



PRIME RETAIL OPPORTUNITY BUILD-TO-SUIT OR LAND LEASE!

Riverview, FL 33578

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NATIONWIDE
REALTY SOLUTIONS

Property Summary



PROPERTY DESCRIPTION

This Build-to-Suit or Land Lease opportunity in the heart of Progress Village, Riverview, FL, presents a prime development-ready site with a detailed and flexible site plan. Perfectly suited for a variety of uses, including Quick Service Restaurants (QSR), dining establishments, medical offices, or single national tenants, this property provides unmatched flexibility for custom tenant-specific build-outs.

With highly competitive lease terms and options tailored to meet diverse business needs, the site offers unparalleled potential. Its strategic location at a major intersection, combined with high visibility, strong daily traffic counts, and excellent accessibility, makes it a premier choice for businesses aiming to establish a significant presence in Riverview's growing and dynamic market.

OFFERING SUMMARY

Lease Rate:	\$100,000.00 - 120,000.00 Acre/yr (NNN)
Available SF:	0.9 - 1 Acres
Lot Size:	1.9 Acres

SPACES	LEASE RATE	SPACE SIZE
Outparcel 1	\$120,000.00 Acre/yr	1 Acres
Outparcel 2	\$100,000.00 Acre/yr	0.9 Acres

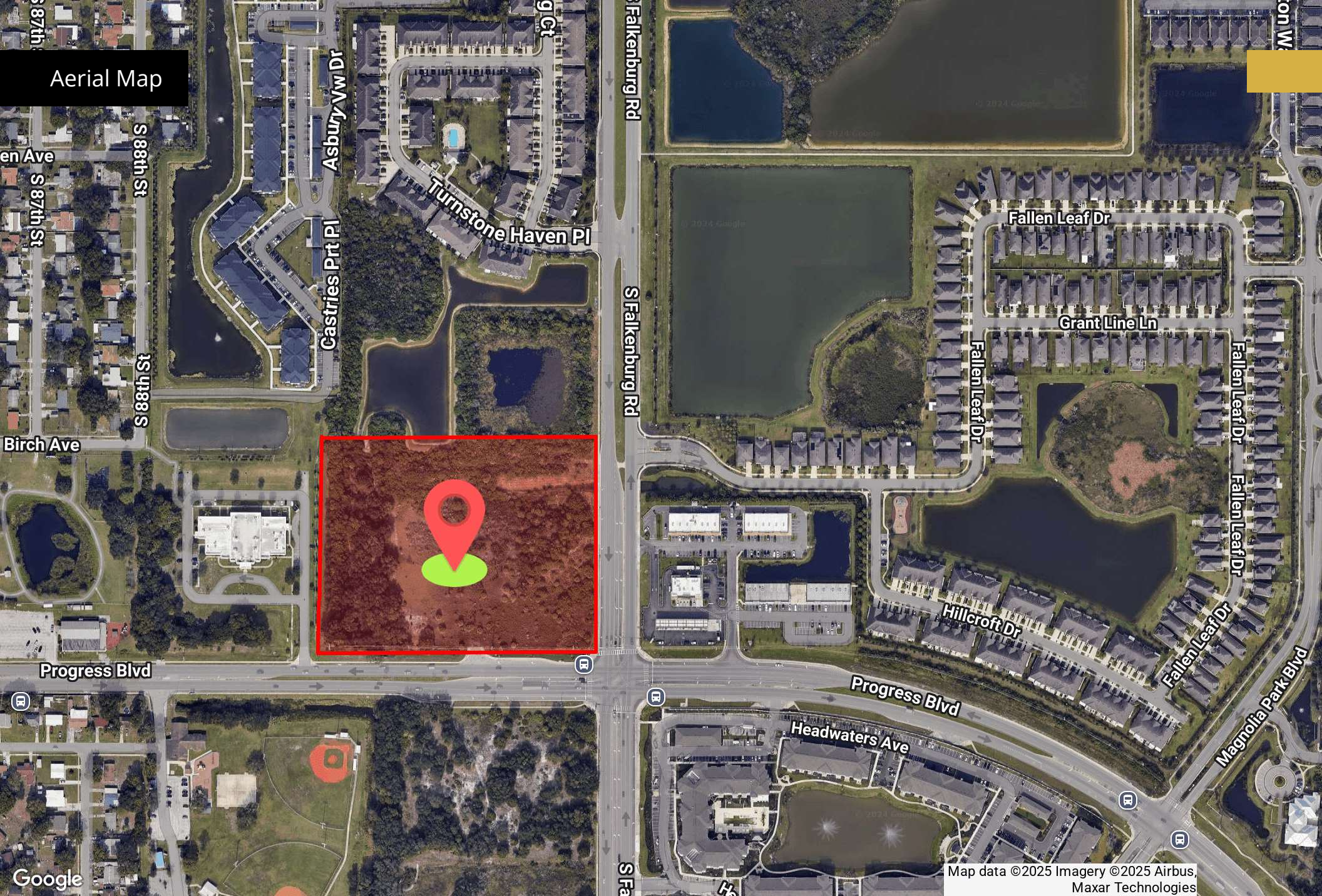
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	227	1,294	6,024
Total Population	589	3,340	14,930
Average HH Income	\$91,681	\$84,732	\$82,647

