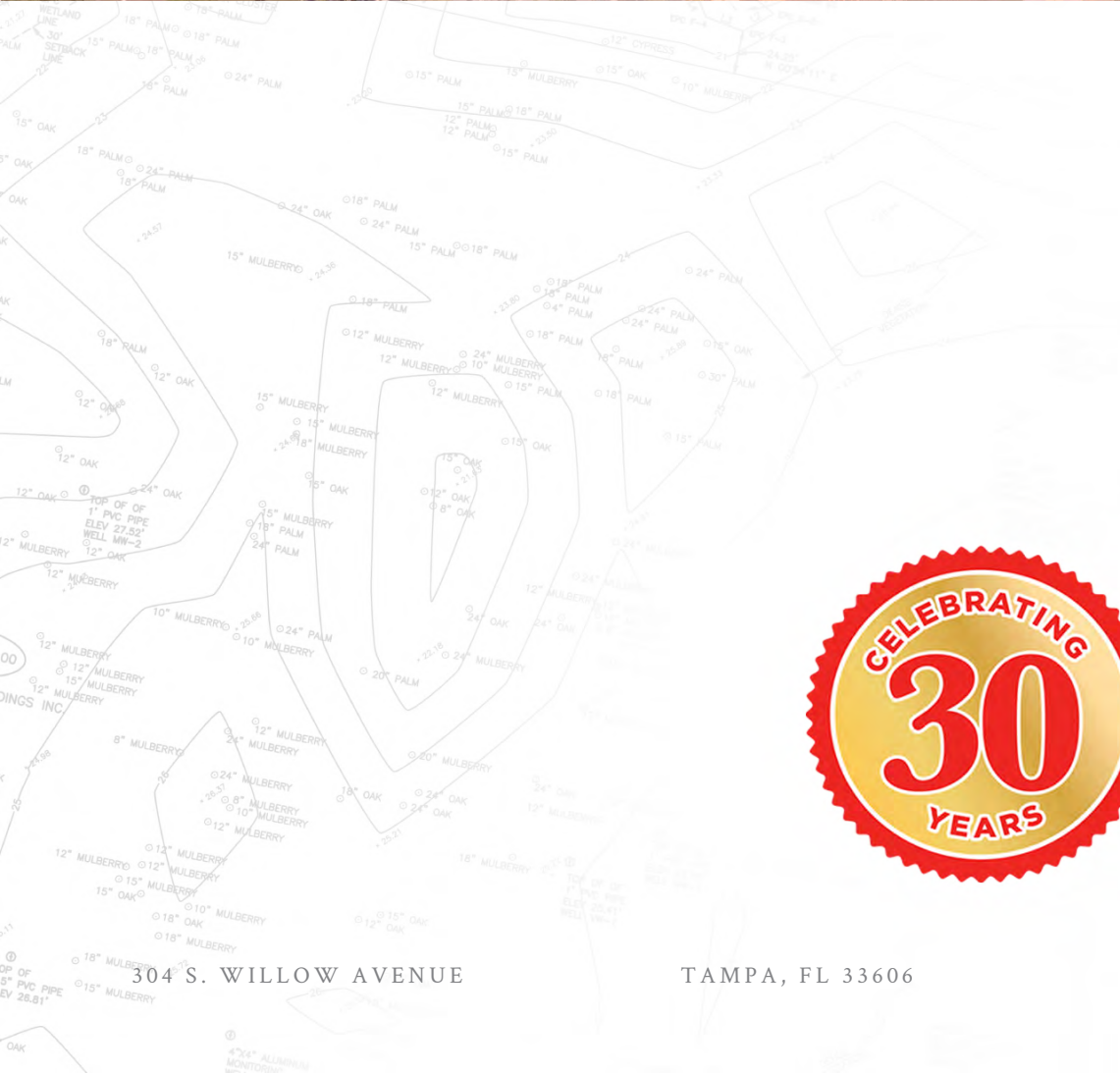
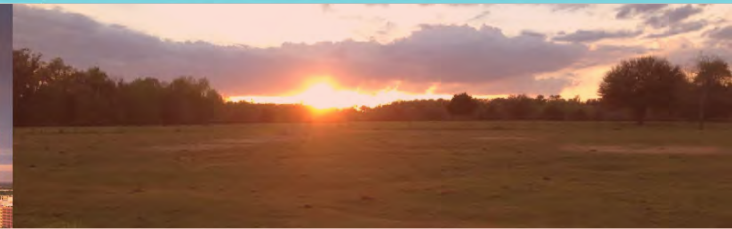
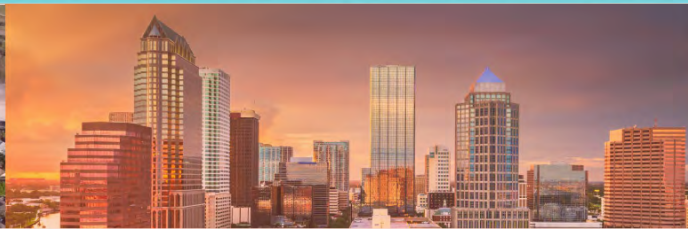


