



9416-9418 BALM RIVERVIEW RD
RIVERVIEW, FL

A VERSATILE 2,400 SF OFFICE BUILDING



THE PROPERTY PROS
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PROPERTY OVERVIEW

Price : **\$650,000**

A VERSATILE 2,400 SF OFFICE BUILDING

9416-9418 Balm Riverview Rd, Riverview, FL 33569



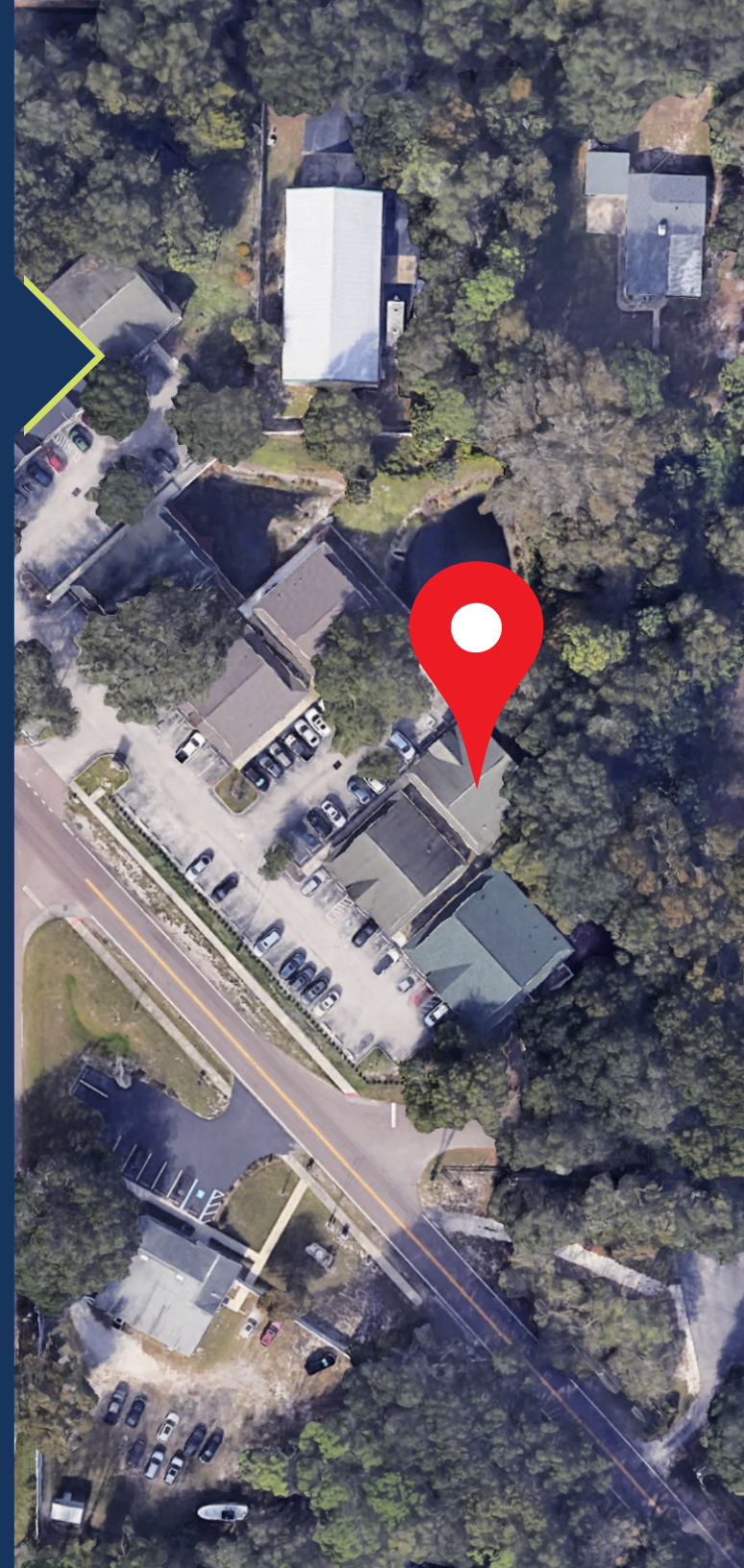
PROPERTY DETAILS

HIGHLIGHTS

- ◆ Price: **\$650,000**
- ◆ Year Build: **2007**
- ◆ Square Footage: **2,400 Sq ft**
- ◆ Address: **9416-9418 Balm Riverview Rd**
- ◆ County: **Hillsborough**
- ◆ City: **Riverview**
- ◆ Neighborhood: **BALM-RIVERVIEW OFFICE PARK**
- ◆ Zip: **33569**
- ◆ State: **Florida**

