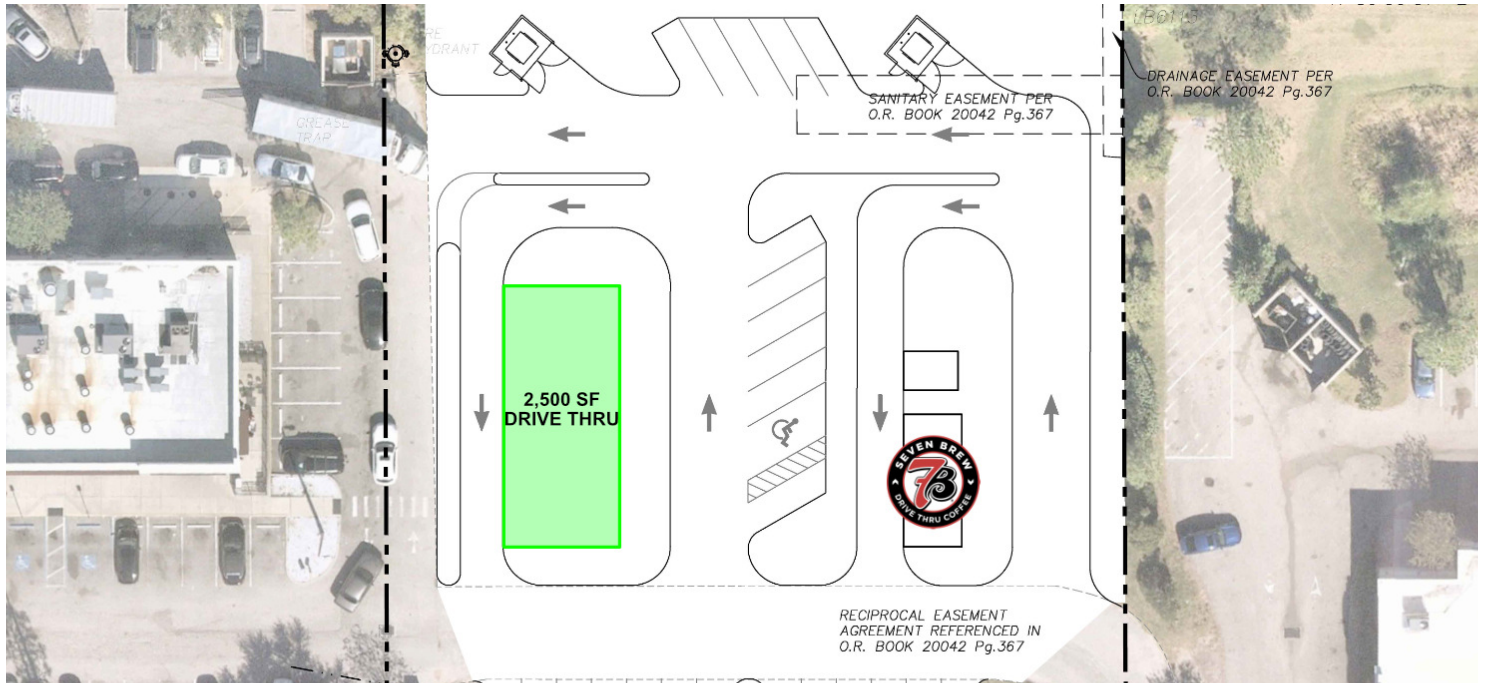


10728 BIG BEND ROAD

Riverview, FL 33579



PROPERTY DESCRIPTION

Positioned along the rapidly growing Big Bend Road corridor in Riverview, this prime outparcel at 10728 Big Bend Road offers an exceptional ground lease or build-to-suit opportunity in a high-traffic, high-growth trade area. The site can accommodate a ±2,500 SF building with drive-thru capability, making it ideal for quick-service restaurant, coffee, or other high-volume retail users.

The property will share a lot with a high-performing 7 Brew Coffee drive-thru, creating built-in traffic and strong co-tenancy synergy. Big Bend Road serves as a major east-west corridor connecting I-75 and US-301, with significant daily traffic counts and continued residential and commercial expansion fueling demand. Surrounded by new housing developments, national retailers, and expanding infrastructure, this site is perfectly positioned for tenants looking to capture strong commuter traffic and establish a presence in one of the Tampa MSA's fastest-growing submarkets.

