



FOR LEASE

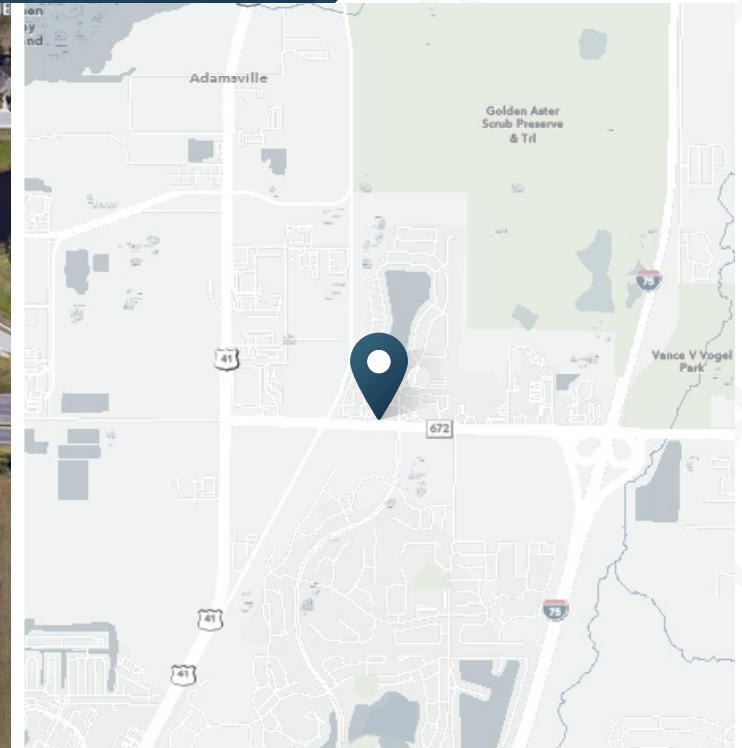
2 Mercado Southshore Restaurant Spaces Available

7020 Big Bend Rd | Riverview, FL



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ABOUT THE PROPERTY

- Now available - construction of building completed early 2024.
- Well suited for endcap restaurant, medical office or retail.
- Across from new Publix shopping center.
- Located within 1.5 miles of St. Joseph's Hospital, East Bay High School, Eisenhower Middle School and Southshore YMCA.
- Directly across from Waterset by Newland's; a 10,000-home master-planned community.
- Riverview/Apollo Beach is one of the fastest-growing areas in Florida.
- Signalized ingress/egress at Kings Lake Drive.

NEARBY RETAILERS



TRAFFIC COUNTS

Big Bend Rd.	39,500 VPD
US 41	35,500 VPD
I-75	147,000 VPD
Year: 2024 Source: FDOT	