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Aerial Map



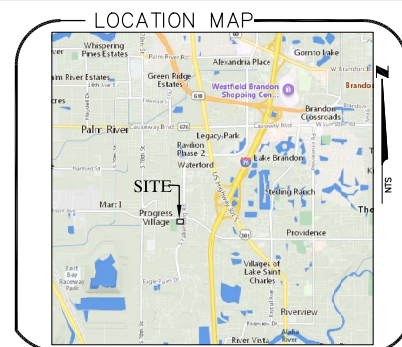
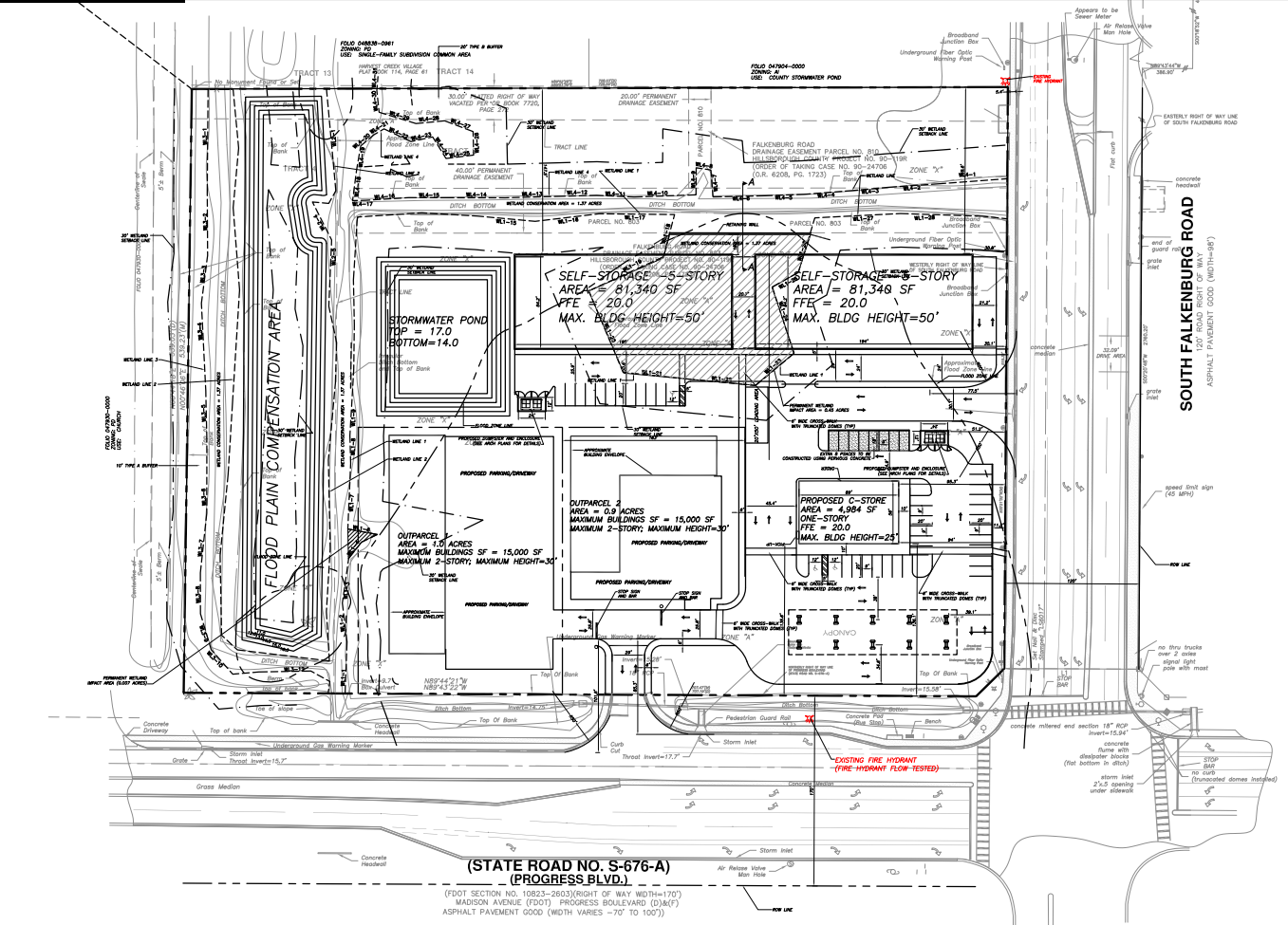
Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