We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerials



Property Description

PROPERTY DESCRIPTION

This 2± acre site located on the corner of the Balm Riverview road and Rhodine Rd in Riverview, FL is zoned for commercial and available for sale.

LOCATION DESCRIPTION

The property is located on the southeast corner of the lighted intersection of Balm Riverview Rd & Rhodine Rd in Riverview, FL. It is right across the street from the Mobil gas station and 7/11 and surrounded by residential developments.

PROPERTY SIZE

2.0 Acres

PARCEL ID

077429-0300

PROPERTY OWNER

RR Commercial LLC

PRICE

\$1,500,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker

813.287.8787 x8

chris@thedirt dog.com

Aerial



Aerial



Demographics Map & Report

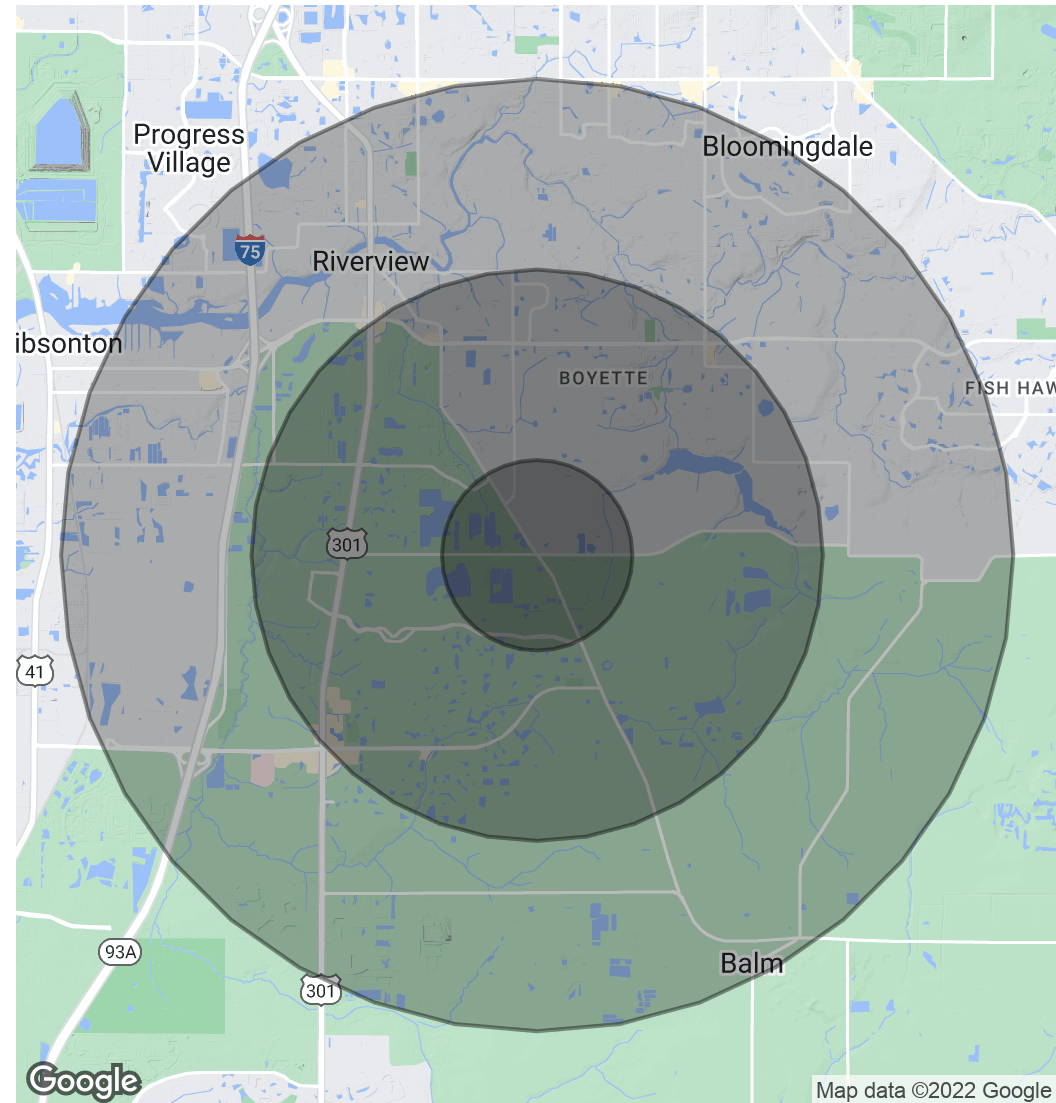
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,889	52,849	104,907
Average Age	39.1	36.6	38.0
Average Age (Male)	37.7	35.6	36.9
Average Age (Female)	39.5	37.7	38.8

