



Subject property

Bloomingdale Avenue: 40,500 AADT

# LAND DEVELOPMENT OPPORTUNITY

±5.30 ACRES | RIVERVIEW, FL 33578

Get more information

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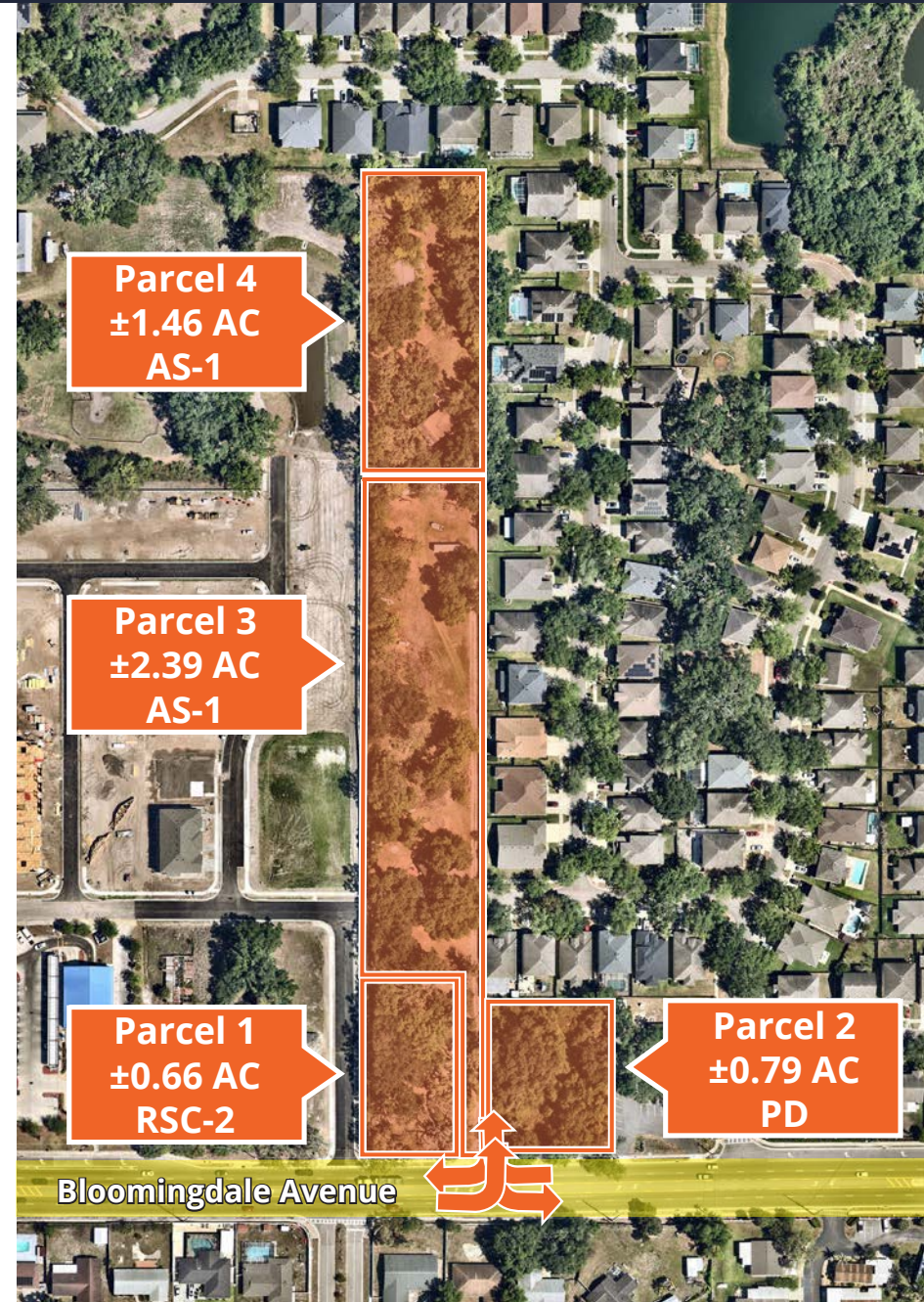