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Site Plan



SITE DATA

PROJECT SUMMARY & SITE DATA:

LOT: 10/7/21
LOT AREA: 10.75 ACRES (463,000 SF)
LOT DIMENSIONS: 10.75 ACRES (463,000 SF)
LOT ZONE: ZONE X & A
LOT AREA: 10.75 ACRES (463,000 SF)
LOT DIMENSIONS: 10.75 ACRES (463,000 SF)

PROPOSED:

1ST FLOOR BUILDING AREA: 57,251 SF (14,000) - INCLUDES TOTAL OF 10,997 SF ON OUTPARCELS 1 & 2
TOTAL BUILDING AREA: 117,404 SF (28,400) - INCLUDES TOTAL OF 30,000 SF FOR OUTPARCELS 1 & 2
TOTAL ASPHALT/CONCRETE AREA: 105,147 SF (26,400)
TOTAL IMPERVIOUS AREA: 142,398 SF (33,400)
TOTAL GREEN AREA: 233,038 SF (53,900)
TOTAL SITE AREA: 385,436 SF (8.1 ACRES) - INCLUDES 1.37 ACRES WETLANDS
TOTAL WETLAND BEING PROPOSED: 0.45 ACRES (19,600 SF)

PROPOSED BUILDING COVERAGE: 57,251/385,436 = 0.148 = 14.5%
PROPOSED USE: C-STORE, SELF-STORAGE, RETAIL/OFFICE
MAXIMUM BUILDING HEIGHT PROPOSED: 30 FEET (3-STORIES)
SETBACKS:
FRONT (FALKENBURG ROAD): 30.1 FT
FRONT (PROGRESS BLVD): 30 FT
SIDE (WEST): 0 FT
REAR (NORTH): 0 FT

PARKING CALCULATIONS:
REQUIRED: 5 SPACES PER 1,000 SF FOR C-STORE; 10 PER 1,000 SF FOR DRIVEWAY; 2 SP/100 UNITS FOR SELF-STORAGE
REQUIRED: (5/1,000)(1,000) = 5 SPACES (10/1,000)(1,000) = 10 SPACES (2/100)(100) = 2 SPACES (2/100)(100) = 2 SPACES
REQUIRED: 30 SPACES FOR C-STORE, 10 SPACES FOR DRIVEWAY & 10 SPACES FOR SELF-STORAGE
PROPOSED: 33 SPACES (INCLUDING 2 ADA SPACES) FOR C-STORE & DRIVEWAY; 10 SPACES FOR SELF-STORAGE (INCLUDING 1 ADA SPACE)

