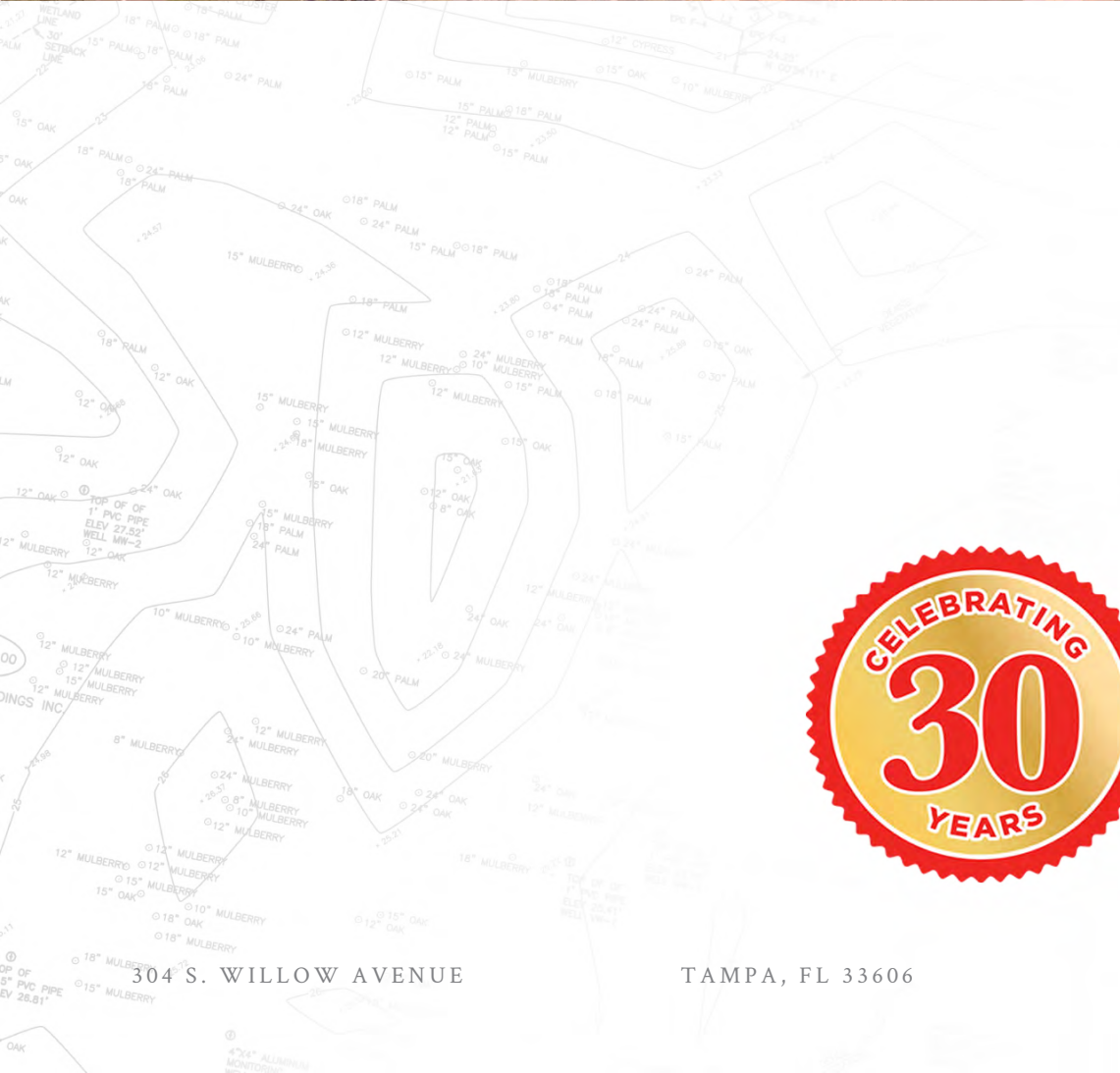
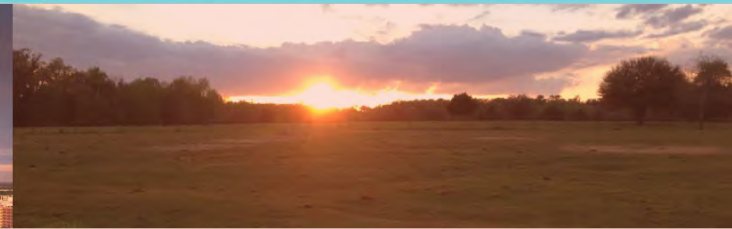
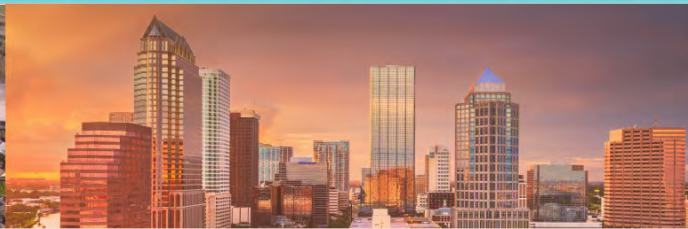


