

8000 SQ FT RETAIL BUILDING ON 3.74 ACRES

10070 Fern Hill Drive | Riverview, FL

OFFERING MEMORANDUM



8000 Sq Ft Retail Building on 3.74 Acres

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	10070 Fern Hill Drive Riverview FL 33578
COUNTY	Hillsborough
MARKET	Tampa
GLA (SF)	8,000 SF
LAND ACRES	3.74
LAND SF	162,877 SF
YEAR BUILT	2013
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,350,000
PRICE PSF	\$418.75

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	7,933	78,110	192,159
2024 Median HH Income	\$87,537	\$81,164	\$82,890
2024 Average HH Income	\$121,031	\$104,620	\$107,537

Property Description

- Located in one of the fastest-growing regions of Southeast Hillsborough County, 10070 Fern Hill Drive offers an exceptional opportunity. This property spans 3.74 acres MOL and features a prominent freestanding retail building with a total area of 8,000 sq ft. The first floor, which encompasses nearly 6,000 sq ft, boasts a large open space with a commercial kitchen, making it ideal for various uses, such as retail, dining, or event hosting. The second floor adds an additional 2,000 sq ft, including four private offices, open areas, storage, and two bathrooms. Strategically positioned with high visibility from Gibsonton Dr (AADT 15,200), this property is perfectly situated for an owner user or redevelopment. The expansive land and prime location offer significant potential for future growth. For those interested in exploring this opportunity further, please contact us to schedule a private showing. This is an ideal chance to invest in a high-exposure property in a dynamic area of Riverview.





02

Property Description

- Property Features
- Aerial Map with Logos
- Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
GLA (SF)	8,000
LAND SF	162,877
LAND ACRES	3.74
YEAR BUILT	2013
ZONING TYPE	CG
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