PROPERTY HIGHLIGHTS

- Build-to-suit or ground lease opportunity
- Up to ±2,500 SF building with drive-thru capability
- Outparcel to high-volume 7 Brew Coffee
- Located on rapidly growing Big Bend Road corridor
- Strong residential growth and commuter traffic in trade area

OFFERING SUMMARY

Lease Rate:	Ground Lease or Build to Suit
Available SF:	Up To 2,500 SF
Lot Size:	1.23 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,268	23,594	47,676
Total Population	9,221	70,213	134,182
Average HH Income	\$110,137	\$115,344	\$111,198

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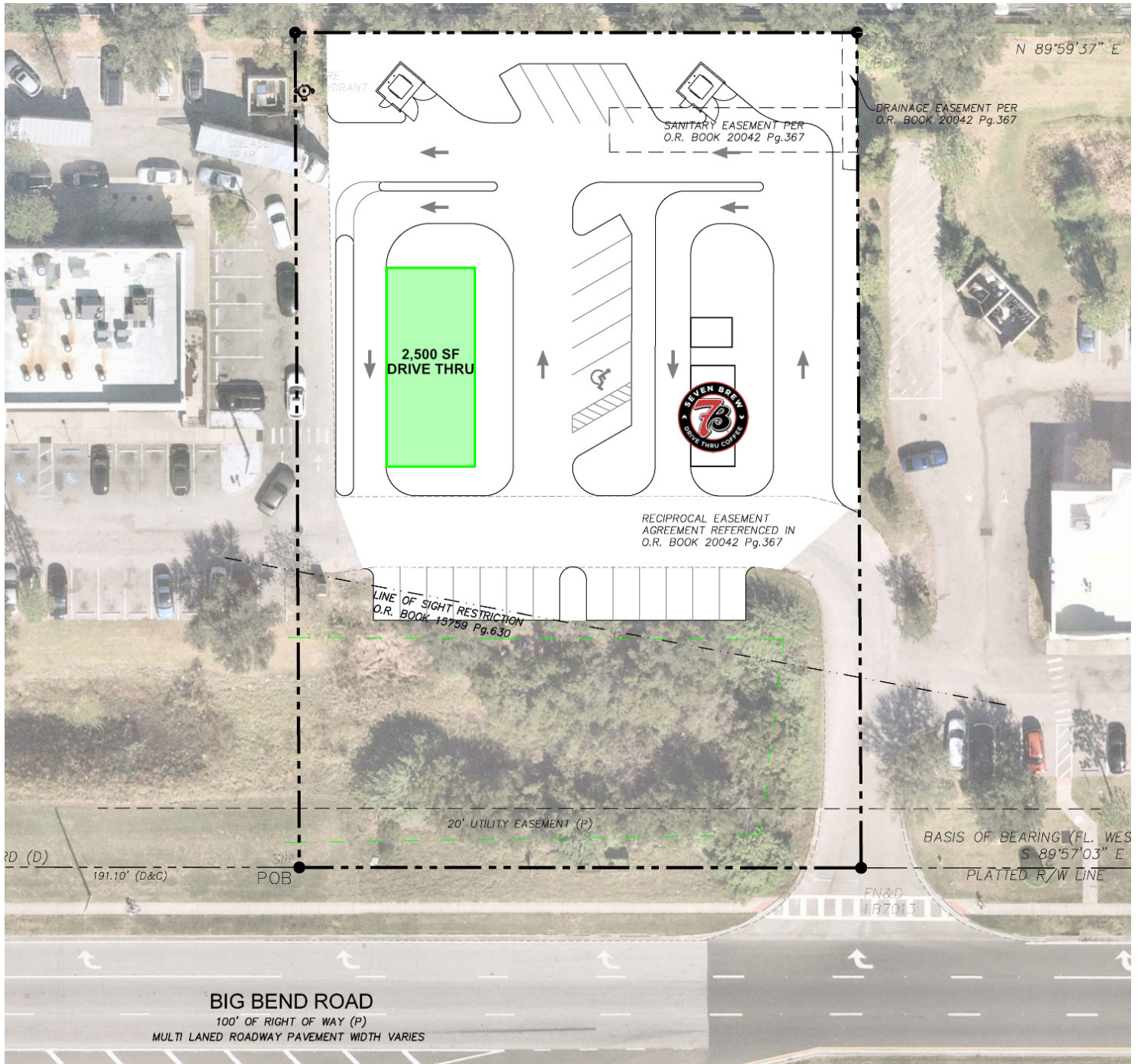
