

OFFERING MEMORANDUM

US-301 Riverview Medical Office Lease

10422 U.S. 301

Riverview, FL 33578

PRESENTED BY:

LANCE COBB

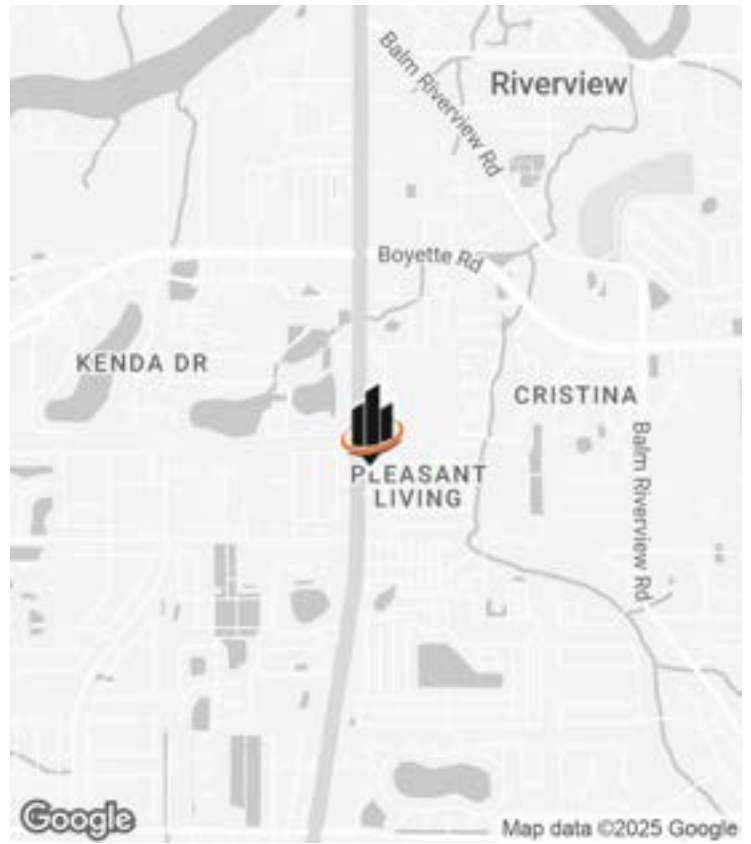
O: 941.387.1200

lance.cobb@svn.com

FL #SL3483253



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	2,300 SF
LOT SIZE:	0.94 Acres
BUILDING SIZE:	4,698 SF

PROPERTY DESCRIPTION

Discover the perfect medical space for your business at 10422 U.S. 301, Riverview, FL, 33578. This exceptional property offers a prime location and versatile space suitable for a wide range of commercial needs. Boasting modern amenities and a well-designed layout, it provides the ideal setting for productivity and success. With ample parking, high visibility, and excellent access to major transportation routes, this property is poised to elevate your business to new heights. Don't miss this opportunity to lease a space that perfectly aligns with your vision for the future. Schedule a tour today and unlock the potential of this remarkable property.

PROPERTY HIGHLIGHTS

- High visibility location
- Ample parking for patients and staff
- Easy access to major transportation routes
- Well-designed layout for optimal productivity

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Discover the perfect medical space for your business at 10422 U.S. 301, Riverview, FL, 33578. This exceptional property offers a prime location and versatile space suitable for a wide range of commercial needs. Boasting modern amenities and a well-designed layout, it provides the ideal setting for productivity and success. With ample parking, high visibility, and excellent access to major transportation routes, this property is poised to elevate your business to new heights. Don't miss this opportunity to lease a space that perfectly aligns with your vision for the future. Schedule a tour today and unlock the potential of this remarkable property.

LOCATION DESCRIPTION

Strategically positioned at 10422 US Highway 301 in the thriving Riverview market, this property offers exceptional frontage along one of Hillsborough County's primary north-south corridors. With exposure to more than 45,000 vehicles daily, it provides unmatched visibility and branding potential. The site enjoys seamless connectivity to I-75, the Selmon Expressway, and downtown Tampa, placing it within easy reach of major employment centers and residential communities. The surrounding trade area is anchored by leading national retailers, established medical providers, and rapidly expanding neighborhoods, creating a strong and growing customer base for medical, professional, or service-oriented users.

