

SUMMERFIELD CROSSINGS OUTPARCEL

10790 Big Bend Rd | Riverview, FL 33579



PROPERTY HIGHLIGHTS:

- 1.2-acre outparcel opportunity
- Located at strongest retail intersection in Riverview less than a mile from I-75
- Local anchors include Publix Super Market, Sam's Club, Winn-Dixie and Walmart Neighborhood Market
- US Hwy 301 S recently widened to six (6) lanes
- St Joseph's-South now open to community
- New 50,000 SF VA Hospital under construction and expected to open mid 2019
- Strong demographics include a population of over 109,000 with an average income of more than \$74,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	10,993	59,632	109,866
2019 Estimated Households	3,648	19,982	38,747
INCOME			
2019 Est. Avg HH Income	\$81,928	\$81,149	\$74,368
AGE			
Median Age	33	34	36
DAYTIME DEMOS			
Number of Businesses	398	677	1,950
Number of Employees	3,759	5,888	15,755
Total Daytime Population	6,031	19,973	47,181
TRAFFIC COUNTS			
US Hwy 301 S (N/S)	49,500 AADT		
Big Bend Rd (E/W)	14,600 AADT		



FOR LEASING INFORMATION:

Brandon Eggleston
813.960.8154 x276
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

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