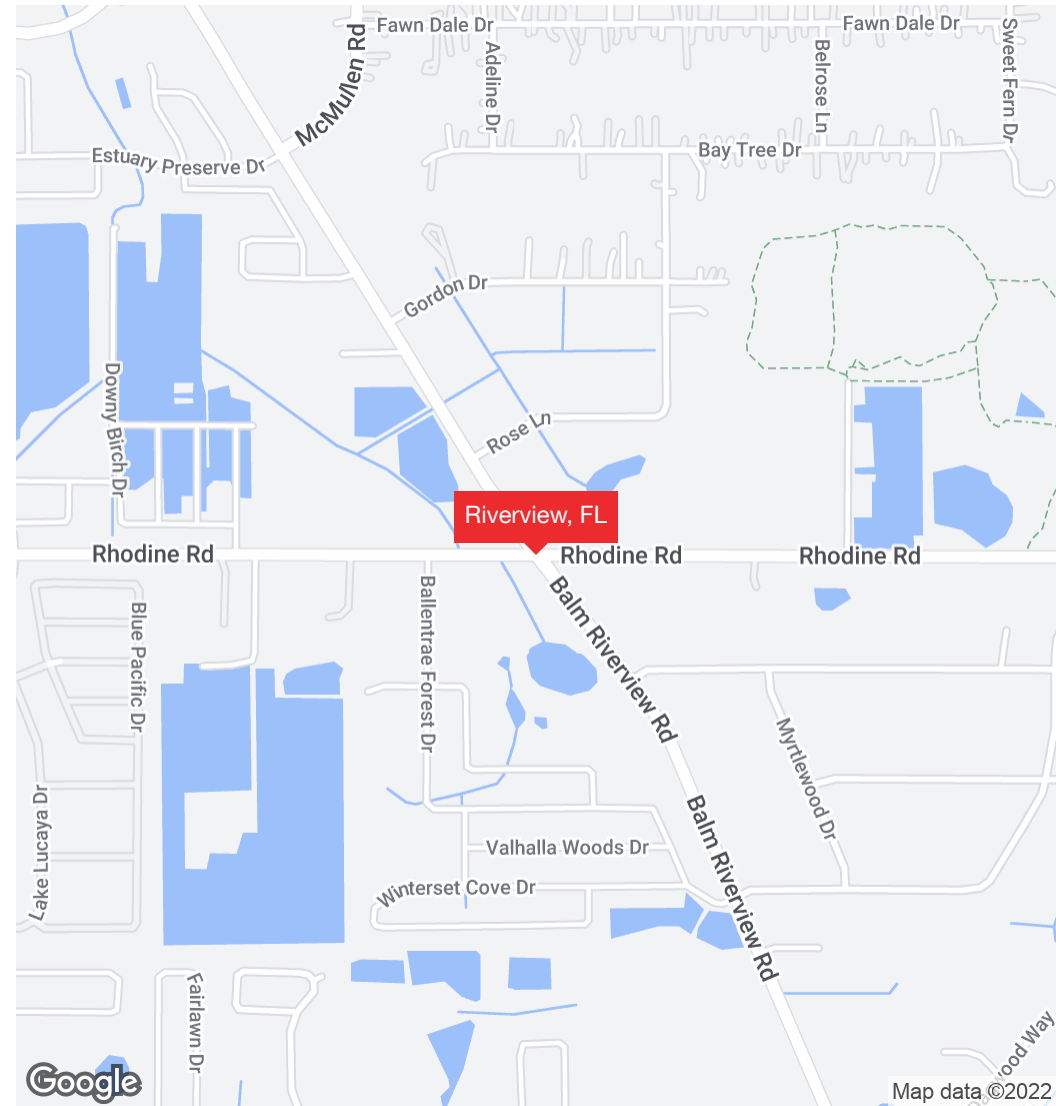
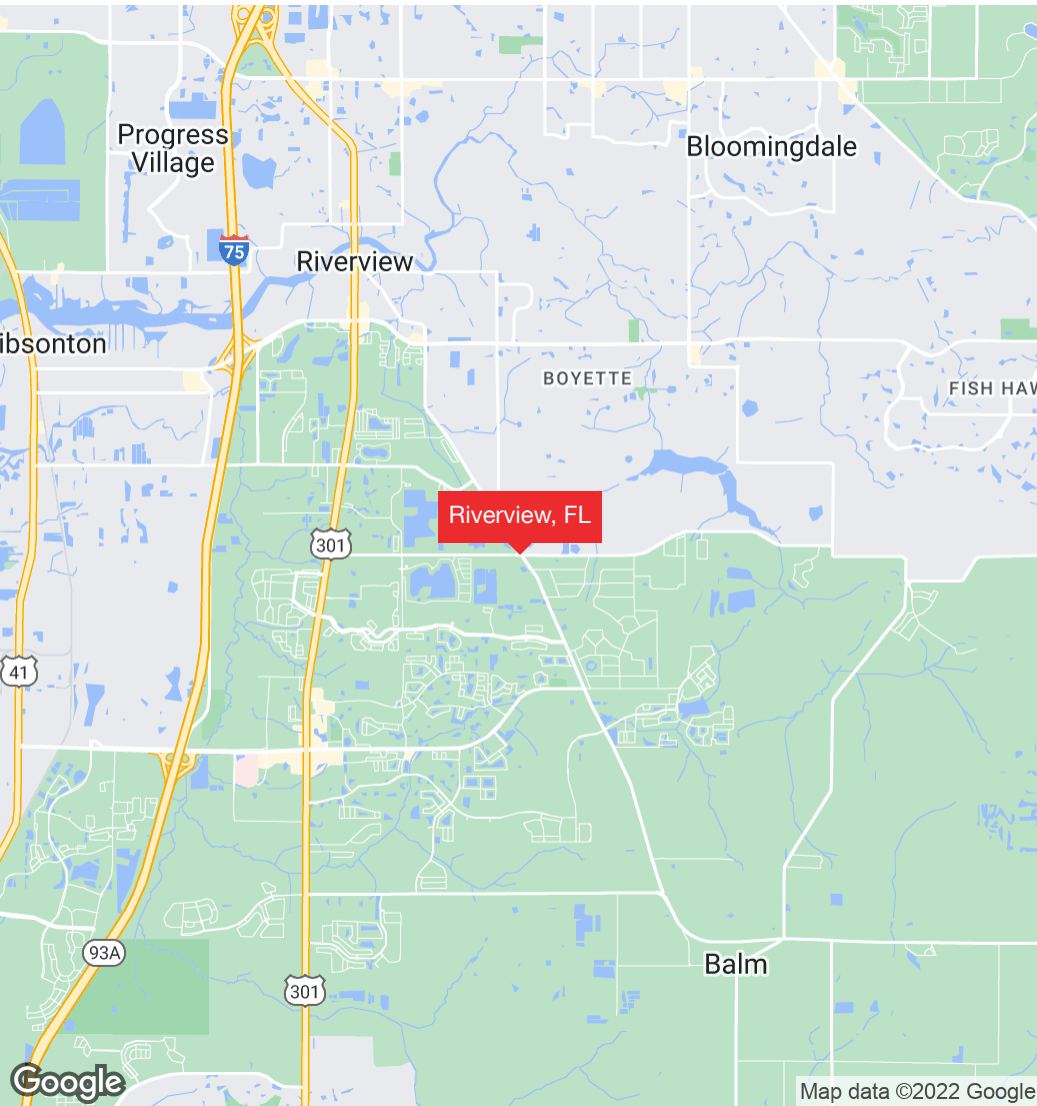
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,082	19,203	37,959
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$89,253	\$85,737	\$91,071
Average House Value	\$402,046	\$301,026	\$339,838

* Demographic data derived from 2020 ACS - US Census



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.