INTERIOR DESCRIPTION

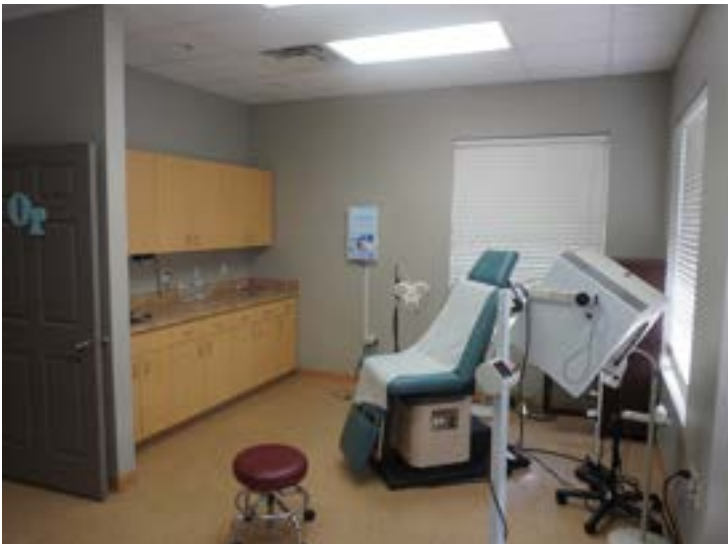
Well-appointed medical layout featuring five patient exam rooms, a dedicated operating room, two provider offices, a welcoming reception and patient waiting area, and two ADA-compliant restrooms. Includes a sample room, kitchen, mechanical/HVAC room, and front office for efficient workflow and patient care.

COMPLETE HIGHLIGHTS

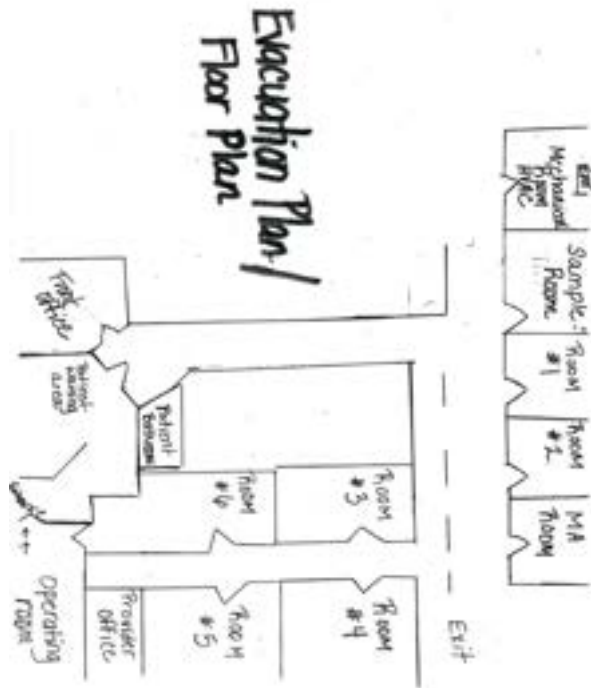


PROPERTY HIGHLIGHTS

- High visibility location
- Ample parking for patients and staff
- Easy access to major transportation routes
- Well-designed layout for optimal productivity



