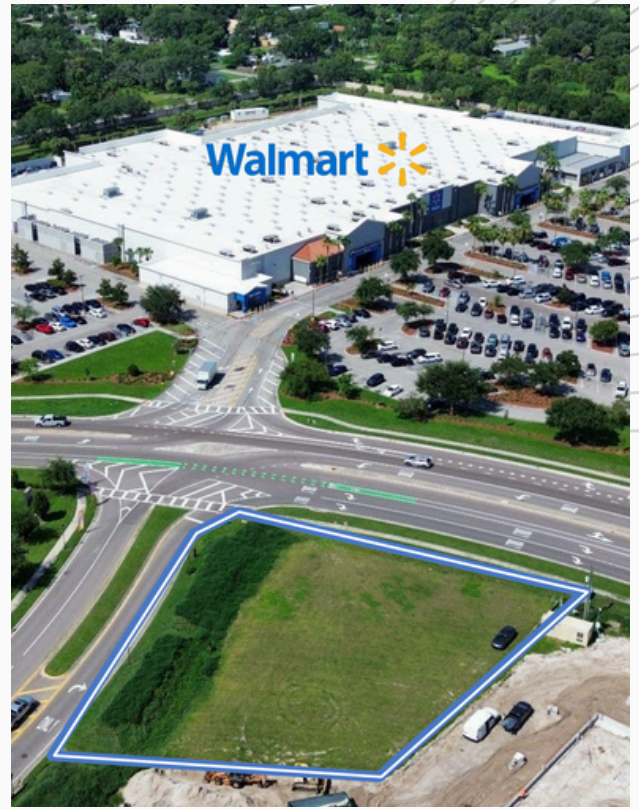




FOR SALE OR LEASE OR BTS



CONTACT BROKER
LIST PRICE

±0.92 AC LOT SIZE

OWNER / USER
OPPORTUNITY





Riverview 14 New East Bay Rd & Theater Dr | Gibsonton/Riverview, FL

Property Highlights

- Last Available Out Parcel
- Located Directly off of I-75
- Adjacent to Walmart Supercenter
- 3 Signage Opportunities
- Pad Ready

REACH OUT TO LISTING AGENTS FOR
ADDITIONAL INFORMATION

Tampa Bay



Tampa is the largest city in Hillsborough County and is the third-most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology, and the port of Tampa. Tampa is part of the metropolitan area commonly known as the "Tampa Bay Area". Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 2.9 million residents, making it the second-largest metropolitan statistical area in the state, and the fourth-largest in the Southeastern United States. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas. To add, the Tampa-St. Petersburg-Clearwater, Florida area has been ranked as the third most fiscally fit city in the United States. This means that the area has desirable investments, quality of life, and insurance coverage.

