

FOR SALE

ARC MEDICAL REALTY

# Building 5

*Bloomington Ridge Professional Park*

10541 Bloomington Ridge Drive

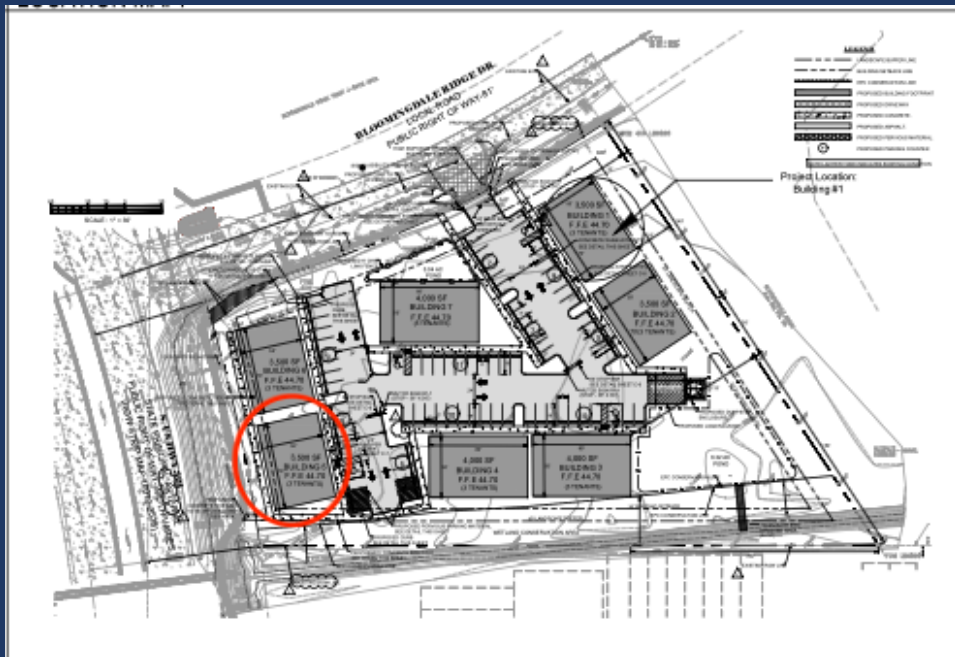
Riverview, FL 33578 | Hillsborough County

ASKING RENT

**Negotiable**

AVAILABLE SF

**3,000 SF**



9

Operatories

3

Sedation Room

3

Nitrous Ops

3,000

Total SF

*"A brand-new, purpose-built dental suite in Riverview's fastest-growing professional corridor."*

# Property Overview

Building 5 — Bloomingdale Ridge Professional Park is a brand-new, purpose-built dental office suite designed from the ground up to support a modern, high-volume clinical practice. Located in the heart of Riverview's rapidly growing medical corridor, this suite delivers the infrastructure, clinical layout, and patient flow design that today's dental practitioners demand.

The suite features five (5) fully enclosed operatories with private doors for HIPAA-compliant care, alongside four (4) open-bay operatories for flexible expansion.

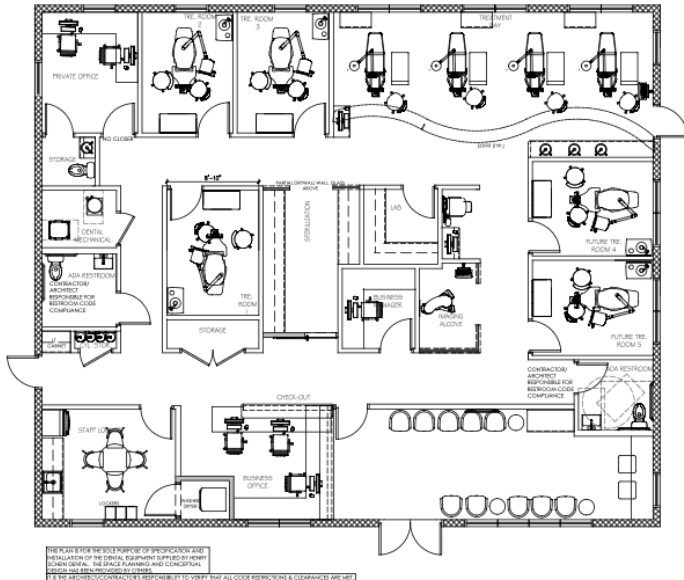
Three (3) enclosed operatories are pre-plumbed for nitrous oxide. All equipment planning was coordinated through Henry Schein, ensuring seamless compatibility and scalability as the practice grows.

## Quick Facts

<b>Sales Price</b>	\$1,210,000
<b>Available SF</b>	3,000 SF
<b>Total RBA</b>	3,000 SF
<b>Building Type</b>	Class B Office
<b>Operatories</b>	9 Total
<b>Sedation Room</b>	Dedicated
<b>Nitrous Oxide</b>	3 Pre-Plumbed
<b>Equip. Partner</b>	Henry Schein
<b>Opportunity</b>	Purchase
<b>Occupancy</b>	Available Now

# State-of-the-Art Clinical Design

Engineered for efficiency, patient comfort, and clinical excellence — ready for immediate occupancy.



Clinical Floor Plan | 10541 Bloomingdale Ridge Drive, Riverview, FL

## 9 Operatories Total

1

Five (5) fully enclosed operatories with private doors for patient privacy and HIPAA compliance. Five (4) open-bay operatories for flexible production or associate-level dentistry.

## Nitrous & Sedation Ready

2

Three (3) operatories pre-plumbed for nitrous oxide. Dedicated sedation room enables IV sedation and expanded procedure offerings from the very first day of operations.

## Henry Schein Partnership

3

All equipment and supply planning coordinated directly with Henry Schein — ensuring full compatibility, warranty support, and a scalable infrastructure as the practice grows.

# Market Demographics

Riverview, FL — 1, 2 & 3-Mile Radius | Source: CoStar Group © 2026

## 102,704

Residents within 3 Miles (2025)

## \$102,576

Avg Household Income (3-Mile)

## 7.89%

Population Growth by 2030 (3-Mile)

## ~40%

Households Earning \$100K+

Demographic	1-Mile	2-Mile	3-Mile
2025 Population	11,128	46,067	102,704
Pop. Growth 2025–2030	6.34%	7.71%	7.89%
2025 Households	4,384	18,457	41,001
HH Growth 2025–2030	6.48%	7.87%	8.04%
Avg HH Income (2025)	\$99,195	\$99,334	<b>\$102,576</b>
Median HH Income (2025)	\$77,791	\$80,971	\$83,416

# Schedule a Tour

Contact us today to arrange a private showing of Suite 102 at Bloomingdale Ridge Professional Park.

## Mike Ruso

Managing Partner | ARC Medical Realty



407.443.9193



Mike@ArcMedRealty.com



www.ArcMedicalRealty.com

## Property Details

10531 Bloomingdale Ridge Drive, Suite 102

Riverview, FL 33578

Available SF:	3,000 SF
Listing Type:	For Sale
Sale:	\$1,210,000
Operatories:	9 Total
Enclosed Ops:	5 (Private Doors)
Open Bay Ops:	5
Sedation Room:	3
Nitrous Oxide:	3 Pre-Plumbed Ops
Equipment:	Henry Schein
Occupancy:	Available Now