FLOOR PLAN

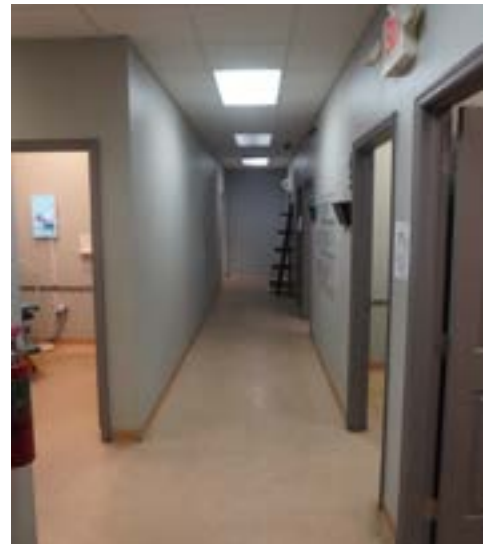
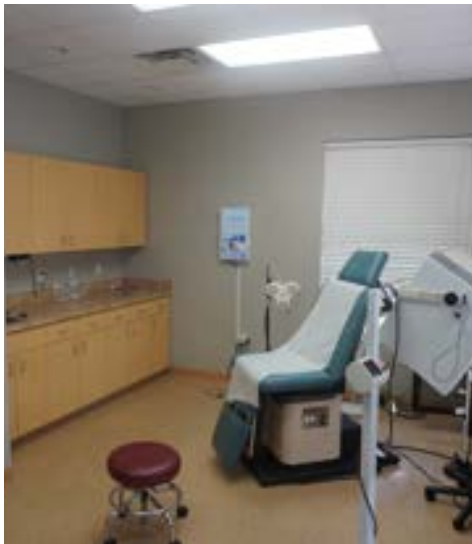
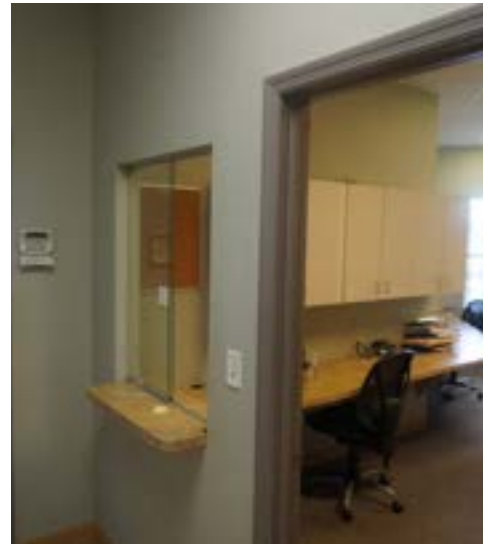


LEGEND

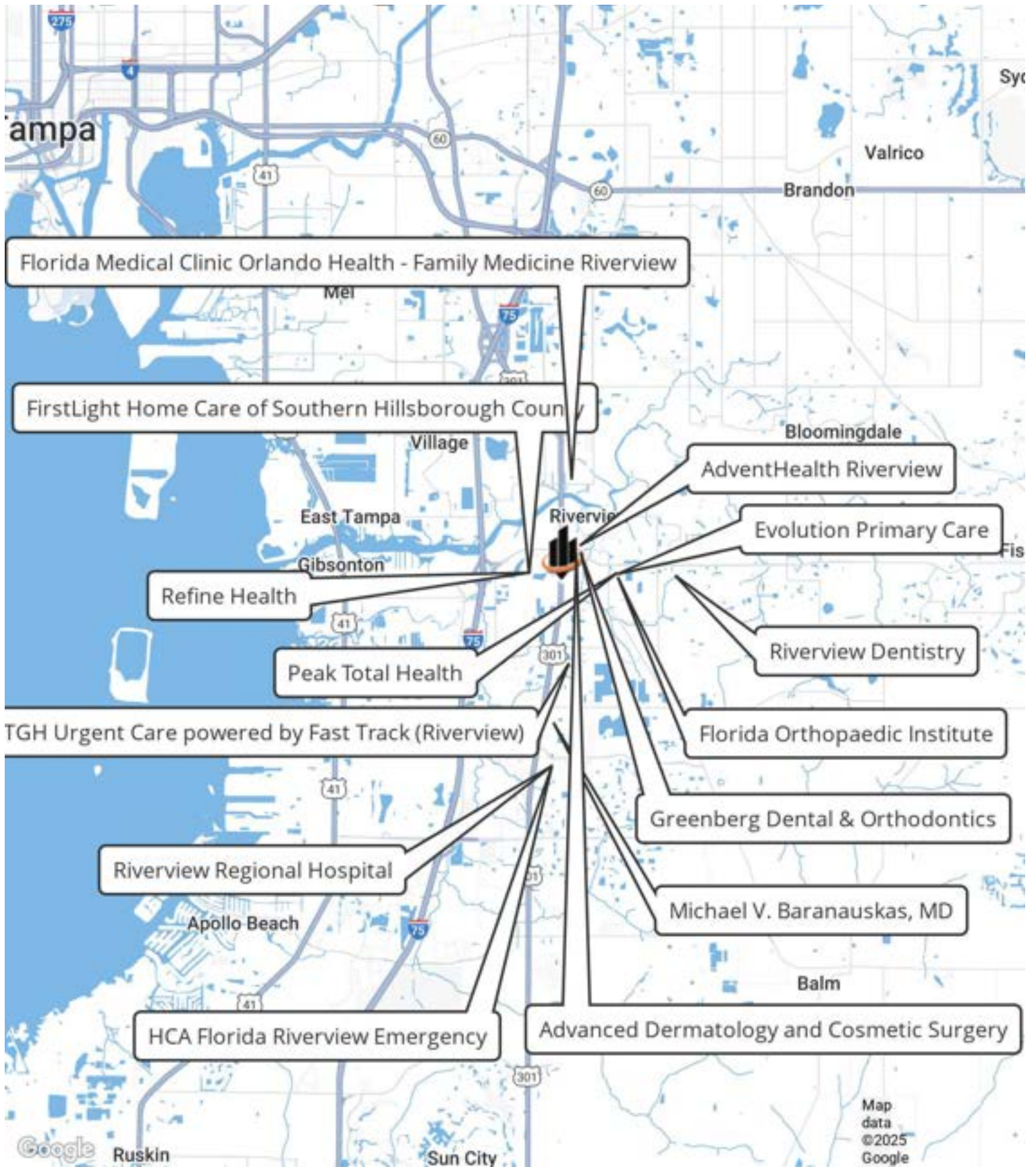
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,300 SF	LEASE RATE:	Negotiable