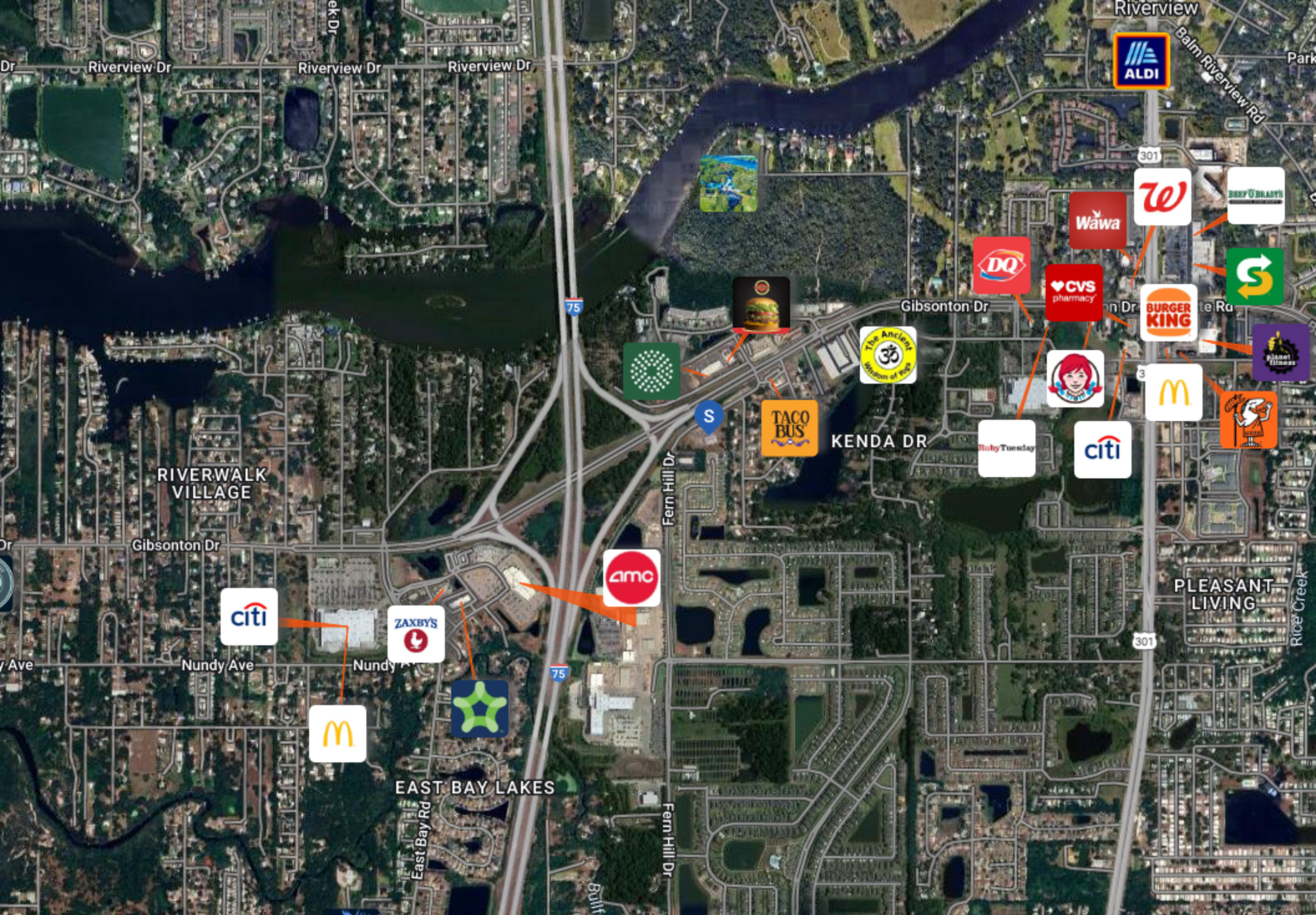
MECHANICAL

HVAC	5
FIRE SPRINKLERS	None

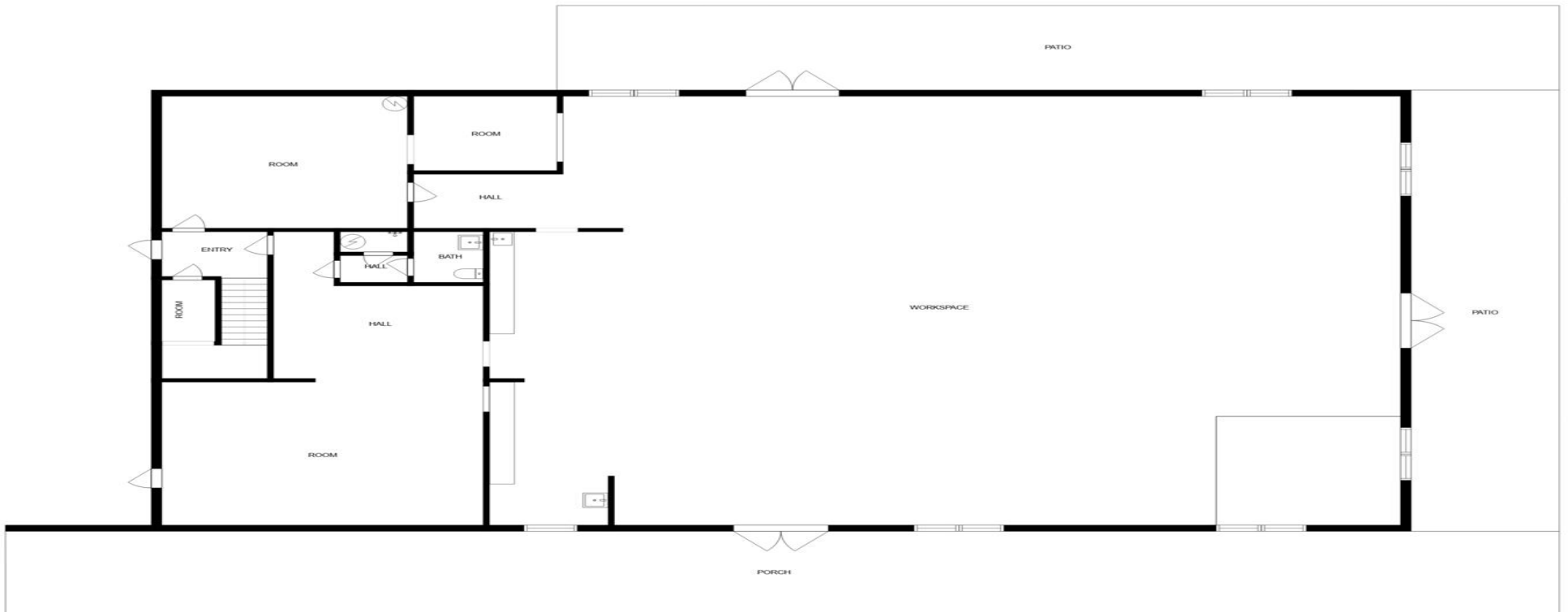
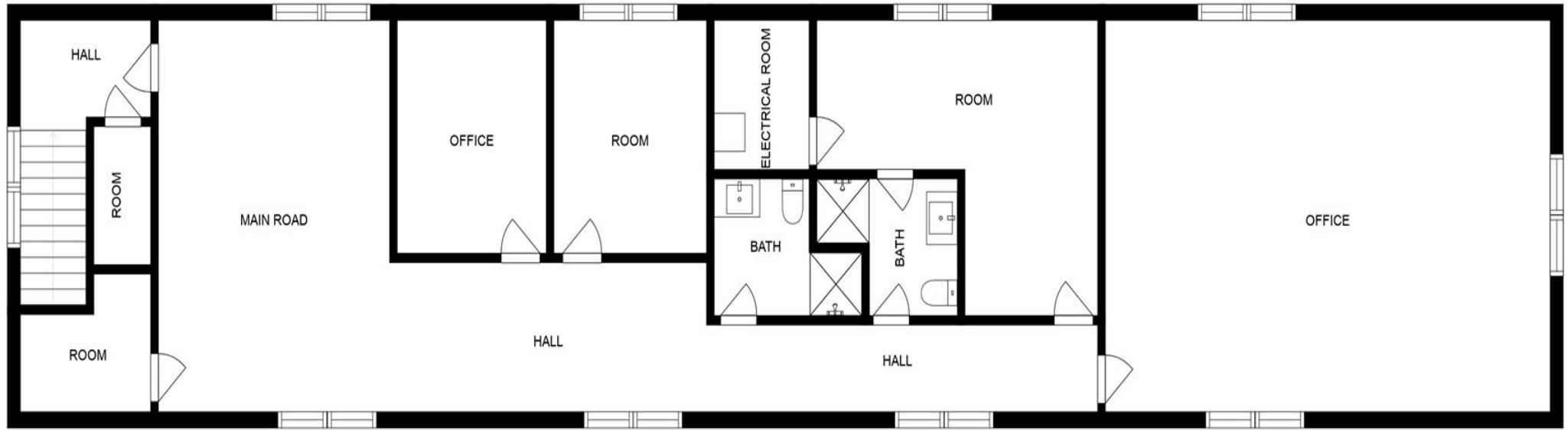
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Wood/Masonry Siding
ROOF	Metal