DESCRIPTION

This is a versatile 2,400 sq ft office building in Riverview, FL, zoned PD (Planned Development) and perfect for a wide range of professional uses. This property features two separate 1,200 sq ft units, each laid out for efficiency and productivity. Each unit has its own entrance and individual address (9416 & 9418) Each unit includes five private offices, a reception area/waiting area, a break area, and a restroom, offering an ideal layout for those businesses needing individual workspaces, such as medical practices, accounting firms, or small businesses. With flexible PD zoning, this property can adapt to a variety of business needs, making it a great investment in a growing area. Located on the busy Balm Riverview Rd with easy access to major highways, this office building is positioned to serve the thriving Riverview community and surrounding areas. Don't miss this opportunity to secure a prime piece of commercial real estate in a high-demand location.





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INTERIOR PICTURES



LOCATION OVERVIEW

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AERIAL MAP



AREA OVERVIEW



Location: The property at 9418 Balm Riverview Rd is strategically located in Riverview, FL, a thriving suburb of the Greater Tampa Bay area. Riverview has experienced rapid growth in recent years due to its proximity to major highways like I-75 and US Hwy 301, making it an attractive hub for both businesses and residents.

Accessibility: Situated just a short drive from Interstate 75 and US Hwy 301, this property offers easy access to Tampa and surrounding areas, drawing clients and employees from nearby communities. The building's location along Balm Riverview Rd provides excellent visibility and accessibility to passersby, enhancing its appeal for businesses looking for high exposure.

Nearby Amenities: The surrounding area offers a range of amenities including shopping centers, restaurants, banking, healthcare facilities, and essential services.

Growth Potential: Riverview is one of the fastest-growing areas in Hillsborough County, making it a prime location for businesses looking to expand. Continued residential and commercial development along with ongoing infrastructure improvements highlight the area's commitment to accommodating future growth, further enhancing the value of this commercial property.

DEMOGRAPHICS

Population: Approximately 109,000 residents, with sustained annual growth of around 3%, driven by new residential developments and a steady influx of families and professionals.

Average Household Income: The average household income within this radius is approximately \$78,000, with a significant portion of residents in middle to upper-middle income brackets. This demographic supports a stable market for professional services, healthcare providers, and other essential business needs.

Household Composition: The area primarily consists of family households, making up approximately 65% of all households. Riverview's family-friendly environment is a draw for both residential and commercial growth, with businesses in healthcare, education, and retail seeing sustained demand.

Education Level: About 32% of residents hold a bachelor's degree or higher, indicating a well-educated community that supports a professional services market. • Employment Sectors: Major employment sectors in the area include healthcare, education, finance, and retail. With Riverview's expanding commercial base, the location is ideal for businesses looking to serve both local residents and the broader Tampa Bay market.

Traffic Counts: Balm Riverview Rd experiences a traffic count of approximately 18,000 vehicles per day, adding to the property's visibility for businesses seeking a high exposure location.

AREA REPORT

Riverview, Florida

Located in the heart of Riverview, Florida, this commercial office space offers prime accessibility and visibility along US Highway 301, a major thoroughfare in the region. Riverview is a rapidly growing suburb of Tampa, known for its strong residential expansion and booming commercial activity. The office space is ideally situated just minutes from I-75, allowing for easy connectivity to downtown Tampa, Brandon, and Sarasota, making it a strategic location for businesses targeting both local and regional clients.

The surrounding area boasts a mix of retail centers, dining establishments, and essential services, with nearby developments like the Riverview Town Center and the Brandon Mall. Riverview has seen substantial population growth in recent years, attracting young professionals, families, and a well-educated workforce. With a median household income above the national average, the local demographic is appealing to businesses looking for a stable and growing community. The area's combination of residential development and commercial amenities creates an ideal environment for businesses to thrive.