We know this land.



**Eshenbaugh**  
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Aerials



# Property Description

## PROPERTY DESCRIPTION

The property is ideally located at the signalized intersection of Bloomingdale Ave and Watson Road in the heart of Riverview, FL. The corner has one of the highest volume Circle K's in Florida next to a state of the art carwash. The remainder of the property is zoned PD for commercial, though no drive thru is allowed. Parcel 2 which is to the east of the carwash is zoned for up to 8,000 SF of minor motor vehicle repair uses or certain CG uses listed in the PD. Parcel 3 which is east of parcel 2 is zoned for up to 8,000 SF of certain commercial uses approved in the PD. Parcel 4 is north of the Circle K and is zoned for medical/office or retail uses with a 2 story building. No drive thrus are allowed. 90 townhomes are approved and immediately north and adjoining this parcel. This listing has a Dual Variable Commission rate. The sites have offsite retention.

## LOCATION DESCRIPTION

The property is located at 11402 & 11396 W. Bloomingdale Ave, Riverview, FL. The parcels are immediately east of the Circle K and Arland Carwash with shared access to the light at Watson Rd. Additionally, Lot 4 is located north of the Circle K and is available for office or medical uses. The parcels are on the north side of the road.

## PROPERTY SIZE

1-9.93 Acres

## ZONING

PD allowing commercial, office, medical, though no drive thru is allowed.

## TRAFFIC COUNTS

46,000

## PARCEL ID

073778-7456 & 07377807454

## PRICE

Parcel 1-9.93± Acres for \$3,200,000

Parcel 2- \$995,000

Parcel 3- \$995,000

Parcel 4- \$900,000

## BROKER CONTACT INFO

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# Aerials (cont.)



# Aerials (cont.)





# Proposed Site Plan



# PD Zoning Conditions

Parcel 2 – Minor motor vehicle repair with no more than 8,000 square feet of gross floor area to be developed under the revised CG (CG/R) development standards as shown in the site data table of the general site plan unless otherwise stated herein. The structure shall have no outdoor display and there shall be no garage or service bay doors oriented toward Bloomingdale Avenue. The structure shall be architecturally finished and shall have an entrance door as an option in the front facing façade of the structure. This structure shall be limited to 35 feet (2 story) in height. The 2nd Story shall be restricted to office uses only.

