



SITE

Self Storage Facility
Under
Development

DUNKIN'
DONUTS



Kings Lake Dr

Corr
Elementary
749 Students

CrossFit
verizon

Eisenhower
Middle School
1,249 Students

29,500 CPD

Big Bend Rd

Waterset Blvd

Publix

FOR LEASE

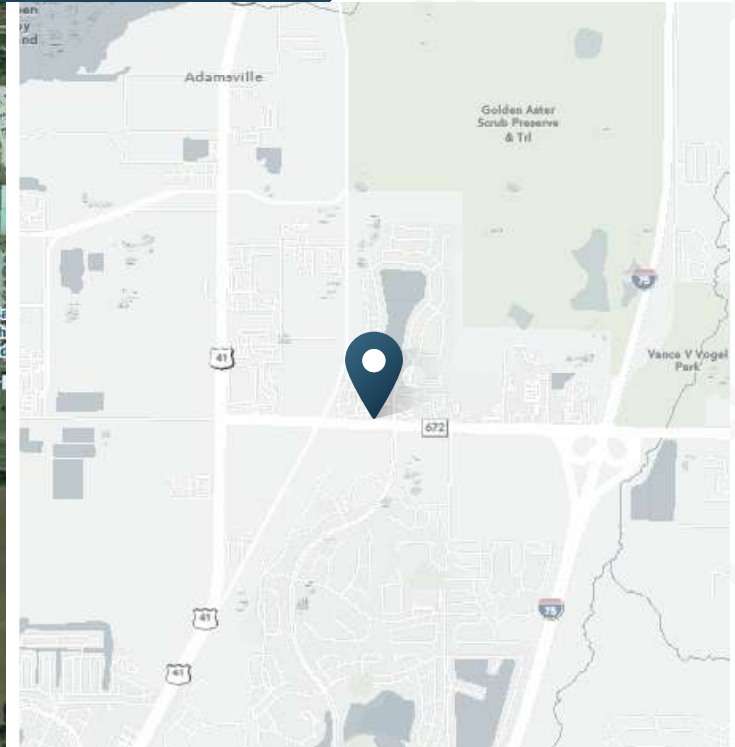
Mercado Southshore Retail/Medical Space

7020 Big Bend Rd | Riverview, FL



Mercado Southshore Retail/Medical Space

7020 Big Bend Rd | Riverview, FL



FOR LEASE | COMING SOON!

1,105 - 2,352 SF
Available

Contact
Broker
Sale Price

ABOUT THE PROPERTY

Breaking Ground June 2023 | Estimated Delivery Q1 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

