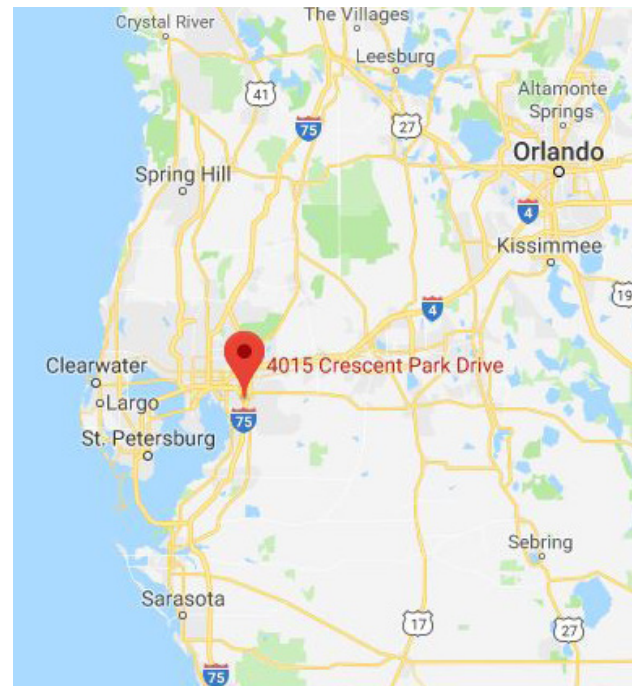




## 2,700 SF OFFICE-FLEX-WAREHOUSE SPACE AVAILABLE IN RIVERVIEW

### Property Information

- Tenants include PCA Pharmacy, Cardno, PainTEQ, Long Home Products, and more
- Located immediately off of I-75, the first exit south of the Selmon Expressway in Riverview, FL
- Minutes away from the Port of Tampa
- Parking ratio: 3.64/ 1,000 SF (299 total)
- Traffic Counts: 46,291 AADT US 301



Demographics	1-mile	3-mile	5-mile
2022 Population	13,918	99,726	190,218
Daytime Employment	2,692	38,598	90,467
Average HH Income	\$74,249	\$71,397	\$75,070
Median Age	35.6	36.2	37.6

### Leasing Contact:

Wanda De Boer | Managing Director - Retail Services

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# Crescent Park

4015-4037 Crescent Park Dr., Riverview, FL 33578



UNIT	TENANT	SF
3905	Cardno	28,880
4011	PCA Pharmacy	13,784
4015	HealthPro Heritage	6,304
4017	PainTEQ	2,700
4021	Body Nutrition	8,100
4027	Digital Aerial Solutions	5,400
4029	AVAILABLE	2,700
4033	Massey Services	5,500
4035	Long Home Products	9,144



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