



8,450 SF on 2.69 acres

PARK DRIVE

BALM RIVERVIEW ROAD

FOR SALE - \$2,825,000

**9305 & 9351 BALM RIVERVIEW ROAD
RIVERVIEW, FL 33569**

CBRE

PROPERTY HIGHLIGHTS

9305 & 9351 Balm Riverview Road is a flex free-standing building located in Hillsborough County. This grade-level building is situated on 1.38 acres with an adjacent 1.31 acres of unimproved land. The site offers ample employee parking, a private truck court and excess land for outside storage or additional footprint.

8,450

Square Feet

Block

Construction

2.69

Acres

1

Grade-Level Door

~20'

Clear Height

CN

Zoning

2002

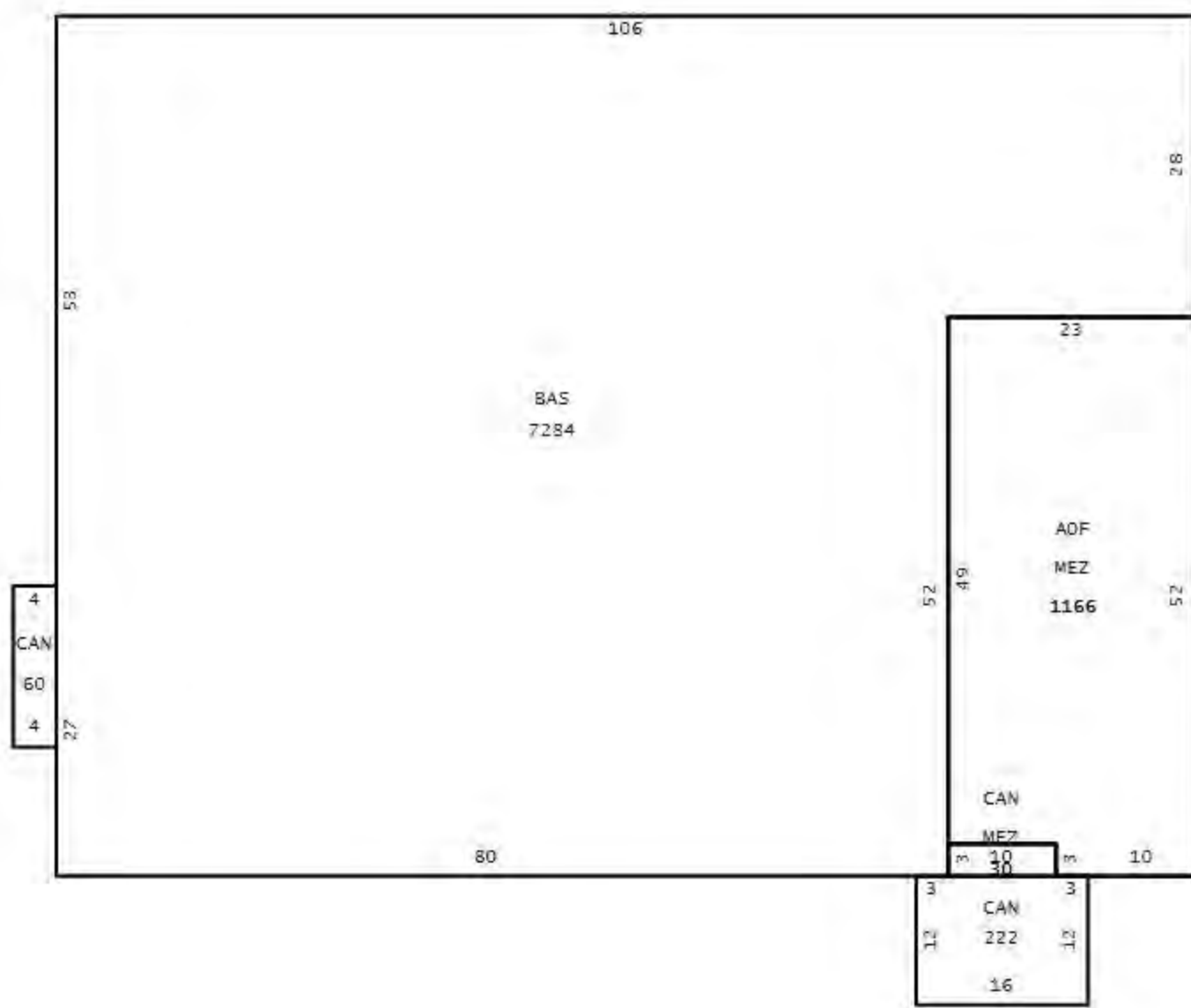
Year Built

Air-Conditioned

Partially



FLOOR PLAN



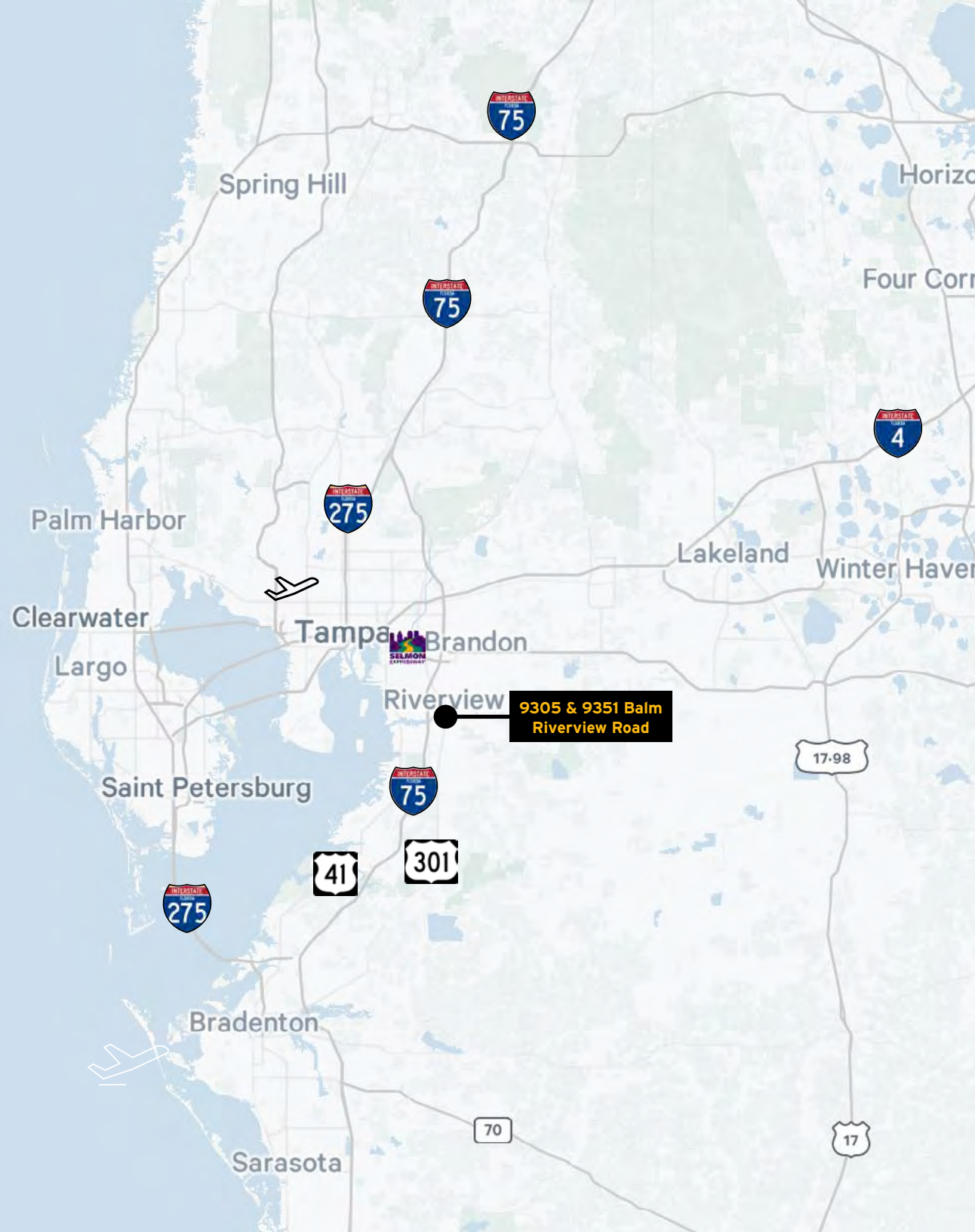
LOCATION HIGHLIGHTS

9305 & 9351 Balm Riverview Road offers a prime location in East Tampa, providing both operational efficiency and employee convenience.