Additionally, a maximum of 8,000 square feet of the following Restricted Commercial Uses as identified on the General Development Site Plan shall be permitted:

Bank/Credit Unit (without drive-thru) *	Medical/Professional Office
Coffee/Sandwich Shop (Without drive-thru)	Jewelry Store
Eating Establishment (Without drive-thru)	Shoe Store
Bakery/Candy Store	Florist Shop
Hardware Store (No Outdoor Display)	Travel Agency
Souvenir Shop/Novelty Store	Mail/Office Supply Store
Optometrist Supply Store	Watch Repair/Sales
Camera/Photography Studio (Enclosed only)	Fitness Studio (Enclosed only)
Bicycle Repair/Sales (Enclosed only)	Art Supply Store
Pharmacy (Non Drive-Thru)	

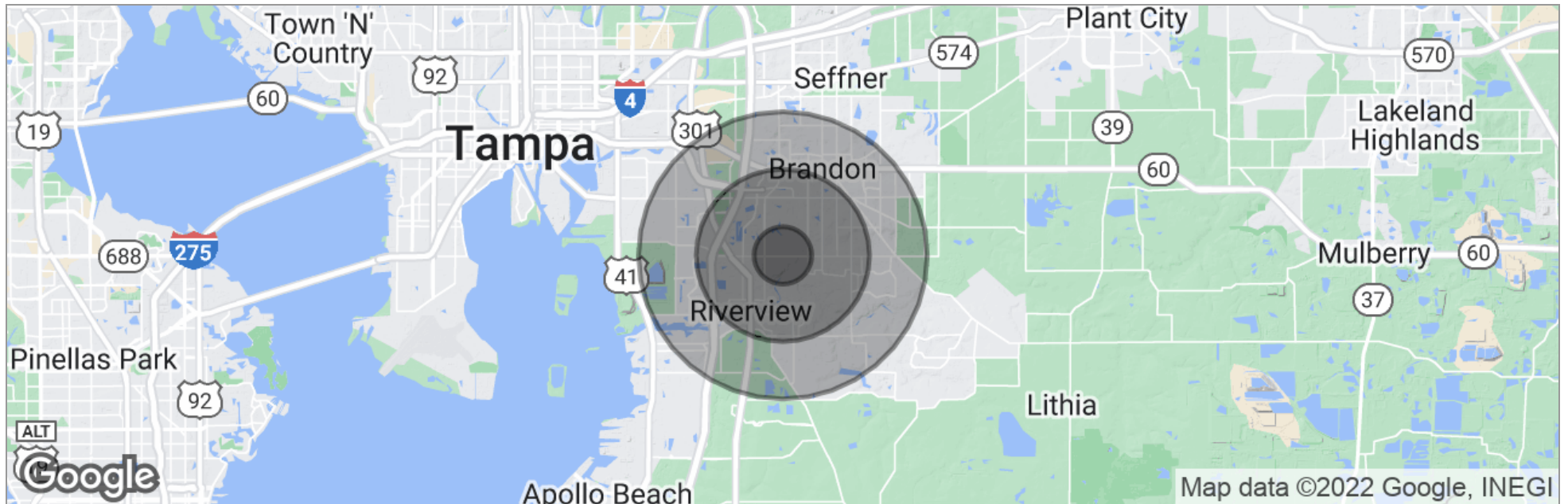
\*Bank/Credit Union Building per filed building elevation shall be permitted for up to 45' in height.

Only the second floor of the permitted structure located within parcel 1 shall be permitted Medical/Professional Office and travel agency uses. These uses shall not exceed a combined square footage of 1,850 square feet in addition to the approved 8,000 square feet approved for Restricted Commercial Uses.

Parcel 3 – Shall have no more than 8,000 square feet of the Restricted Commercial Uses as identified on the General Development Site Plan and Condition 1.2. The uses shall be developed under the revised CN (CN/R) development standards as shown in the site data table of the general site plan unless otherwise stated herein. These structures shall be permitted up to 35 feet with two stories.



