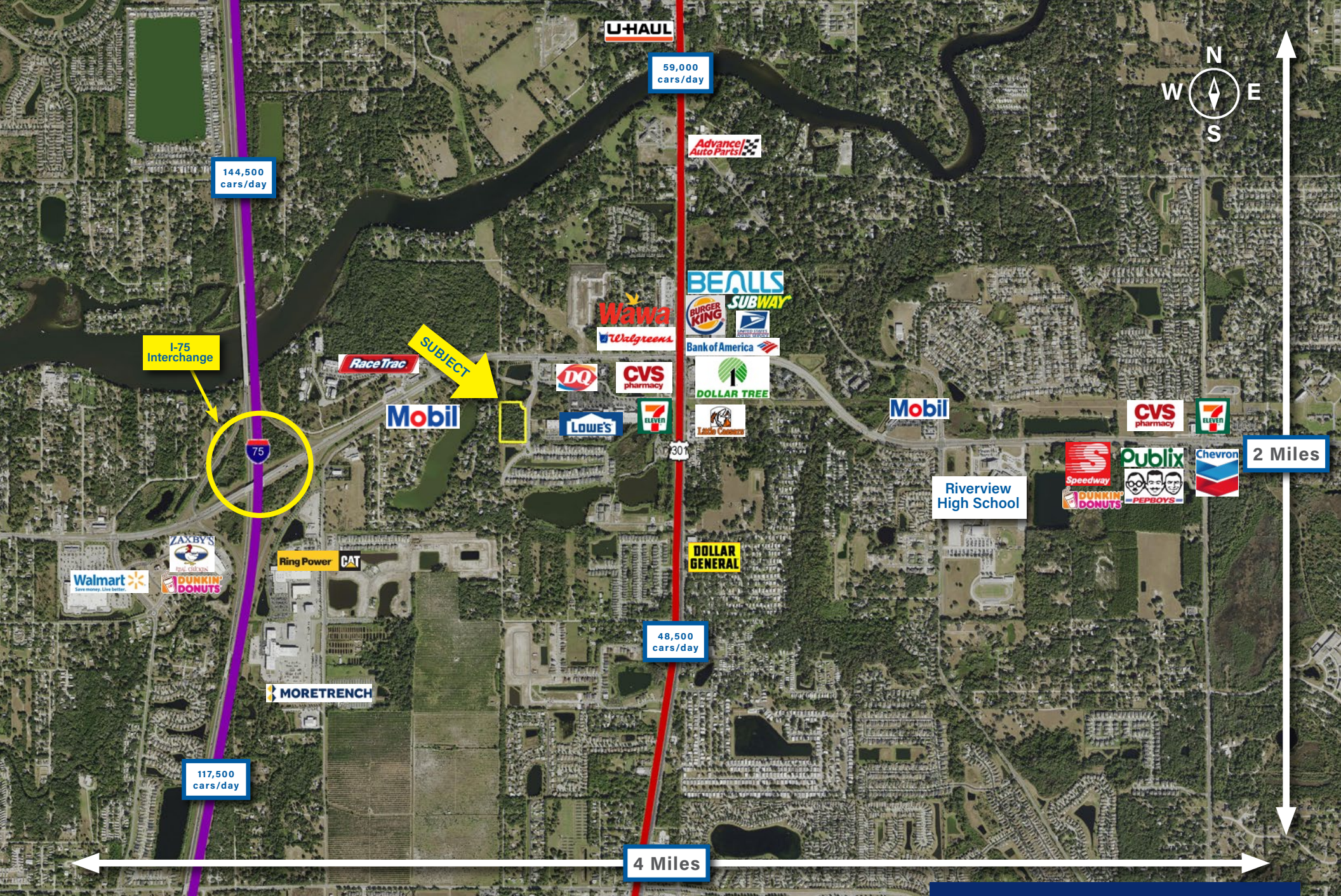
Race and Ethnicity

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%



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

MARKET AREA MAP



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



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

NEIGHBORHOOD AERIAL



The subject parcel has frontage and access on Mathog Rd. and is near Lowe's Home Improvement. Neighboring lake is visible from subject property.

SITE AERIAL

The property has improved access via Mathog Rd.