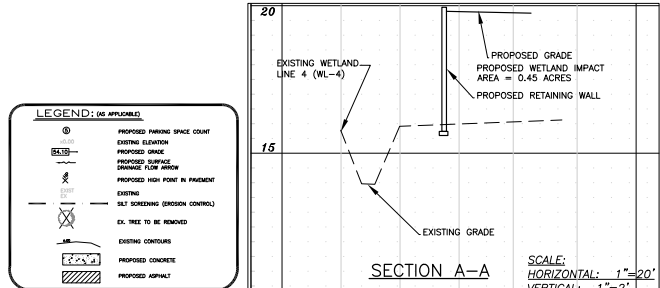
DUMPSTER NOTES: 1. ALL DUMPSTERS TO BE SCREENED PER LDC SECTION 6.11.04
 2. ALL DUMPSTERS WILL BE SCREENED FROM VIEW BY ALL EXISTING OR PROPOSED CONSTRUCTION OF MATERIALS COMPATIBLE WITH THE FRONT OF THE PROPERTY BUILDING.

LEGAL DESCRIPTION

(OFFICIAL RECORDS BOOK 25247, PAGE 1222)

A PORTION OF TRACTS 3, 4, 13 AND 14 IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 19 EAST, ACCORDING TO THE PLAT OF SOUTH TAMPA AS RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE ON THE NORTH LINE OF SAID SECTION 1, N 89°44'42" W A DISTANCE OF 875.65 FEET; THENCE LEAVING SAID NORTH LINE OF SECTION 1, S00°18'32" E A DISTANCE OF 404.95 FEET; THENCE N 89°43'44" W A DISTANCE OF 388.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FALKENBURG ROAD; THENCE ON SAID EAST RIGHT OF WAY LINE OF FALKENBURG ROAD, S 00°20'48" W A DISTANCE OF 2760.20 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE OF FALKENBURG ROAD, N 89°43'12" W A DISTANCE OF 1200.00 FEET TO THE WEST RIGHT OF WAY LINE OF FALKENBURG ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WEST RIGHT OF WAY LINE OF FALKENBURG ROAD, S 47°19'26" W A DISTANCE OF 36.57 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD (STATE ROAD NO. S-676-A); THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD (STATE ROAD NO. S-676-A) N 89°43'22" E A DISTANCE OF 207.19 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD (STATE ROAD NO. S-676-A) N 00°44'18" E A DISTANCE OF 530.03 FEET; THENCE N 89°52'28" E A DISTANCE OF 728.53 FEET TO SAID WEST RIGHT OF WAY LINE OF FALKENBURG ROAD; THENCE ON SAID WEST RIGHT OF WAY LINE OF FALKENBURG ROAD, S 00°20'48" W A DISTANCE OF 519.15 FEET TO THE BEGINNING.



UTILITY PROVIDERS

POTABLE WATER	- HILLSBOROUGH COUNTY
SANITARY SEWER	- HILLSBOROUGH COUNTY
FIRE SERVICE	- HILLSBOROUGH COUNTY
ELECTRIC SERVICE	- TAMPA ELECTRIC CO.
SOLID WASTE	- HILLSBOROUGH COUNTY
TELEPHONE SERVICE	- VERIZON (FKA GTE)

OWNER/DEVELOPER

Falkenburg Real Estate LLC
 1201 Oakfield Drive, Suite 201,
 Brandon, FL 33511

FIRE HYDRANT DATA

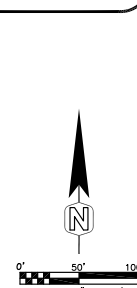
TEST DATE: 12/02/2022
 HYDRANT: NW CORNER OF FALKENBURG @ PROGRESS BLVD.
 STATIC PRESSURE: 74 PSI
 RESIDUAL PRESSURE: 70 PSI
 GPM: 1,060 GPM
 PROJECTED RESULT AT 20 PSI RESIDUAL: 4,492 GPM
 DISTANCE TO BUILDING 350'