2,181 SF

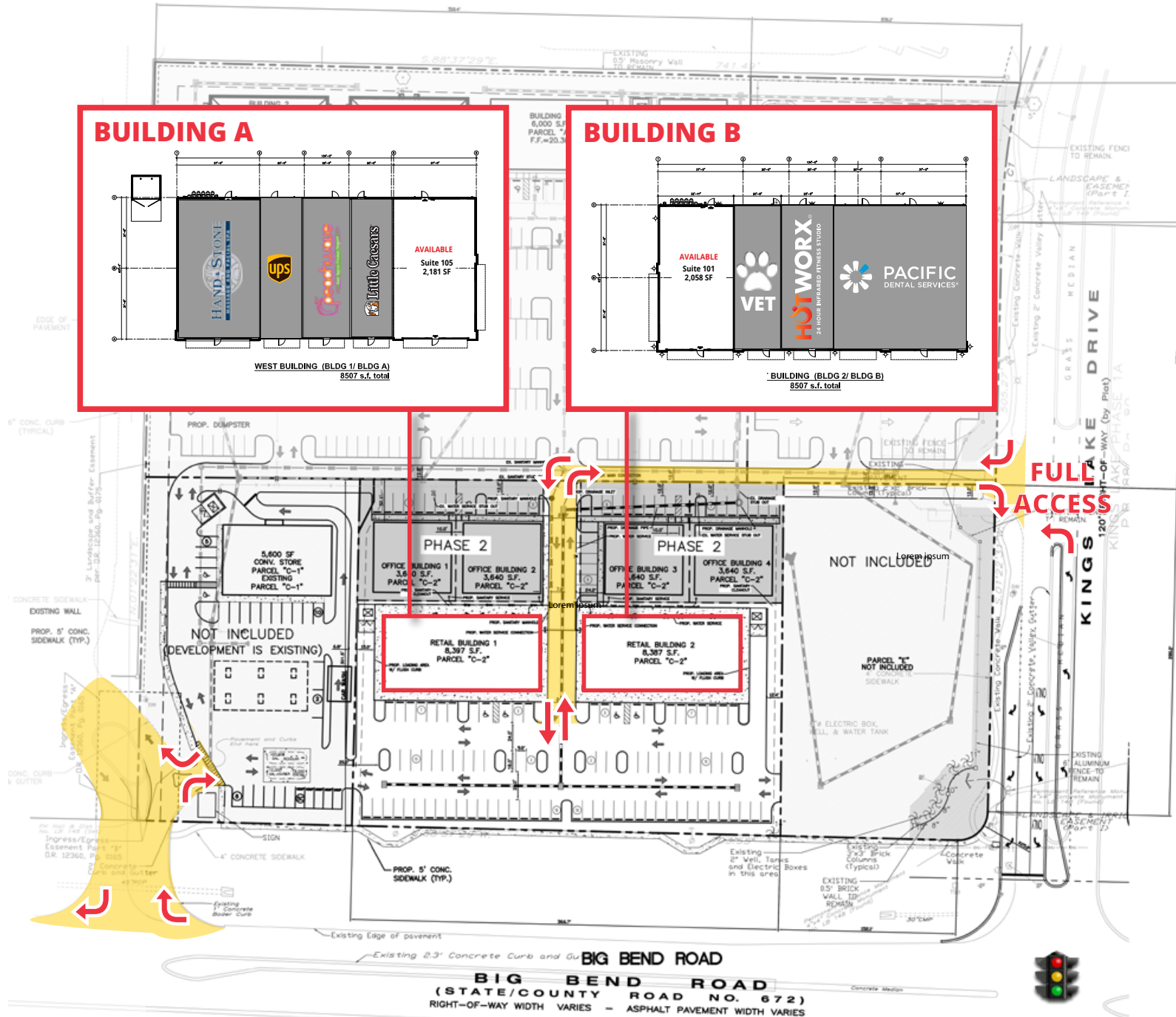
Building A - Suite 105
Available

2,058 SF

Building B - Suite 101
Available

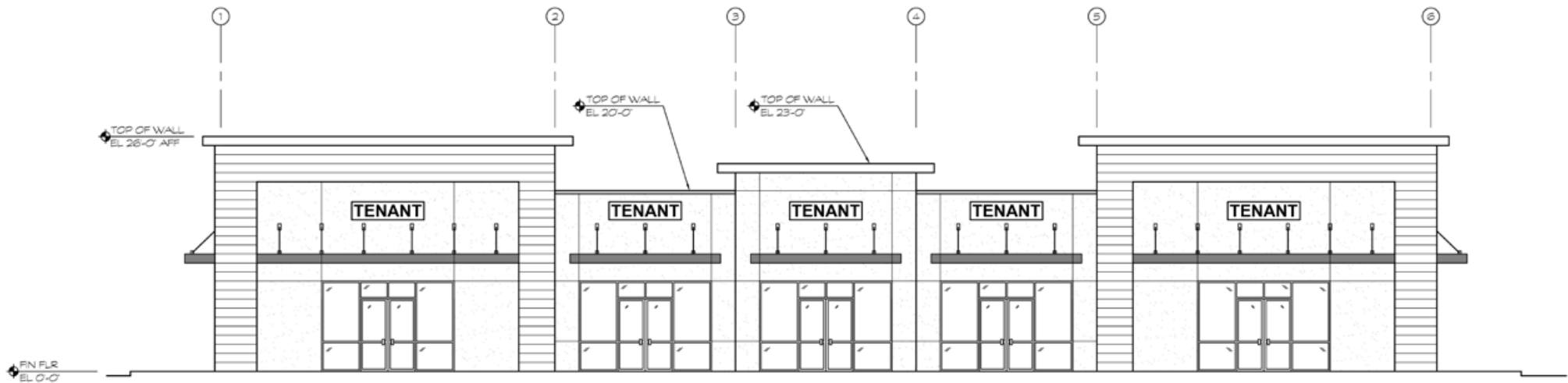
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Mercado Southshore - Building A & B