JOIN THESE INSTITUTIONS



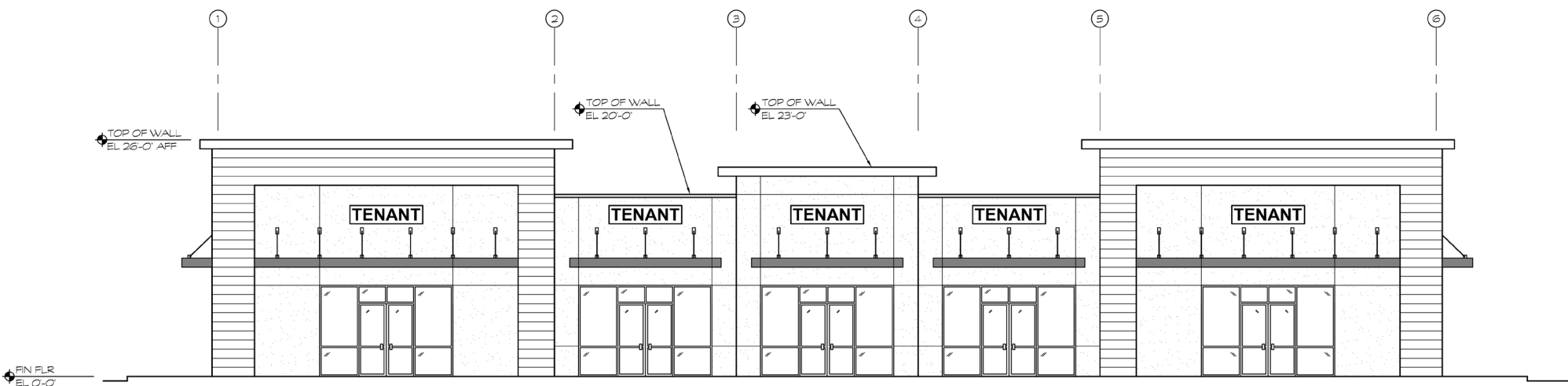
TRAFFIC COUNTS

Big Bend Rd.	29,500 VPD
US 41	30,000 VPD
I-75	124,000 VPD

Year: 2019 | Source: FDOT

Mercado Southshore - Building A & B

7020 Big Bend Rd | Riverview, FL

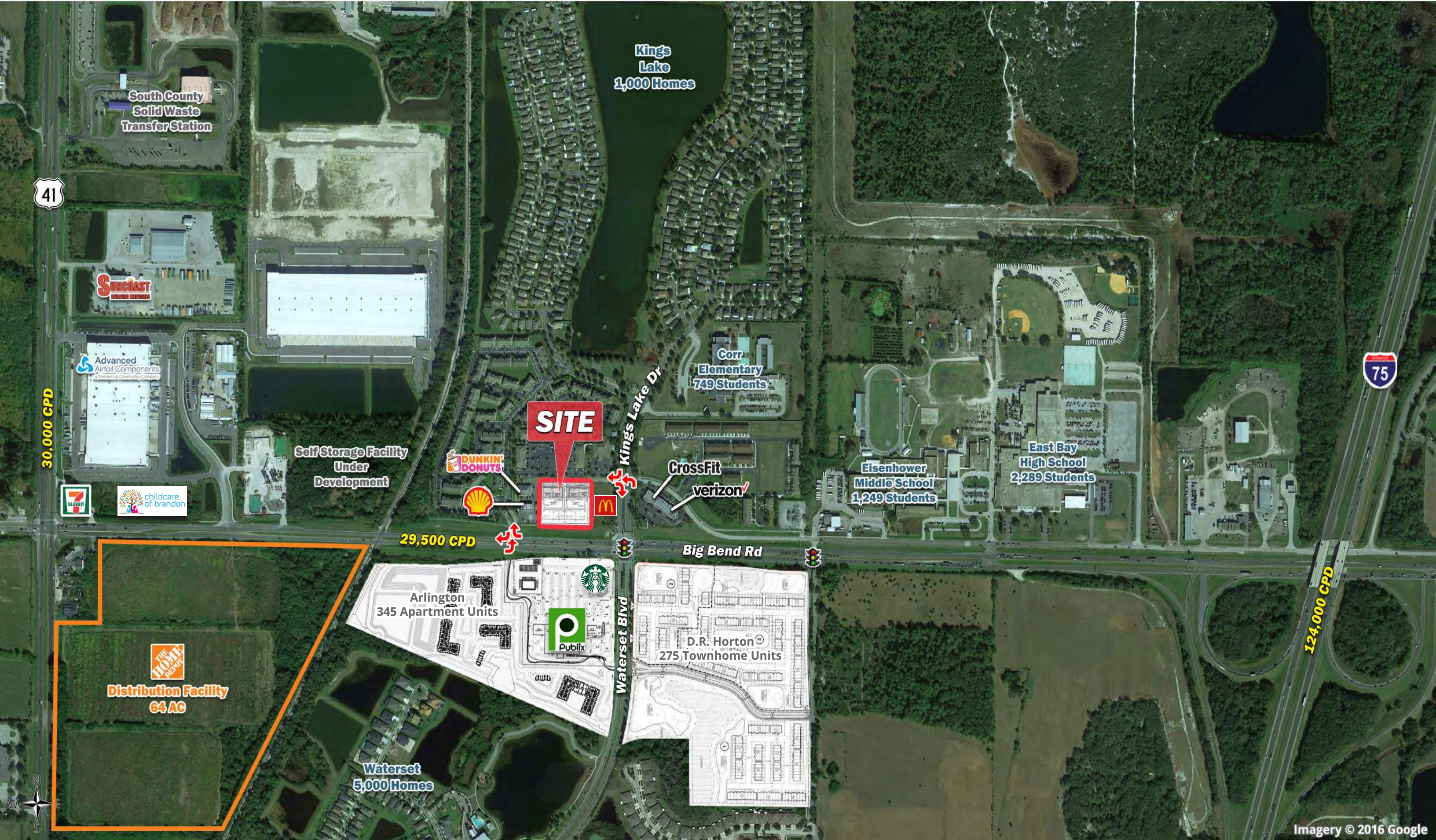


PROPOSED SOUTH ELEVATION

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

Big Bend Rd & I-75

Riverview, FL



41

30,000 CPD

75

124,000 CPD

SITE

Kings Lake
1,000 Homes

South County
Solid Waste
Transfer Station

SUNCOAST

Advanced
Airfoil Components

Self Storage Facility
Under
Development

7
ELEVEN

childcare
