



exalt health
INPATIENT REHABILITATION HOSPITAL

St. Joseph's Hospital-South
BayCare Health System

Colliers

UNDER CONTRACT
500 Future MF Units

Owned by:
TGH Tampa General Hospital

Davita

301

4.46± Acres

SIMMONS LOOP

Women's Care

For sale

\$2,800,000
PURCHASE PRICE

- Ideal for Medical Office, ALF, Specialty Clinics, Outpatient, Rehabs, etc.
- 4.46± Acre Infill Site with Immediate Access to I-75 & Hwy-301.
- Seller Will Allow Time for Rezone to Support Medical or Office Entitlements.

Contact us:

Mark Eilers
Executive Vice President
Land Services
+1 813 871 8533
mark.eilers@colliers.com

John Ruscigno
Associate
Land Services
+1 813 228 9626
john.ruscigno@colliers.com

Medical, Office or ALF Development Site

6-Parcel Assemblage | 4.46± Acres
Riverview, FL 33578

4.46± acre assemblage offers an infill opportunity adjacent to major healthcare demand drivers and accelerating commercial growth located along Simmons Loop in the heart of Riverview's medical corridor.

The site benefits from direct connectivity to I-75 (Big Bend Rd interchange) and US-301, and sits just steps from BayCare's St. Joseph's Hospital-South campus (6901 Simmons Loop) - a proven anchor for outpatient, ALF and service-oriented commercial uses.

Parcel Address: 6648, 6650 & 6652 Simmons Loop
6647 Grace Sweat Road (2 parcels are without addresses)

County: Hillsborough

Current Zoning: AG & RSC-2

Future Land Use: Suburban Mixed-Use 6 (Supports Medical/Office)

Parcel IDs:

U-18-31-20-2VL-000000-00001.0 | U-18-31-20-2VL-000000-00002.0
U-18-31-20-2VL-000000-00003.0 | U-18-31-20-VL-000000-00004.0
U-18-31-20-2VL-000000-00005.0 | U-18-31-20-VL-000000-00006.0

Accelerating success.

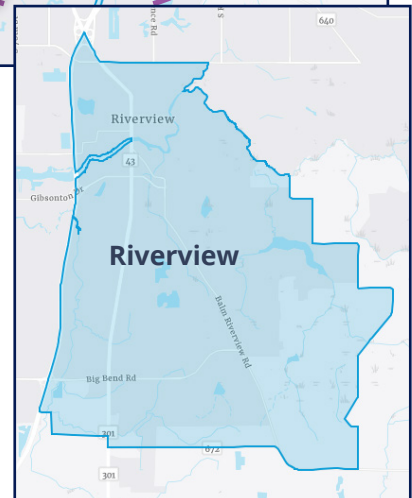
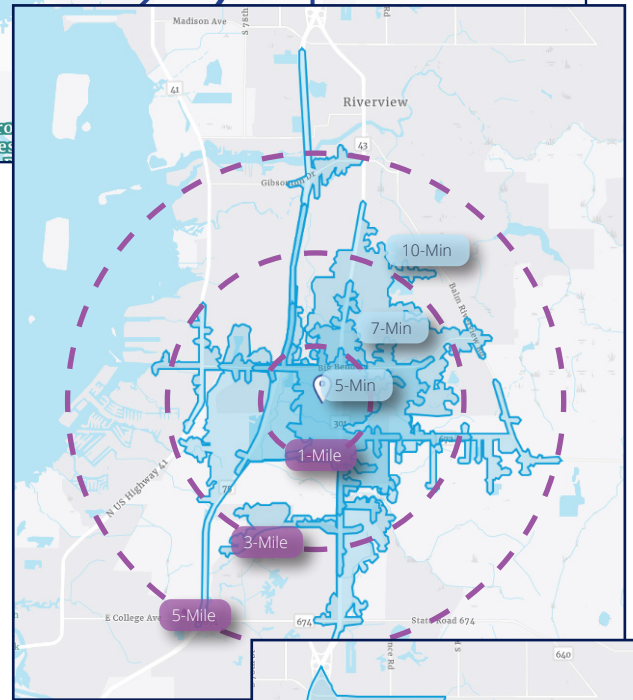
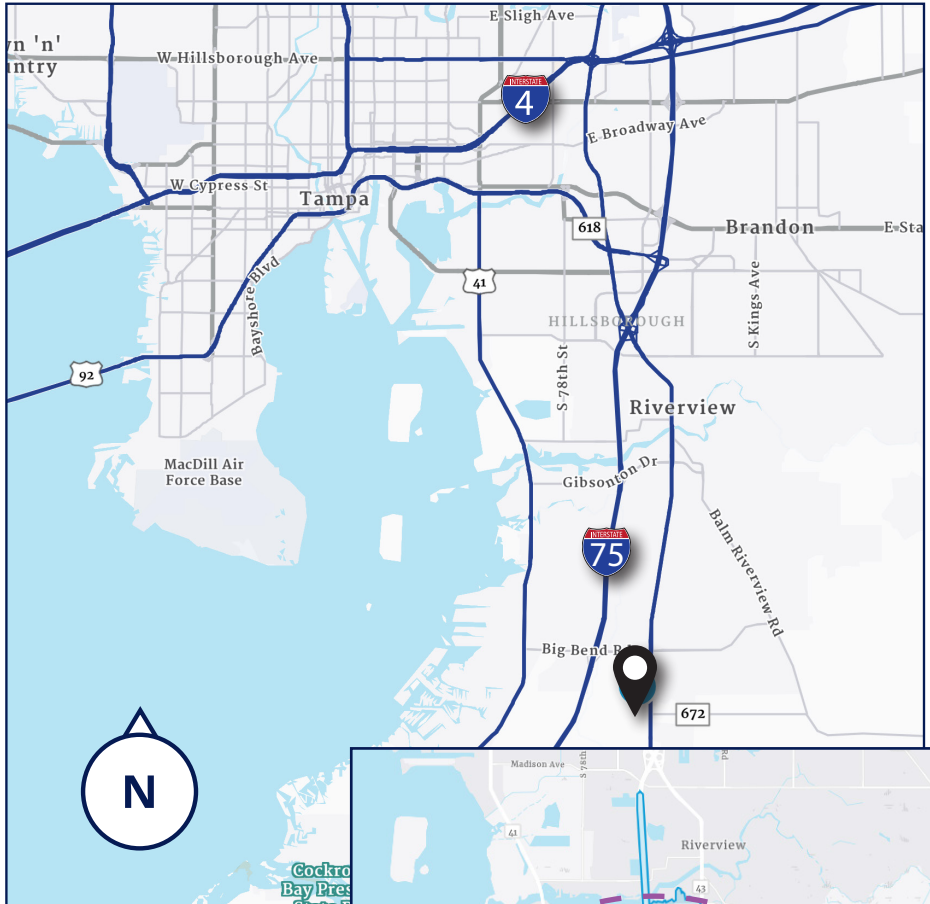
Location & Demos