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PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



Mercado Southshore Retail/Medical Space

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

5,959 Population	4,680 Total Daytime Population	\$109,961 Average Household Income	2,000 Total Households
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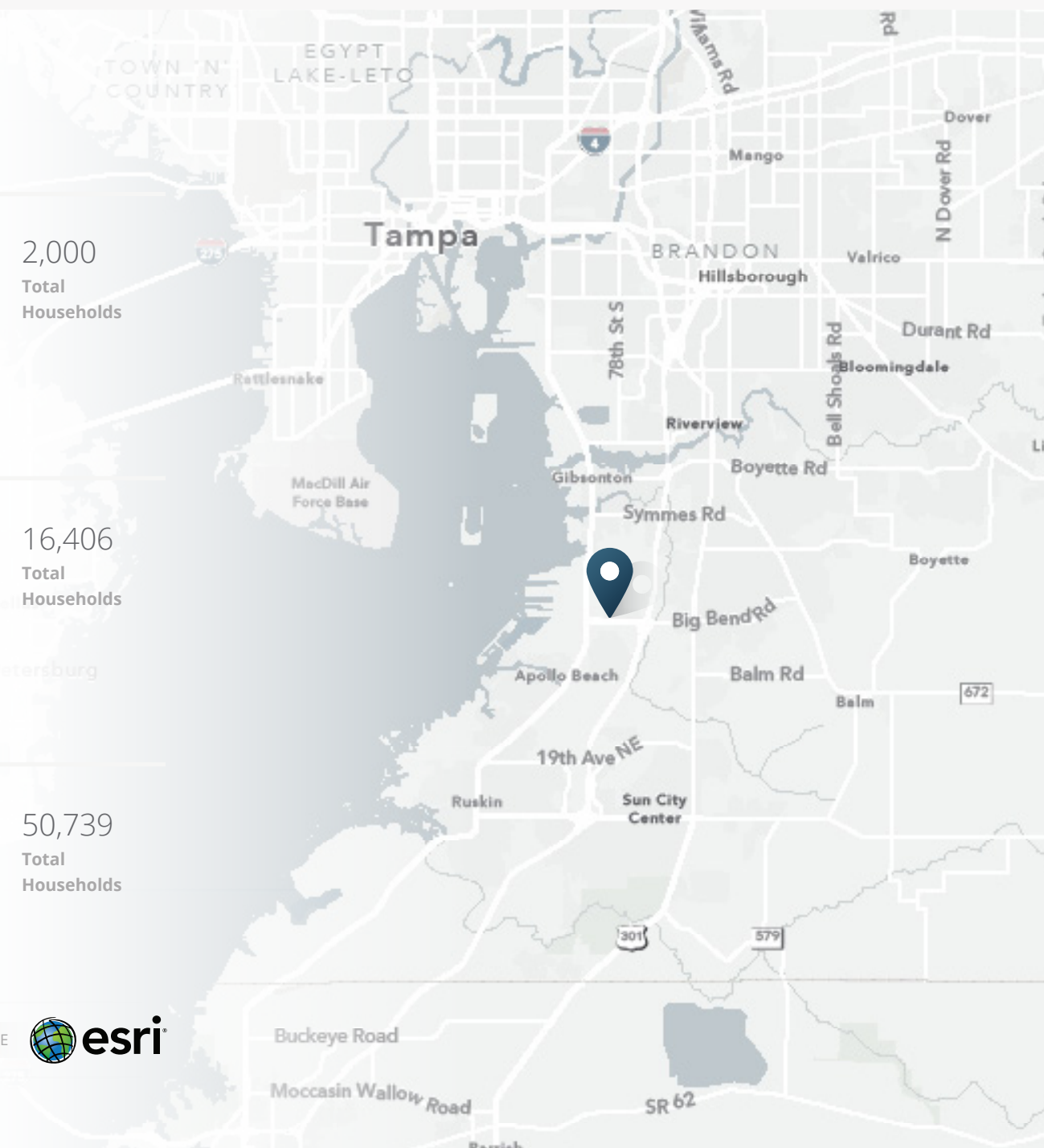
3 MILES

47,771 Population	36,607 Total Daytime Population	\$112,137 Average Household Income	16,406 Total Households
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5 MILES

146,031 Population	108,733 Total Daytime Population	\$108,734 Average Household Income	50,739 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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