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03 Rent Roll

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Rent Roll

Tenant Name	Square Feet	% of GLA	Lease Term		Rental Rates					Lease Type
			Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	
TBD	8,000	100.00 %	09/01/24	08/31/29	CURRENT	\$13,333	\$1.67	\$160,000	\$20.00	NNN
					09/01/2025	\$13,733	\$1.72	\$164,796	\$20.64	
					09/01/2026	\$14,145	\$1.77	\$169,740	\$21.24	
					09/01/2027	\$14,569	\$1.82	\$174,832	\$21.84	
					09/01/2028	\$15,006	\$1.88	\$180,077	\$22.56	
Totals	8,000				\$13,333		\$160,000			



8000 SQ FT RETAIL BUILDING ON 3.74 ACRES

Demographics

Demographics

04



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,094	22,984	72,596
2010 Population	2,629	46,265	130,474
2024 Population	7,933	78,110	192,159
2029 Population	8,684	81,943	200,747
2024 African American	1,538	16,457	40,643
2024 American Indian	36	402	953
2024 Asian	406	3,213	8,949
2024 Hispanic	2,603	23,931	56,899
2024 Other Race	919	7,844	18,300
2024 White	3,509	36,069	89,048
2024 Multiracial	1,508	14,043	34,060
2024-2029: Population: Growth Rate	9.15 %	4.80 %	4.40 %
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	110	2,001	4,342
\$15,000-\$24,999	68	1,267	2,962
\$25,000-\$34,999	102	1,189	3,147
\$35,000-\$49,999	358	2,949	7,160
\$50,000-\$74,999	510	5,243	13,068
\$75,000-\$99,999	466	5,013	11,476
\$100,000-\$149,999	439	5,468	13,536
\$150,000-\$199,999	425	2,792	7,911
\$200,000 or greater	356	2,520	6,641
Median HH Income	\$87,537	\$81,164	\$82,890
Average HH Income	\$121,031	\$104,620	\$107,537