Travel Distances

BayCare St. Joseph's Hospital-South	1.0 mi 2 Mins
Walmart Neighborhood	1.4 mi 4 Mins
Publix	1.9 mi 11 Mins
I-75 Interchange	2.3 mi 6 Mins
YMCA	2.9 mi 13 Mins
Tampa International Airport	28.6 mi 33 Mins

Nearby Development & Growth Drivers

- BayCare St. Joseph's Hospital-South (6901 Simmons Loop) anchors the corridor and supports sustained demand for outpatient ALF + medical office users.
- New inpatient rehabilitation facility planned nearby: Ryan Companies + Exalt Health have announced an approx. 40,000 SF / 40-bed inpatient rehabilitation facility in Riverview, expected to open in 2027 - a strong signal for continued medical development.
- Transportation/infrastructure tailwinds: FDOT is widening Big Bend Road (CR 672) between Simmons Loop and US-301 to a six-lane divided road, with construction expected to finish late 2027.



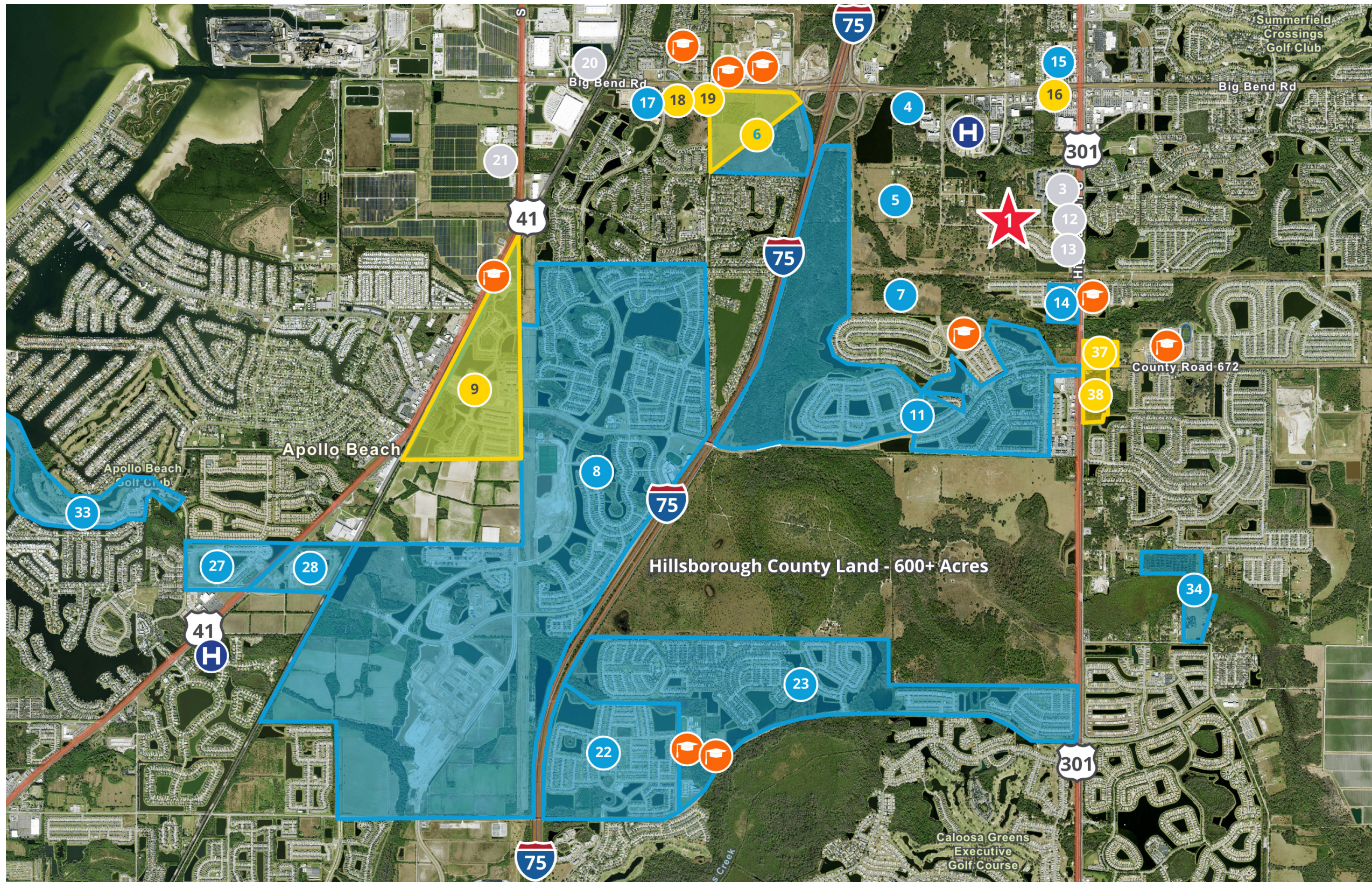
Demographics	5-Min	7-Min	10-Min	Riverview
DRIVE TIME POPULATION				
2030 Projection	14,722	35,575	86,900	134,896
2025 Population	13,666	32,812	80,166	125,748
% Growth	1.5%	1.63%	1.63%	1.41%
HOUSEHOLD INCOME				
Average	\$120,086	\$123,209	\$128,747	\$121,461
Median	\$102,800	\$107,992	\$109,852	\$103,325
DAYTIME WORKERS				
2025	4,777	8,446	16,816	28,114
Housing Units				
2025 Estimate	4,589	11,536	28,376	45,230
RING POPULATION				
	1-Mile	3-Mile	5-Mile	
2030 Projection	9,321	82,429	179,687	
2025 Estimate	8,713	76,299	166,307	
% Growth	1.4%	1.6%	1.6%	

Trade Area

Alafia River Channel



Current Permitting Activity & Areas of Interest