ADDITIONAL PHOTOS



LOCATION MAP



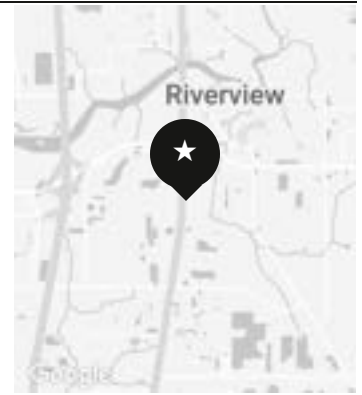
LEASE COMPS



US-301 RIVERVIEW MEDICAL OFFICE LEASE

10422 U.S. 301, Riverview, FL 33578

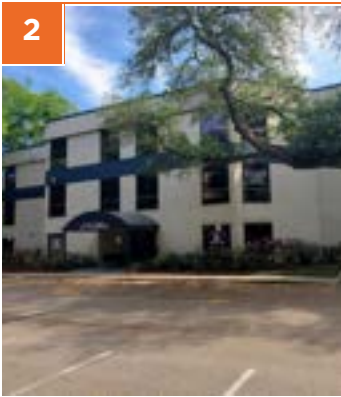
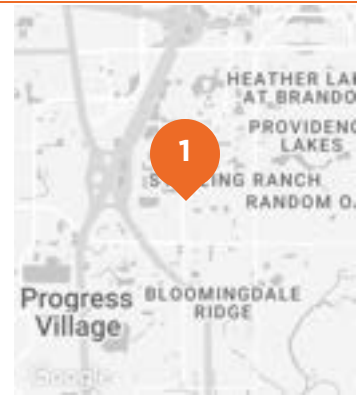
LEASE RATE Negotiable **LEASE TYPE:** NNN
SPACE SIZE: 2,300 SF **OCCUPANCY:** 50%