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	948	10,077	29,116
2010 Total Households	1,001	16,844	47,763
2024 Total Households	2,834	28,444	70,242
2029 Total Households	3,093	29,997	73,713
2024 Average Household Size	2.77	2.74	2.73
2000 Owner Occupied Housing	629	6,396	19,493
2000 Renter Occupied Housing	226	2,407	6,959
2024 Owner Occupied Housing	2,103	20,033	46,743
2024 Renter Occupied Housing	731	8,411	23,499
2024 Vacant Housing	364	2,119	4,162
2024 Total Housing	3,198	30,563	74,404
2029 Owner Occupied Housing	2,401	21,651	50,389
2029 Renter Occupied Housing	692	8,347	23,324
2029 Vacant Housing	396	2,099	4,046
2029 Total Housing	3,489	32,096	77,759
2024-2029: Households: Growth Rate	8.80 %	5.35 %	4.85 %

Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	809	6,239	15,473
2024 Population Age 35-39	820	6,463	15,499
2024 Population Age 40-44	669	5,988	14,723
2024 Population Age 45-49	478	5,104	12,532
2024 Population Age 50-54	425	5,052	12,537
2024 Population Age 55-59	376	4,426	11,051
2024 Population Age 60-64	366	4,199	10,452
2024 Population Age 65-69	269	3,375	8,330
2024 Population Age 70-74	188	2,563	6,342
2024 Population Age 75-79	131	1,828	4,395
2024 Population Age 80-84	78	967	2,331
2024 Population Age 85+	110	807	1,937
2024 Population Age 18+	5,881	59,115	146,090
2024 Median Age	35	36	36

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,221	\$77,958	\$76,998
Average Household Income 25-34	\$112,050	\$99,470	\$98,732
Median Household Income 35-44	\$101,376	\$100,191	\$101,414
Average Household Income 35-44	\$133,346	\$120,947	\$123,836
Median Household Income 45-54	\$95,504	\$95,937	\$100,997
Average Household Income 45-54	\$124,818	\$119,334	\$123,408
Median Household Income 55-64	\$96,831	\$84,060	\$88,647
Average Household Income 55-64	\$134,126	\$108,551	\$114,305
Median Household Income 65-74	\$71,565	\$62,741	\$63,887
Average Household Income 65-74	\$106,892	\$83,695	\$87,647
Average Household Income 75+	\$93,154	\$66,692	\$69,179

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	641	5,546	14,006
2029 Population Age 35-39	885	6,408	15,739
2029 Population Age 40-44	839	6,404	15,452
2029 Population Age 45-49	660	5,805	14,237
2029 Population Age 50-54	468	4,957	12,138
2029 Population Age 55-59	408	4,791	11,812
2029 Population Age 60-64	361	4,228	10,434
2029 Population Age 65-69	350	3,977	9,724
2029 Population Age 70-74	240	3,083	7,589
2029 Population Age 75-79	175	2,263	5,516
2029 Population Age 80-84	99	1,425	3,460
2029 Population Age 85+	120	995	2,404
2029 Population Age 18+	6,518	63,241	155,541
2029 Median Age	37	38	38

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,197	\$90,021	\$89,990
Average Household Income 25-34	\$135,640	\$120,458	\$119,473
Median Household Income 35-44	\$126,417	\$112,541	\$114,615
Average Household Income 35-44	\$158,781	\$142,398	\$143,961
Median Household Income 45-54	\$121,640	\$111,233	\$114,616
Average Household Income 45-54	\$149,705	\$141,588	\$144,243
Median Household Income 55-64	\$128,855	\$103,343	\$108,174
Average Household Income 55-64	\$160,279	\$131,792	\$137,435
Median Household Income 65-74	\$87,219	\$77,444	\$78,107
Average Household Income 65-74	\$133,912	\$104,428	\$108,036
Average Household Income 75+	\$112,568	\$82,818	\$87,878



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