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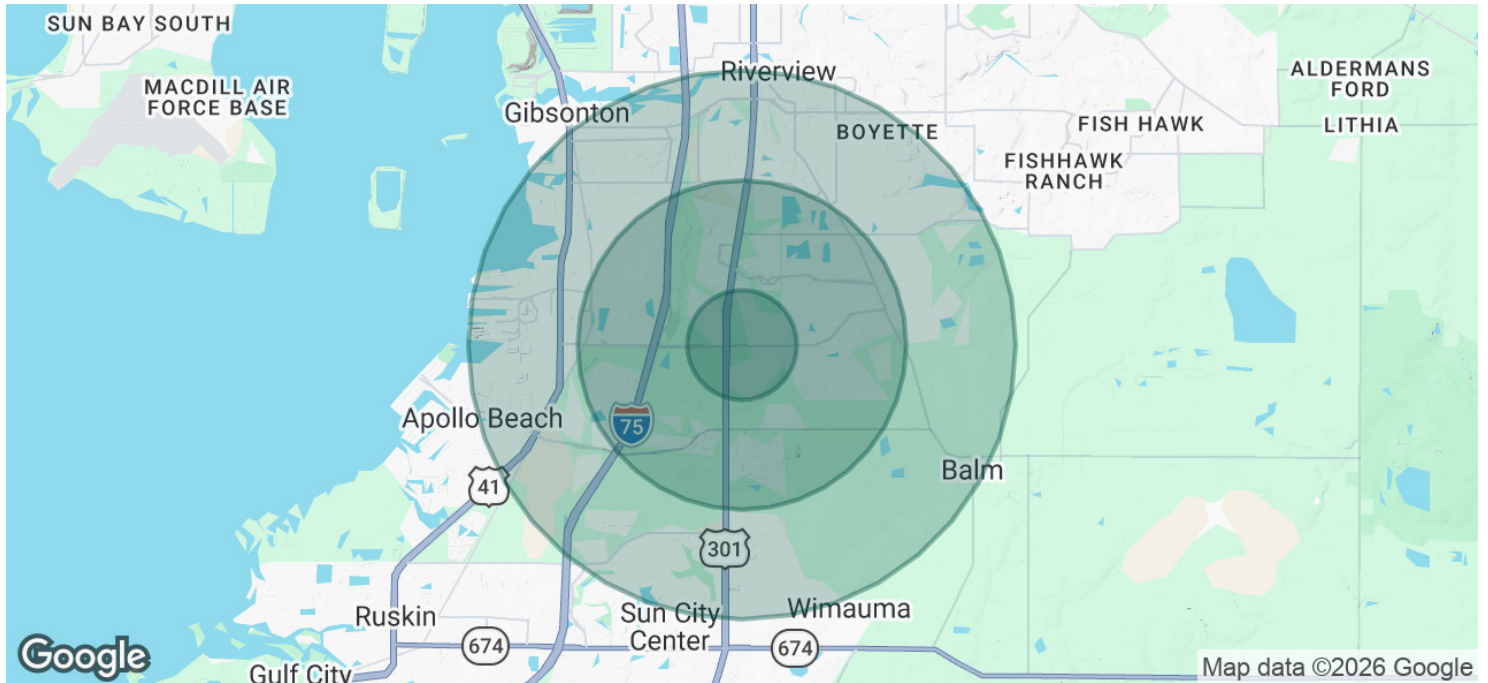
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,221	70,213	134,182
Average Age	36.8	35.6	38.2
Average Age (Male)	35.8	33.9	37.1
Average Age (Female)	38.9	37.5	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,268	23,594	47,676
# of Persons per HH	2.8	3.0	2.8
Average HH Income	\$110,137	\$115,344	\$111,198
Average House Value	\$323,510	\$350,917	\$345,493

2023 American Community Survey (ACS)

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