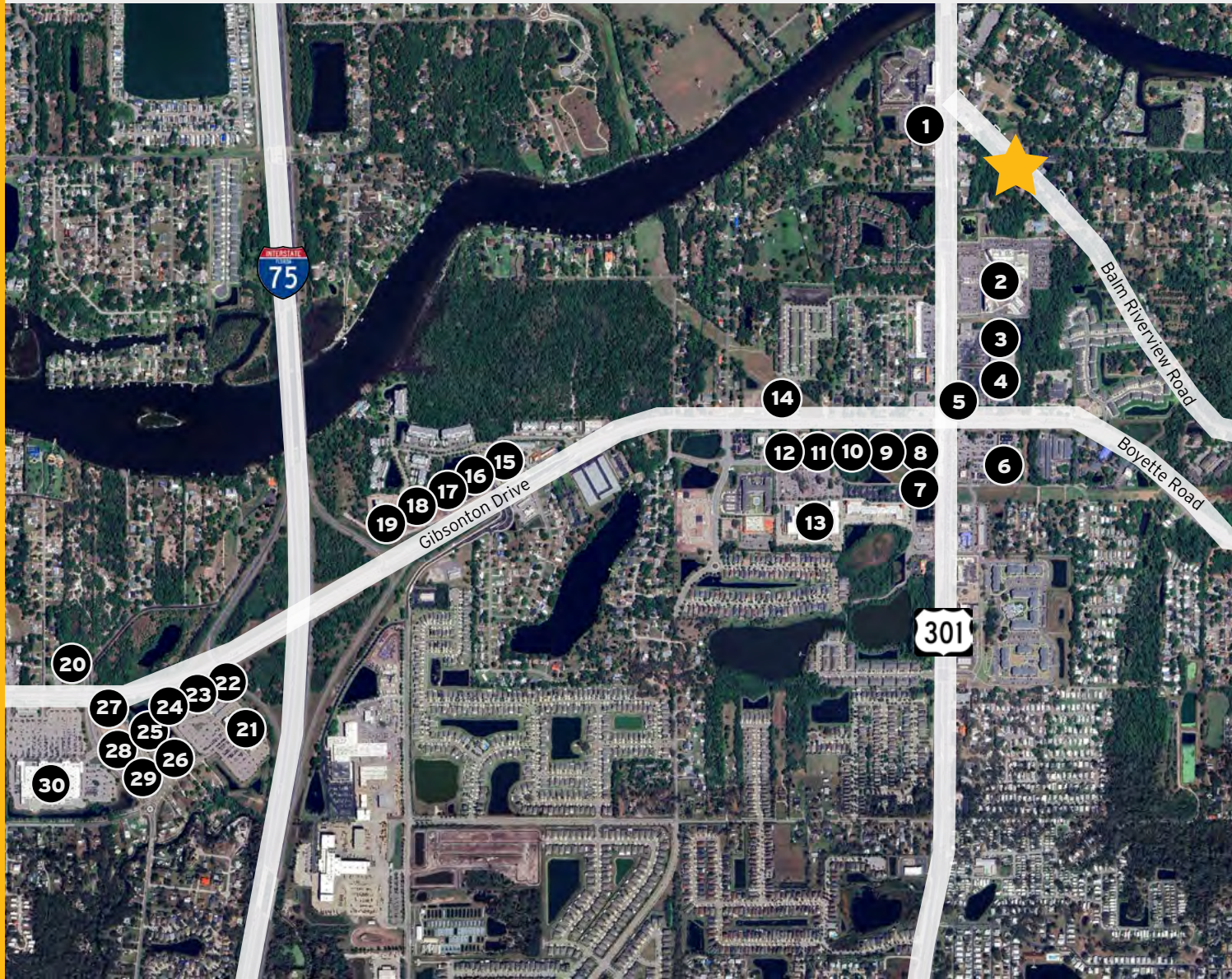
- **Strategic location:** Easy access to major highways, including I-75 and I-4
- **Convenient Amenities:** Nearby restaurants, shops and other essential services

DRIVE TIMES

U.S. Highway 301	2 minutes
I-75	4 minutes
Selmon Expressway	7 minutes
I-4	10 minutes
Tampa	16 Minutes
I-275	16 minutes
Tampa International Airport	22 minutes
St. Petersburg	35 minutes



