

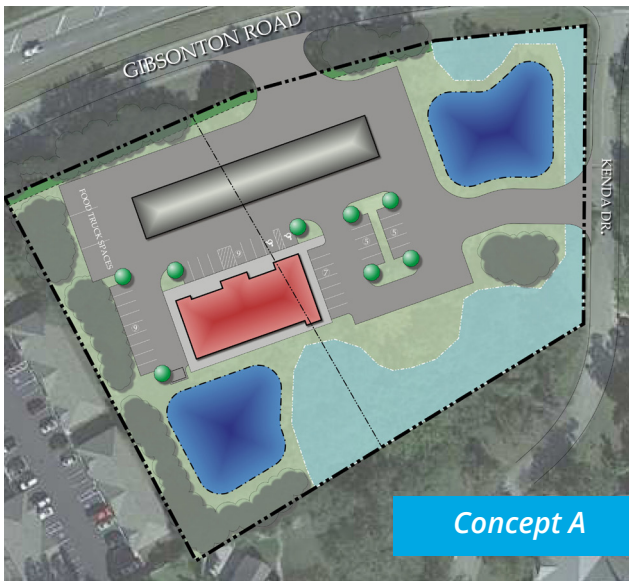
Gibsonton Drive Parcels For Lease

10209 Gibsonton Drive
Riverview, FL 33578

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- 1 to 3 acre parcels available (can subdivide)
- Positioned on Gibsonton Drive, between I-75 and US 301
- Shared access with Riverview Town Center, anchored by Lowe's Home Improvement, via Towncenter River Lane
- Riverview is one of the fastest growing cities in the US with nearly 30% population growth since 2017
- Southeast Hillsborough County has thousands of new homes under construction or planned, including new schools
- Densely populated trade area with 101,291 people living within a 10-min drive time having an average household income of \$105,396
- Area retailers include: Lowe's, CVS, F45 Training, Fatburger, AMC Theatres, Ruby Tuesday, Starbucks, Wawa, Walgreens Chipotle, Dutch Bros and Tire Kingdom

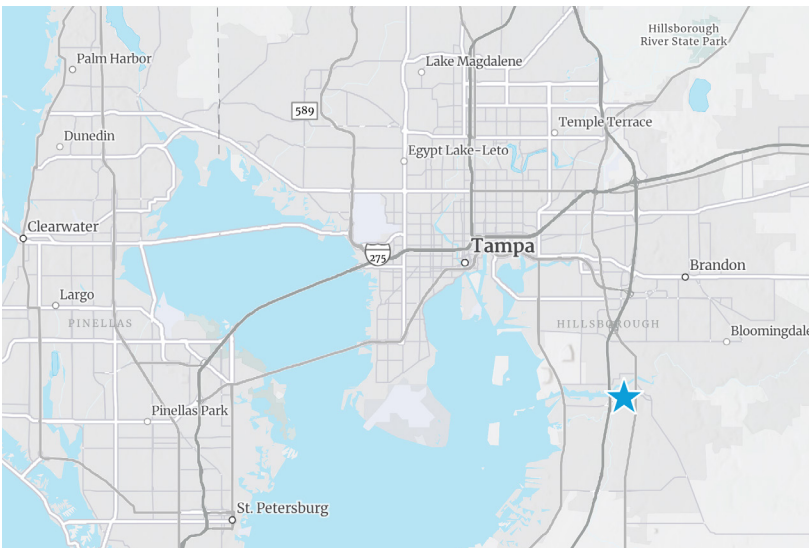
Gibsonton Drive Parcels



Concept A



Concept B



Area Demographics

	5 Min DT	10 Min DT	15 Min DT
Total Population	10,928	101,291	315,752
Daytime Population	10,558	77,439	296,855
Avg. Household Income	\$95,914	\$105,396	\$108,305
Households	4,109	38,300	114,520

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