10308 CARDERA DR

Riverview, FL 33578

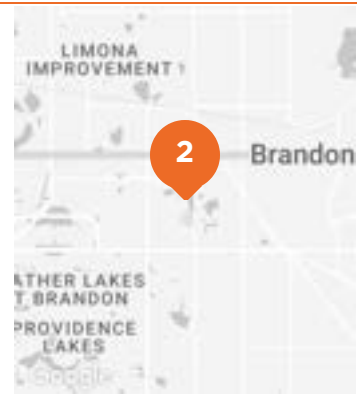
LEASE RATE \$43.00 /SF/yr



500 VONDERBURG DR

Brandon, FL 33511

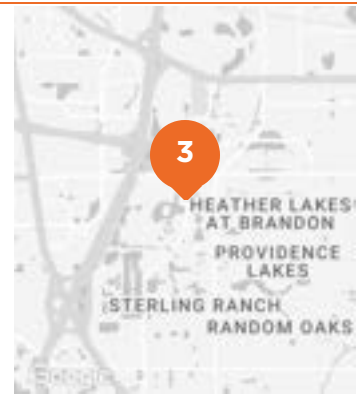
LEASE RATE \$33.00 /SF/yr **SPACE SIZE:** 1,545 SF



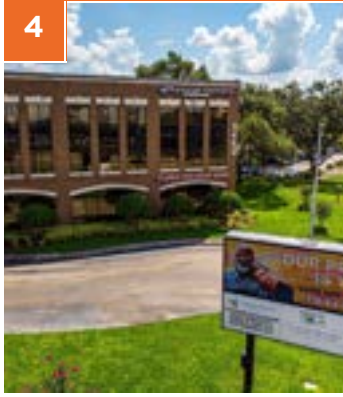
1135 PROFESSIONAL PARK DR.

1135 Professional Park Dr., Brandon, FL 33511

LEASE RATE \$23.50 /SF/yr **LEASE TYPE:** Modified Gross
NO. UNITS: 2 **OCCUPANCY:** 50%