of brandon

DUNKIN'
DONUTS

SHELL

Kings Lake Dr

Corr
Elementary
749 Students

CrossFit
verizon

Waterset Blvd

Big Bend Rd

Eisenhower
Middle School
1,249 Students

East Bay
High School
2,289 Students

29,500 CPD

Arlington
345 Apartment Units

Starbucks

Publix

D.R. Horton
275 Townhome Units

THE HOME
DEPOT
Distribution Facility
64 AC

Waterset
5,000 Homes



Mercado Southshore Retail/Medical Space

7020 Big Bend Rd | Riverview, FL



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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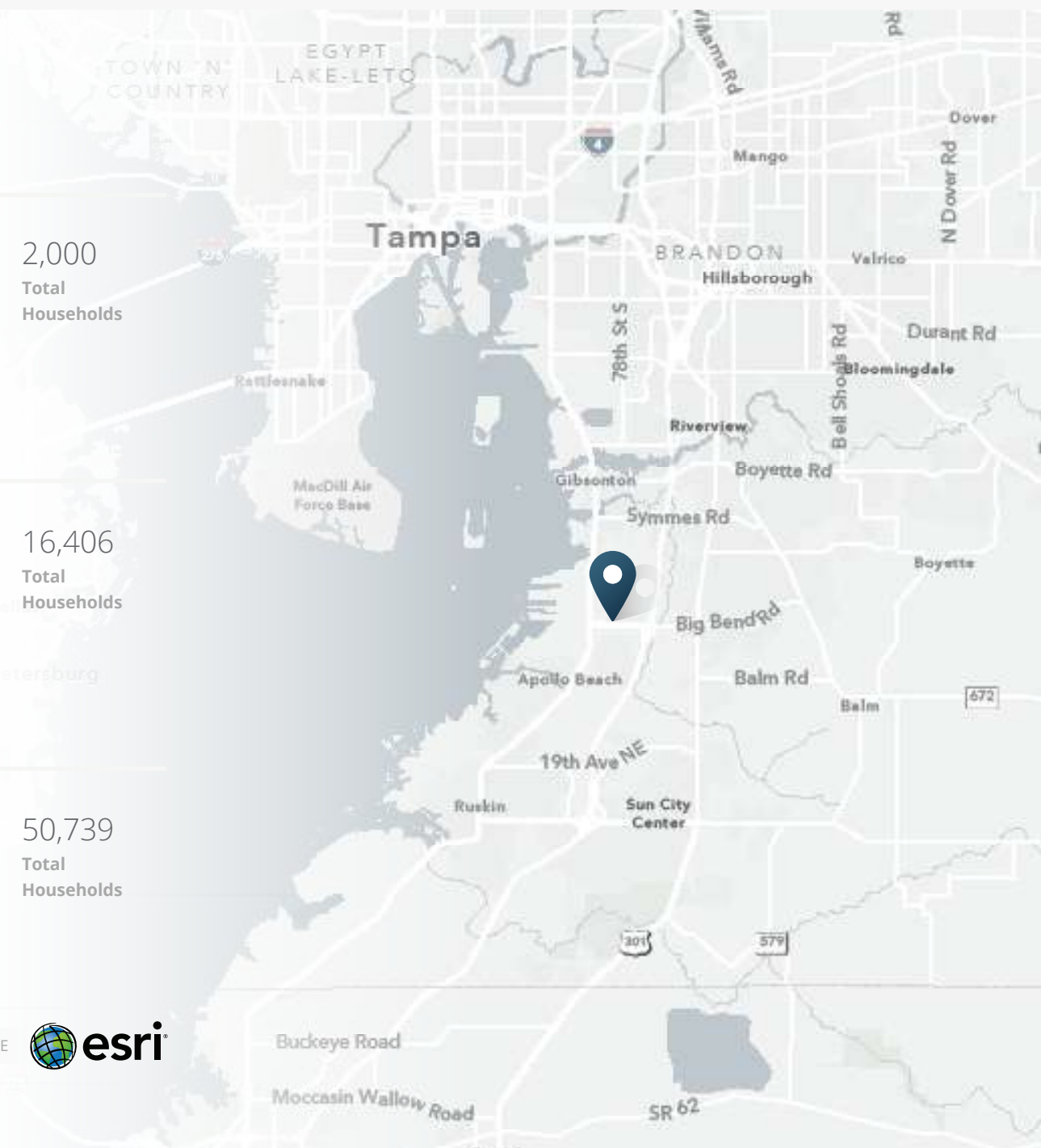
3 MILES