# Property overview

Riverview, Florida

<b>Property address</b>	11412 Bloomingdale Avenue, 5910 Roundabout Way, 5904 Roundabout Way, Riverview, FL 33578
<b>Total area (AC)</b>	±0.66 AC ±0.79 AC ±2.39 AC ±1.46 AC <b>TOTAL: ±5.30 AC</b>
<b>Zoning</b>	RSC-2 - Residential Single-Family Conventional PD- Planned Development AS-1 - Agricultural, Single-Family
<b>Parcel IDs</b>	<b>Parcel 1:</b> U-04-30-20-ZZZ-000002-80180.0 <b>Parcel 2:</b> U-04-30-20-9IQ-000000-D0000.0 <b>Parcel 3:</b> U-04-30-20-ZZZ-000002-80120.0 <b>Parcel 4:</b> U-04-30-20-ZZZ-000002-80130.0
<b>Property type</b>	Development opportunity

- Strategically positioned at the signalized intersection of Bloomingdale Avenue and Watson Road, providing excellent visibility and accessibility.
- Located in the heart of one of Riverview's fastest-growing residential and commercial corridors, surrounded by established neighborhoods and ongoing development.
- Convenient access to US Highway 301 and Interstate 75, providing connectivity throughout the Tampa Bay region.
- Minutes from major shopping destinations including Westfield Brandon, Brandon Exchange, and numerous grocery-anchored centers.



# Aerial map

Riverview, Florida



Lumsden Road: 34,500 AADT

Lithia Pinecrest Road: 15,000 AADT

Providence Road: 20,600 AADT

Bloomingdale Avenue: 40,500 AADT

★ Subject property

Winthrop Town Centre

Bloomingdale Square

Bloomingdale High School

FIREHOUSE SUBS  
FOUNDED BY FIREMEN™  
Advance Auto Parts

Costco Wholesale  
Nordstrom Rack  
Total Wine & More  
Panera Bread  
LA Fitness  
Kohl's  
Hobby Lobby  
Juliana Flats  
WEB

Sprouts Farmers Market  
DSW  
Lowe's  
PetSmart  
First Watch  
Chick-fil-A  
Taco Bell

HomeGoods  
Five Below  
Metro Diner  
Bricks & Minifigs  
Cosmo Prof  
Plato's Closet  
Cicis Pizza  
Burger King  
Bonefish Grill  
Grow Financial

5th Gear  
La Cubanita  
Pizza Hut  
Fit-Her  
Nerdy Needs  
O'Brien's  
Duke's  
7-Eleven  
Fast Eat Club Cafe

Walmart  
Starbucks Coffee  
Chick-fil-A  
Wawa  
Auto Zone  
Harbor Freight  
Verizon  
Bank  
Subway  
Wendy's

Big Lots!  
Hungry Howies  
Family Dollar  
Bin + Board  
Bloomingdale

Urban Air  
Agte Financial  
Your Pie  
Little Cheesecake Company  
Recipe Box

Cheddar's  
EoS  
Fifth Third

W

Grain Agave  
Taco Bell  
Lemon Grass  
Kung Fu Tea

Ihop  
S

Wawa

Walmart  
Subway  
PNC  
Anytime Fitness  
Wendy's  
Katana

Hime's Breakfast House  
Starbucks Coffee  
Tutto Tavola  
Chase  
Zenshi  
Regions

Bealls  
Home Centric  
Pet Supermarket  
Sally Beauty  
Dollar Tree  
McDonald's  
First Watch  
Beef 'O' Brady's  
Leslie's  
Duck Donuts  
Pizzeria

# Demographics

Riverview, Florida



**Population:** Over 225,000 people within a five mile radius.



**Home Value:** Median home value of 373,085 within a five mile radius.



**Density:** Over 87,000 households within a five mile radius.



**Employment:** Employment population of over 70,000 within a five mile radius.



**Income:** Average household income of \$114,083 within a five mile radius.



**Age:** Median age of 37 within a five mile radius.

POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,171	96,126	225,236
Median age	39	38	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,503	39,266	87,801
Average HH income	\$106,208	\$112,644	\$114,083
Median home value	\$350,330	\$383,069	\$373,085
BUSINESSES	1 MILE	3 MILES	5 MILES
Total businesses	469	5,925	11,961
Total employees	2,006	34,447	70,712

**If you would like additional information,  
please get in touch.**

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