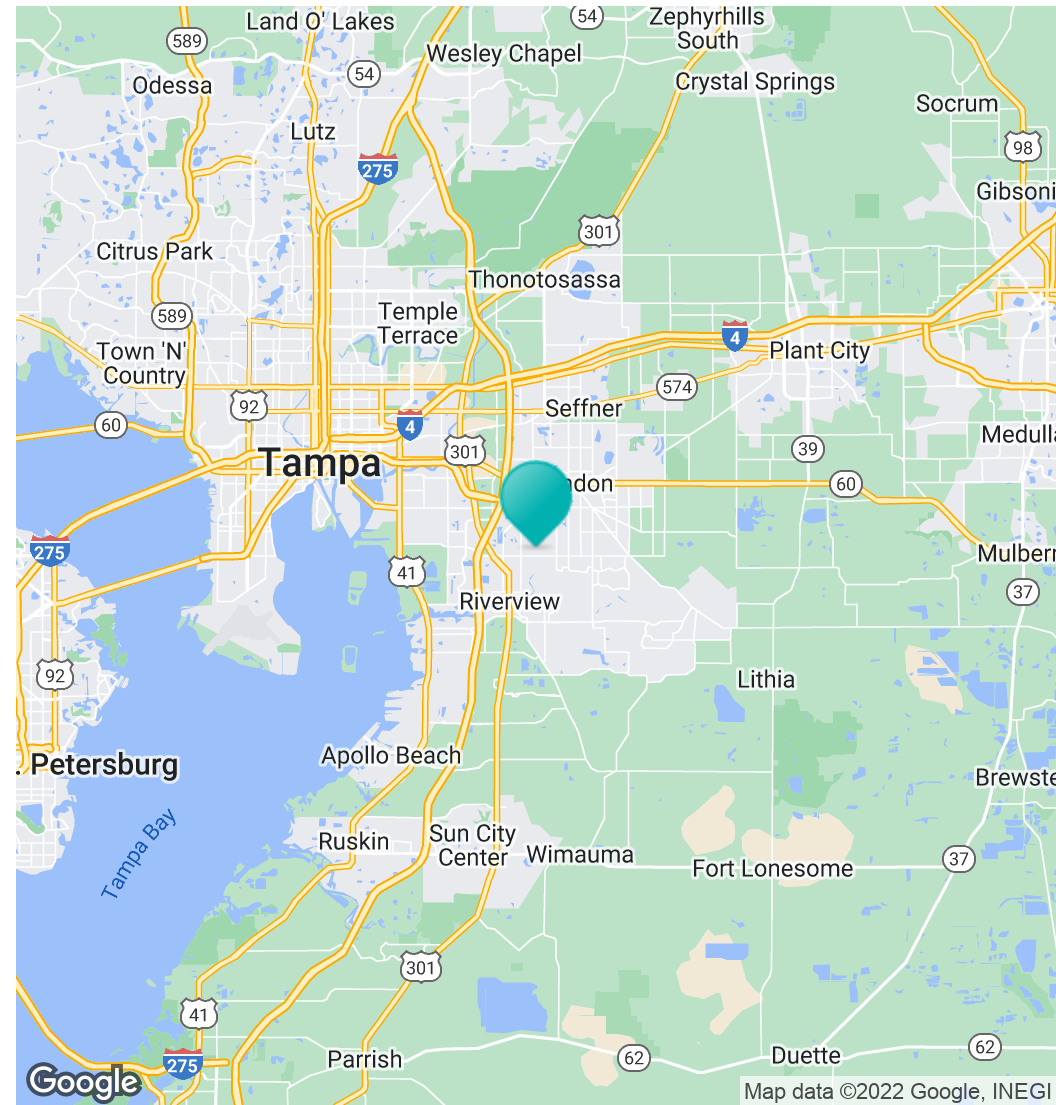
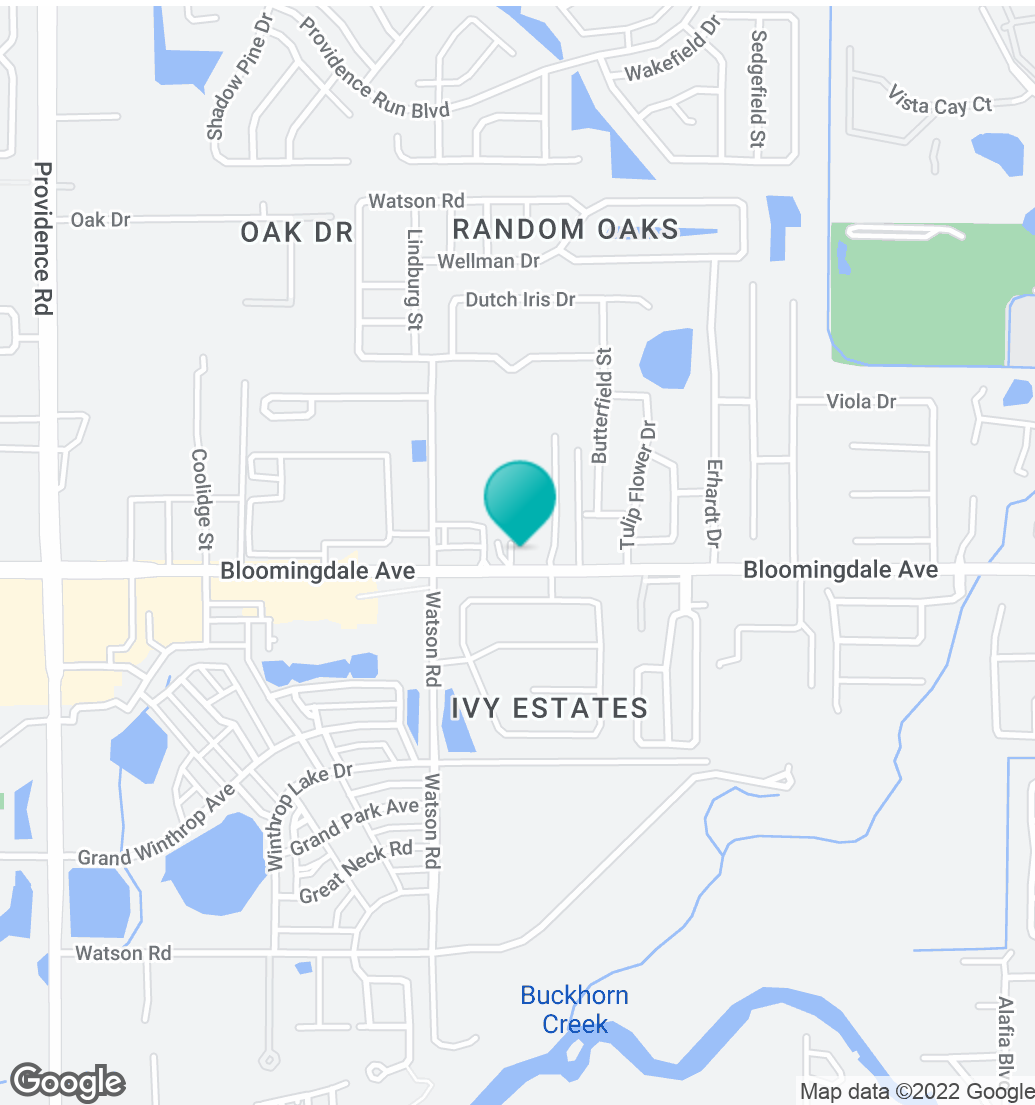
# Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	11,007	81,175	181,811
Population Density	3,504	2,871	2,315
Median Age	33.9	34.7	35.4
Median Age (Male)	34.1	34.3	34.8
Median Age (Female)	33.5	35.1	35.6
Total Households	4,480	31,772	67,716
# of Persons Per HH	2.5	2.6	2.7
Average HH Income	\$63,145	\$67,641	\$70,696
Average House Value	\$209,110	\$235,943	\$236,540

\* Demographic data derived from 2020 ACS - US Census

# Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.