LEASE COMPS

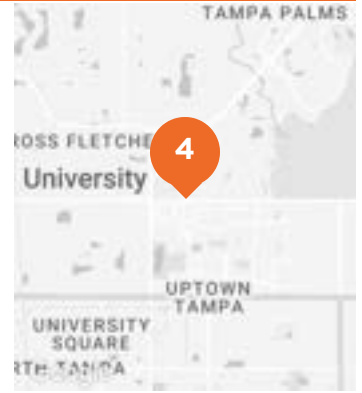


4

FLETCHER MEDICAL PLAZA

3450 E. Fletcher Ave, Tampa, FL 33613

LEASE RATE \$23.00 /SF/yr **LEASE TYPE:** Modified Gross

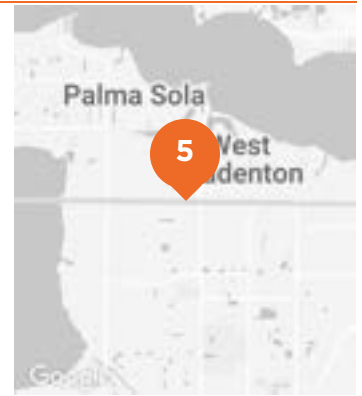


5

6114 MANATEE AVE

Bradenton, FL 34209

LEASE RATE \$22.00 /SF/yr **LEASE TYPE:** NNN
SPACE SIZE: 4,480 SF

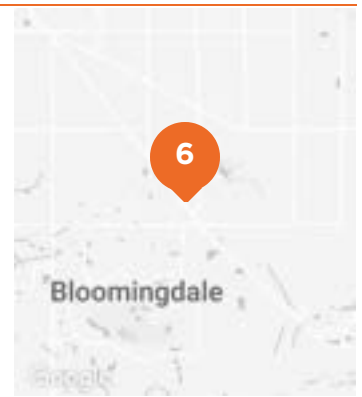


6

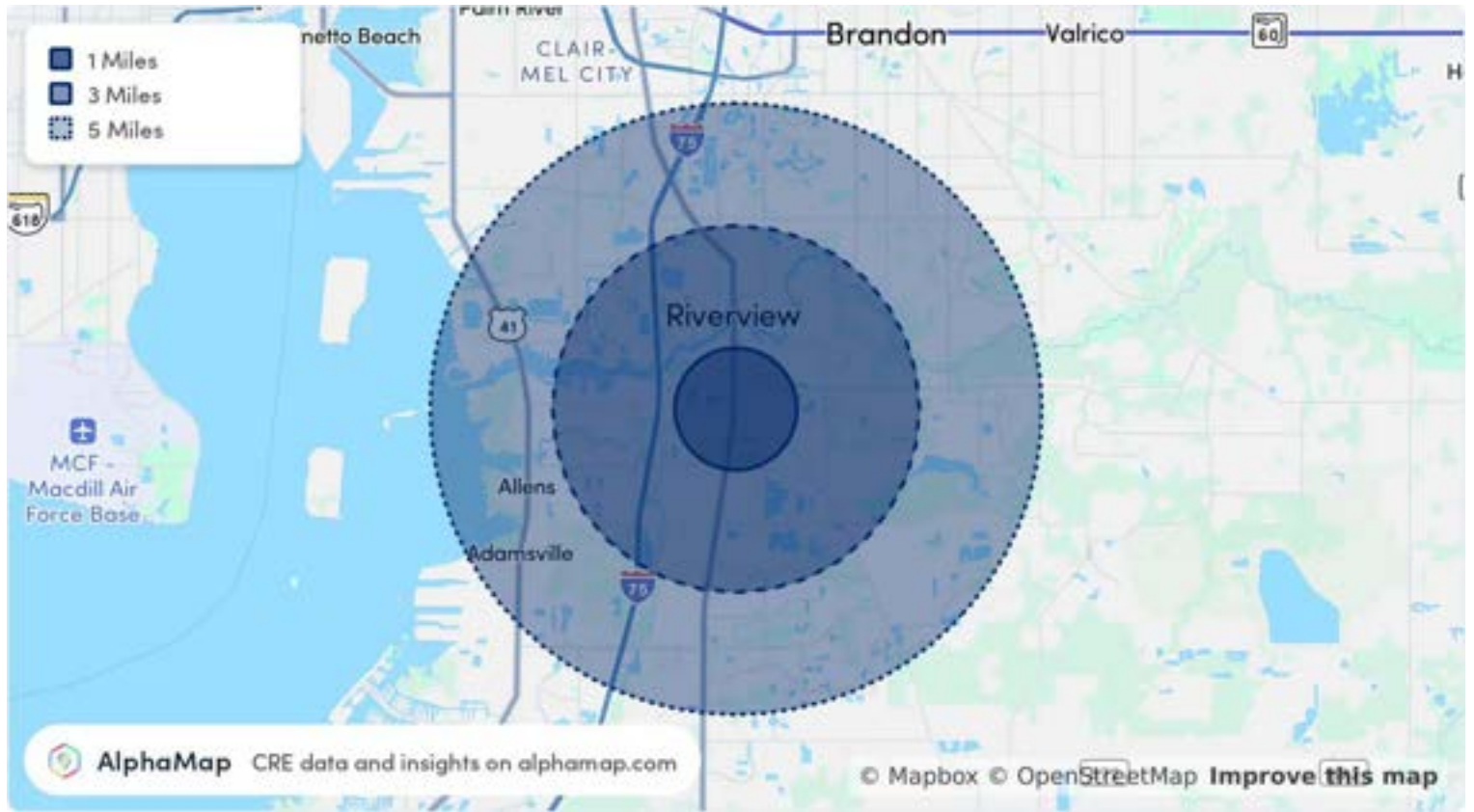
3203 LITHIA PINECREST RD

Valrico, FL 33596

LEASE RATE \$36.95 /SF/yr **SPACE SIZE:** 3,701 SF



AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,790	82,715	214,670
AVERAGE AGE	41	38	38
AVERAGE AGE (MALE)	40	37	37
AVERAGE AGE (FEMALE)	42	39	39
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,448	29,107	76,952
PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$99,893	\$107,432	\$108,261
AVERAGE HOUSE VALUE	\$344,917	\$351,582	\$372,346
PER CAPITA INCOME	\$36,997	\$38,368	\$38,664

Map and demographics data derived from AlphaMap

ADVISOR BIO



LANCE COBB

Advisor

lance.cobb@svn.com

Direct: **941.387.1200** | Cell: **941.356.4781**

FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)
REALTOR® Association of Sarasota and Manatee, Inc.
Asian American Hotel Owners Association (AAHOA)

SVN | Commercial Advisory Group
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.387.1200