MINIMUM REQUIRED FIRE FLOW (SELF-STORAGE):

BUILDING SIZE	REQUIRED FLOW (PER TABLE 18.5.5.1)	REQUIRED FLOW (75% REDUCTION PER 18.5.5.3.2)	MIN. FLOW REQUIRED (PER 18.5.5.3.2)
88,000 SF	6,250 GPM	1,563 GPM	1,563 GPM

MINIMUM REQUIRED FIRE FLOW (C-STORE & CARWASH)

BUILDING TYPE	BUILDING SIZE	REQUIRED FLOW (PER TABLE 18.5.5.1)
C-STORE	4,984 SF	1,500 GPM
CARWASH	4,680 SF	1,500 GPM



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DATE: 06/15/2022

DESIGNED BY: RA

DRAWN BY: RA

CHECKED BY: RA

FILE NAME: 2201851E

PROJECT #: 22-018

SHEET: 1 OF 1

NO. REVISIONS

DATE

1. SUBMIT TO THE CITY OF TAMPA FOR REVIEW AND RESUBMIT TO EDC

2. SUBMIT TO THE CITY OF TAMPA FOR REVIEW AND RESUBMIT TO EDC

3. SUBMIT TO THE CITY OF TAMPA FOR REVIEW AND RESUBMIT TO EDC

4. SUBMIT TO THE CITY OF TAMPA FOR REVIEW AND RESUBMIT TO EDC

ASPIRE ENGINEERING, INC.

CONSULTING ENGINEERS - PLANNERS

10000 W. BOULEVARD, SUITE 100

BOCA RATON, FL 33433

TEL: (813) 971-2880, FAX: (813) 971-1703, E-mail: aspire@aspiengine.com

MAGNOLIA CENTER

SECTION 01, TOWNSHIP 30 S., RANGE 19 E.

HILLSBOROUGH COUNTY, FLORIDA

PRELIMINARY PLAN

Area Analytics

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,980	82,258	175,770
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	38	38	39

