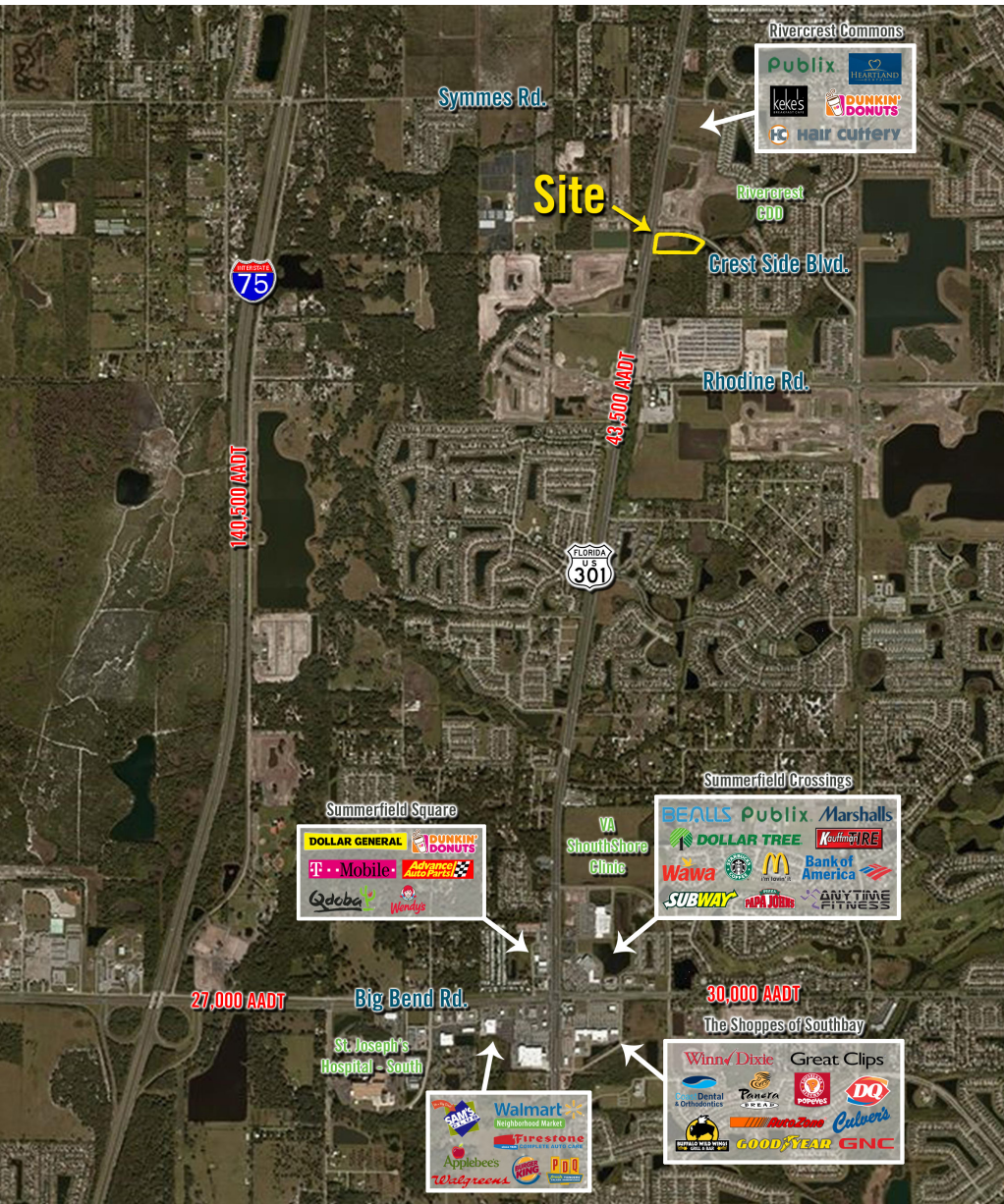


THE SHOPS AT RIVERCREST

US Hwy. 301 S. & Crest Side Blvd. | Riverview, FL 33578
RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- **Retail / Office / Medical Space Available:** Up to 10,000+ SF
- Located on the SEC of **US Hwy 301 S.** and **Crest Side Blvd.**, just south of the brand new Publix anchored development, Rivercrest Commons
- Directly in front of Rivercrest CDD with over 1,300 homes in the heart of the rapidly expanding residential market in South Hillsborough County
- Two miles south of Publix, Lowe's, Winn-Dixie, Bealls Outlet, CVS, Keke's Breakfast Cafe, Heartland Dental, Dunkin Donuts, and more
- Two and a half miles north of Publix, Bealls, Marshalls, Winn Dixie, Sam's Club, Walmart Neighborhood Market, Panera Bread, Walgreens, Starbucks, Coast Dental, Culver's, Anytime Fitness, Applebee's, and more
- Strong population with 135,000 people within a five mile radius
- Average incomes in a three and five mile radius over \$82,000

DEMOGRAPHICS

POPULATION



DAYTIME POPULATION



AVE. HOUSEHOLD INCOME



DAILY TRAFFIC COUNTS



LICENSED REAL ESTATE BROKER

FranklinSt.com

ALEX WRIGHT
SENIOR DIRECTOR

813.682.6135
Alex.Wright@FranklinSt.com

KYLE COUGHLIN
LEASING ASSOCIATE

813.386.0457
Kyle.Coughlin@FranklinSt.com

SOUTH U.S. HWY 301

CREST SIDE BLVD.

Future
Retail/Office
1-Story
10,900 SF

Daycare Center
10,000 SF
(144'-8" x 69'-0")

Conceptual Site Plan
Retail and Office buildings can be modified