- ★ Subject Property - 4.46± Acres | 6 Parcel Assemblage
- H St. Joseph's Hospital South - ER Expansion
- 3 Future Medical - Tampa General Hospital
- 4 Big Bend & Simmons Loop - 211 MF Units
- 5 Simmons Village North - 250 SFD Units
- 6 Mixed-Use Project - 500K SF Retail + MF
- 7 Simmons Village South - 247 MF Units
- 8 Waterset Master Planned Community
- 9 Waterset Town Center - 49,610 BSF + 340 Parking Stalls
- 🏫 Belmont Elementary
- 11 Belmont - SF Development
- 12 3-Story Self-Storage Facility - 50K SF
- 13 2-Story Medical Office Building - 43K SF
- 14 The Parian Luxury Apartments - 400 Units
- 15 Summerfield Square Apartments - 169 MF Units
- 16 QSR - Chipotle
- 17 Big Bend Apartments
- 18 Big Bend Commercial - Publix + 5,810 SF of Retail
- 19 7-Eleven - 4,667 SF + 6 Pump Stations
- 20 Abacus Storage Big Bend - 142K SF (6 Buildings)
- 21 Big Bend Park of Commerce
- 22 Miller Creek - SFD - Lennar
- 23 Maury Carter Site / Cypress Hill - Early Permitting Stages
- 🏫 Shields Middle School
- 🏫 Cypress Creek Elementary School
- 🏫 Waterset Charter School
- 27 Mangrove Manor - 203 50' Lots TH Units - ForeStar
- 28 Mangrove Point - 286 TH Units - DR Horton
- H Proposed Development of Apollo Beach ER
- 🏫 Corr Elementary School
- 🏫 Eisenhower Middle School
- 🏫 East Bay High School
- 33 Hammock Bay - Proposed Development of 44 70' SDF Units
- 34 Homes by WestBay - SFD - Early Permitting
- 🏫 Creekside Charter School
- 🏫 Sumner High School
- 37 Sumner Crossing - Retail Development
- 38 Retail Development by Ferber