

# SUMMERFIELD CROSSINGS OUTPARCEL

## 10790 Big Bend Rd | Riverview, FL 33579



### PROPERTY HIGHLIGHTS:

- 1.20-acre outparcel opportunity
- Located at the strongest retail intersection in Riverview less than a mile from I-75
- 10,634 future residential properties within a 5-mile radius
- Local anchors include Publix Super Market, Sam's Club, Winn-Dixie, Walmart Neighborhood Market, and ALDI
- FDOT and Hillsborough County will be building a new northbound on-ramp for westbound Big Bend Rd and a new southbound off-ramp for westbound Big Bend Rd
- FDOT and Hillsborough County are widening Big Bend Rd from Simmons Loops to Covington Garden Drive from 4 lanes to 6 lanes
- Strong demographics include a population of over 138,000 with an average income of more than \$77,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	12,286	74,189	138,156
2021 Estimated Households	4,033	24,349	47,354
<b>INCOME</b>			
2021 Estimated Avg HH Income	\$79,444	\$82,604	\$77,772
<b>AGE</b>			
Median Age	35	36	38
<b>DAYTIME DEMOS</b>			
Number of Businesses	487	1,573	3,486
Number of Employees	2,433	7,364	17,897
Total Daytime Population	5,246	26,052	57,610
<b>TRAFFIC COUNTS</b>			
US Hwy 301 S (N/S)	50,500 AADT		
Big Bend Rd (E/W)	15,300 AADT		



### FOR LEASING INFORMATION:

Brandon Eggleston  
813.712.3068  
brandon@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com



# SUMMERFIELD CROSSINGS OUTPARCEL

## 10790 Big Bend Rd | Riverview, FL 33579



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 07/26/21



### FOR LEASING INFORMATION:

Brandon Eggleston  
813.712.3068  
brandon@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com