HOUSEHOLD & INCOME

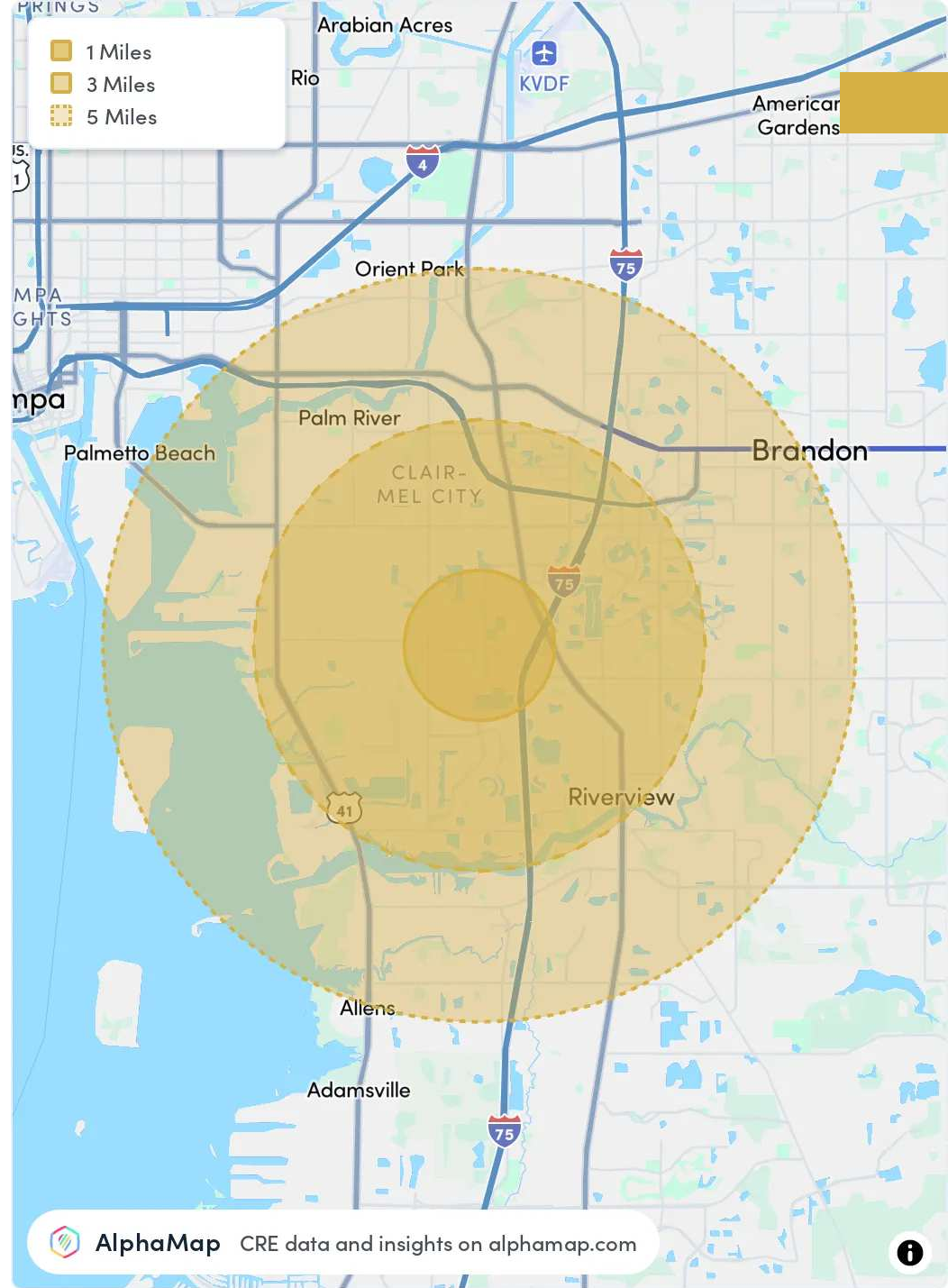
	1 MILE	3 MILES	5 MILES
Total Households	4,440	33,411	67,264
Persons per HH	2.5	2.5	2.6
Average HH Income	\$84,277	\$83,741	\$89,070
Average House Value	\$307,841	\$313,234	\$326,616
Per Capita Income	\$33,710	\$33,496	\$34,257

ETHNICITY

	1 MILE	3 MILES	5 MILES
Population Hispanic	3,198	26,783	55,792
Population Non-Hispanic	7,782	55,475	119,978

Traffic Volume

	Collection Street	
Progress Blvd	Falkenburg Rd	17,500
South Falkenburg Rd	Turnstone Haven NW	14,215
AL 55	Hwy 301 SE	51,650
South Falkenburg Rd	Eagle Palm Dr S	10,532
Progress Blvd	I- 75 NW	21,771
I- 75	US Hwy 301 SE	58,253



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Location Map

The map displays the following locations and businesses:

- Green Ridge Estates**
- Clair-Mel City**
- Causeway Park**
- Palm River-Clair Mel**
- Greater Palm River Point CDC**
- First Baptist Church of Progress Village**
- Progress Blvd @ Falkenburg Rd**
- Progress Village Pickleball Courts**
- Progress Village Middle Magnet School of the Arts**
- Progress Village Apartments**
- Peppajak**
- Businesses:** 7-Eleven, Coca-Cola, Topgolf, D&B, Bass Pro Shops, Culver's, Westfield Brandon, Circle K, Wells Fargo, Starbucks, Chick-fil-A, Costco Wholesale, LA Fitness, Lowe's, Publix, Camden Field Pkwy, Circle K, Dunkin' Donuts, Fortale Coffee Co., Pizza Hut, Wendy's, Hilton, CVS Pharmacy, Target, RaceTrac, EoS Fitness, Walgreens, Starbucks, Wawa Villages, PNC, Walmart, Xscape Theatres, Pizza Hut Express.

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