5 Mile Radius

Average Household Income

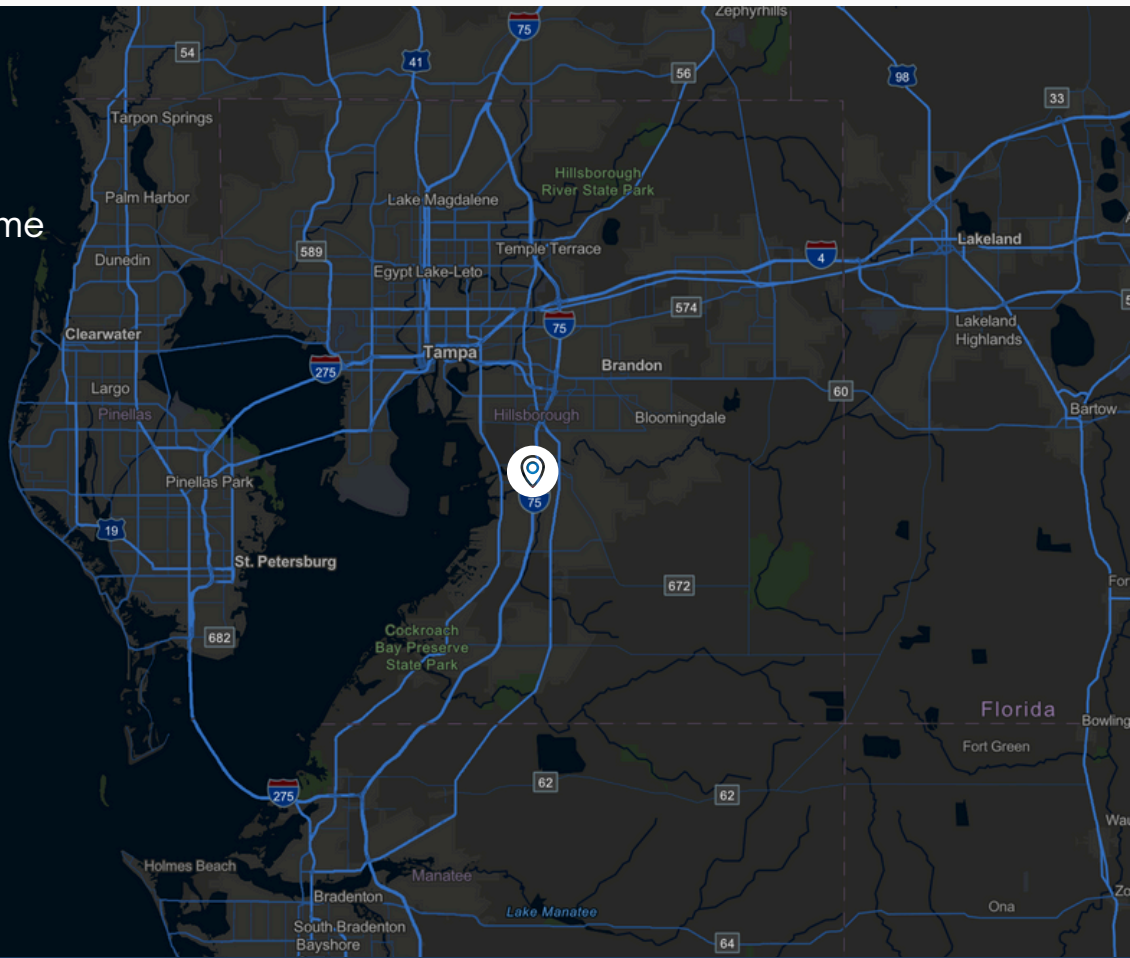
\$107, 059

Population

173, 798

Median Age

36.2



Gibsonton, FL

Gibsonton, Florida, often referred to as "Gibtown," is a unique and historic community located in Hillsborough County, just south of Tampa. Known for its distinctive character, Gibsonton has been a winter haven for carnival and circus performers since the mid-20th century. This history is reflected in the town's eclectic charm, with many residents having ties to the entertainment industry. The town is characterized by its laid-back, small-town atmosphere, where residents enjoy a blend of suburban and rural living. Gibsonton offers various recreational opportunities, including parks, nature trails, and access to the Alafia River, making it a haven for outdoor enthusiasts. The economy of Gibsonton is diverse, with contributions from several key sectors. Historically, the town's economy was heavily influenced by its carnival and circus heritage, with many performers residing there during the off-season. Today, the local economy includes a mix of small businesses, retail, and service industries, providing goods and services to the community and surrounding areas. Additionally, Gibsonton's proximity to the Tampa metropolitan area allows residents to commute to jobs in various sectors, including healthcare, education, and technology. The construction and real estate industries have also seen growth in recent years, driven by the area's expanding population and development. Overall, Gibsonton's economy is a blend of traditional roots and modern growth, offering a dynamic environment for both residents and businesses.

Economy

The major features of Tampa's economy include the Port of Tampa Bay, Tampa International Airport, a central business district, several professional sports teams, numerous institutions of higher education, museums, and two military installations: MacDill Air Force Base and Coast Guard Air Station Clearwater. The city is home to several company headquarters including TECO Energy, HCA West Florida, Ashley Global Retail, Mosaic, and Bloomin' Brands. Thus, Tampa's major industries are defense, financial services, and technology. According to

Forbes, Tampa has a gross metro product of \$166 billion. The metropolitan statistical area economic indicators for Tampa-St. Petersburg-Clearwater is expected to show relatively high growth. Port of Tampa Bay has an economic impact of over \$17 billion. It supports 85,000 direct and indirect jobs and handles over 33 million tons of bulk cargo annually. The Tampa International Airport (TPA) serves more than 21.5 million passengers, handles 459 million pounds of cargo, and transportes 26.8 million pounds of mail. The MacDill Air Force Base is a full-service facility for air fueling operations of military aircraft. It is also home to the United States Central Command, the United States Special Operations Command, and thirty-one other tenant units.

The entire facility has an annual economic impact of approximately \$11 billion.



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