100% Upland (no wetland)



Near Lowe's Home Improvement

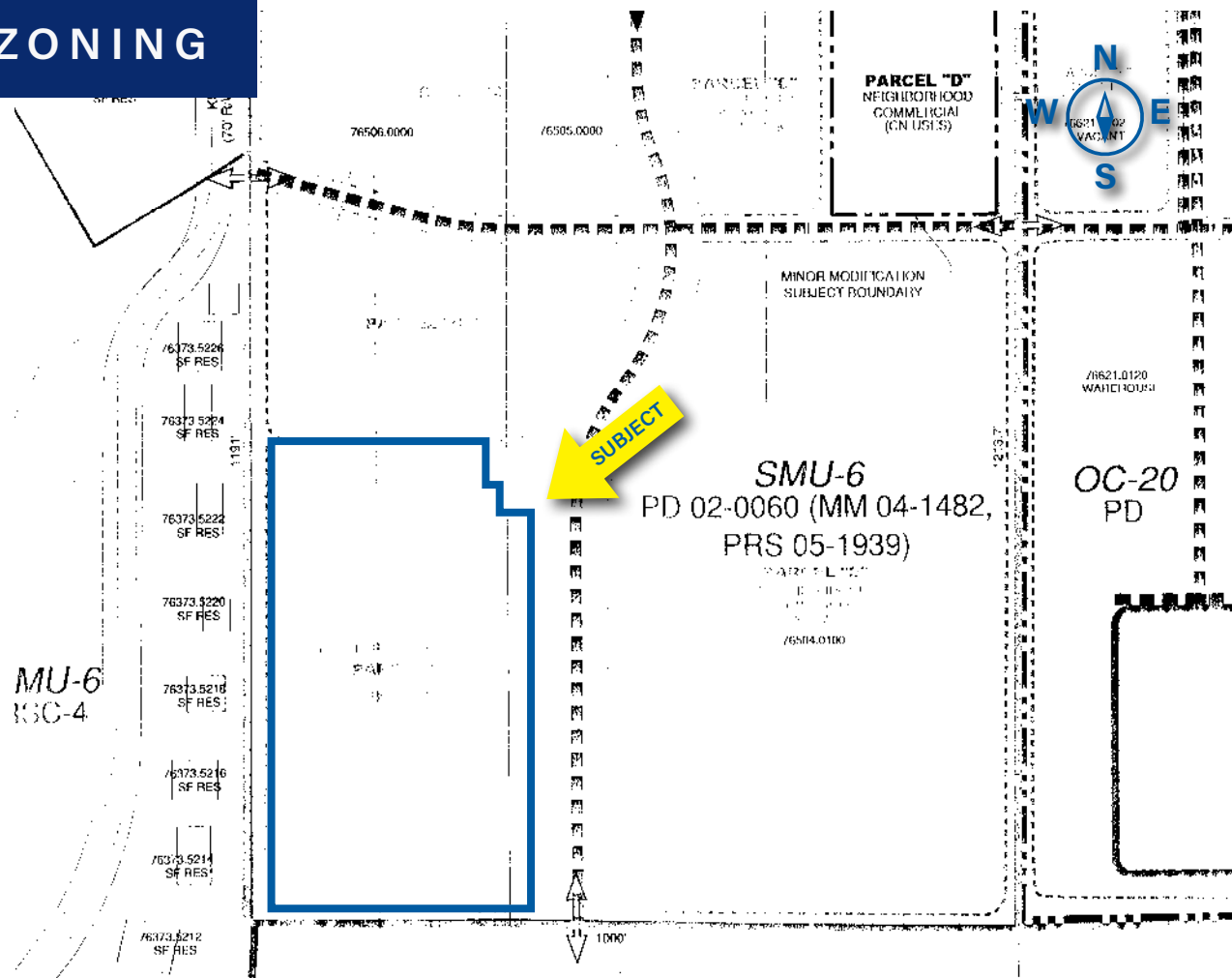


New development ongoing and planned in immediate area



Subject overlooks lake on neighboring property

ZONING



PD 02-0060

Development on the site shall be limited to the following: Parcel A-54,450 square feet of Business Professional-Office (BP-O) uses. A maximum Floor Area Ratio (FAR) of 0.25 shall be permitted up to a maximum per building size of 7,500 square feet. Building should be no taller than 25 feet and shall be residential in character with pitched roofs. Agricultural uses shall be allowed on an interim basis.



SVN | Saunders Ralston Dantzler
Real Estate

863.648.1528

1723 Bartow Rd.
Lakeland, FL 33801