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.

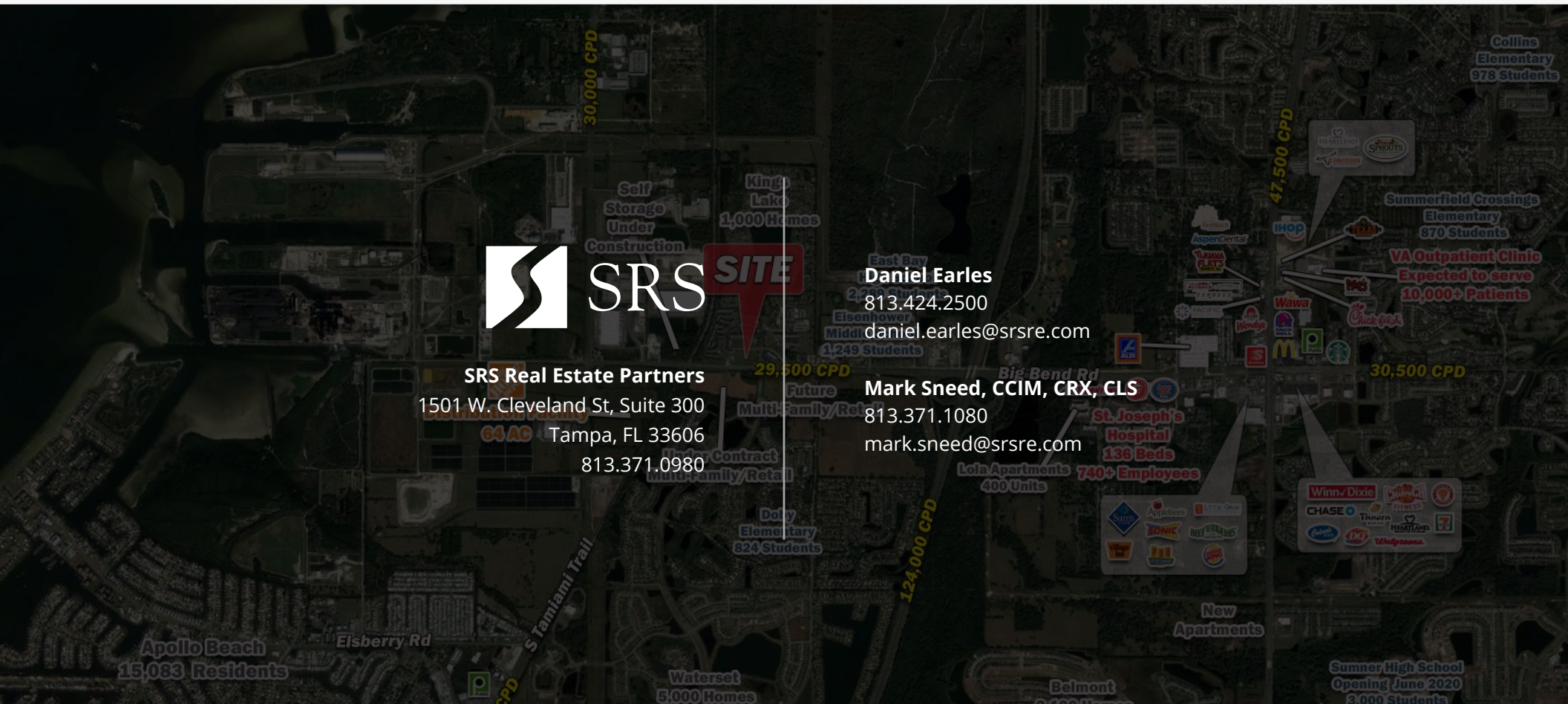




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