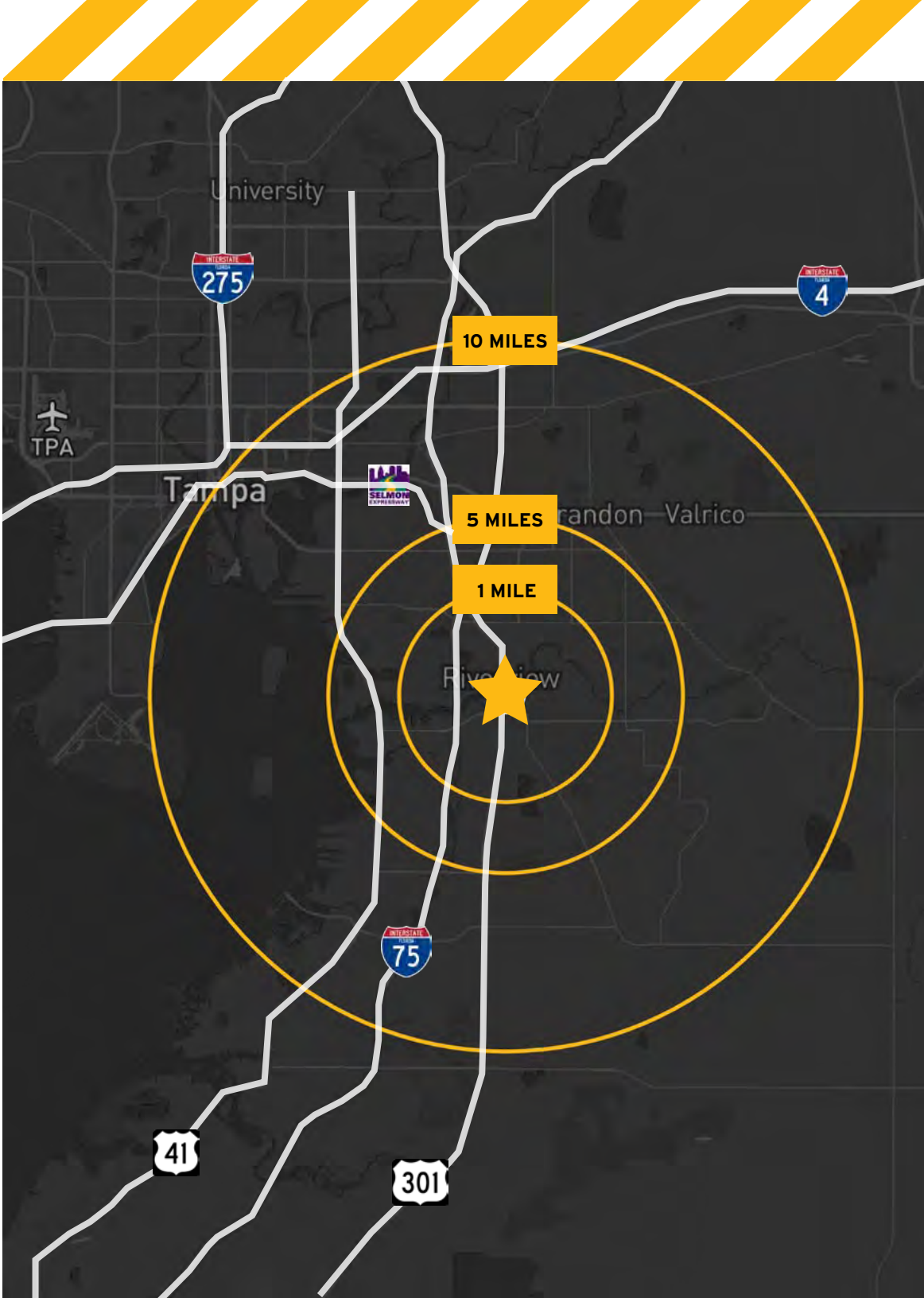
AMENITY MAP



- | | |
|-----------------------------|--------------------------|
| 1 ALDI | 16 Fatburger |
| 2 AdventHealth Riverview ER | 17 F45 Training |
| 3 Beef 'O' Brady's | 18 Jersey Mike's Subs |
| 4 Subway | 19 Papa Johns |
| 5 Burger King | 20 Circle K |
| 6 Planet Fitness | 21 AMC Riverview |
| 7 7-Eleven | 22 Cracker Barrel |
| 8 CVS | 23 McAlister's Deli |
| 9 Pizza Hut | 24 Woodie's Wash Shack |
| 10 Taco Bell | 25 Zaxbys |
| 11 Wendy's | 26 Extended Stay America |
| 12 Ruby Tuesday | 27 Mavis Tires & Brakes |
| 13 Lowe's | 28 Dunkin' |
| 14 Starbucks | 29 Little Greek |
| 15 RaceTrac | 30 Walmart |

AREA DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION			
2024	7,258	219,120	544,066
2029	7,590	233,712	577,235
HOUSEHOLDS			
2024	3,035	81,813	201,657
2029	3,183	87,503	215,151
MEDIAN HOUSEHOLD INCOME			
2024	\$77,066	\$89,179	\$91,838
2029	\$94,565	\$103,189	\$105,926
BUSINESSES			
2024	403	5,032	18,192
EMPLOYEES			
2024	2,717	5,032	196,844



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