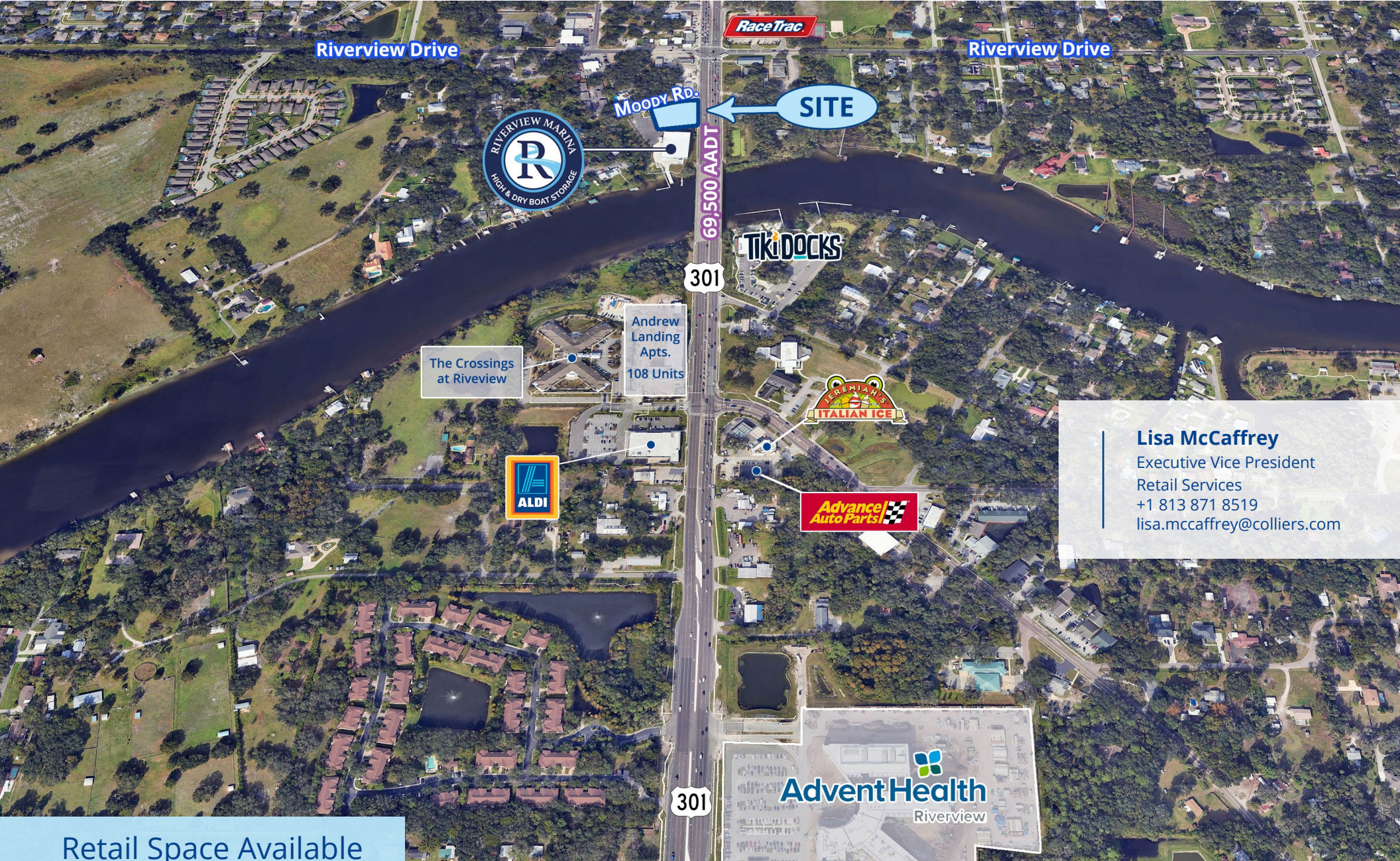




Retail Space Available

Riverview Marina Retail

8203 US Highway 301 S., Riverview, FL 33578

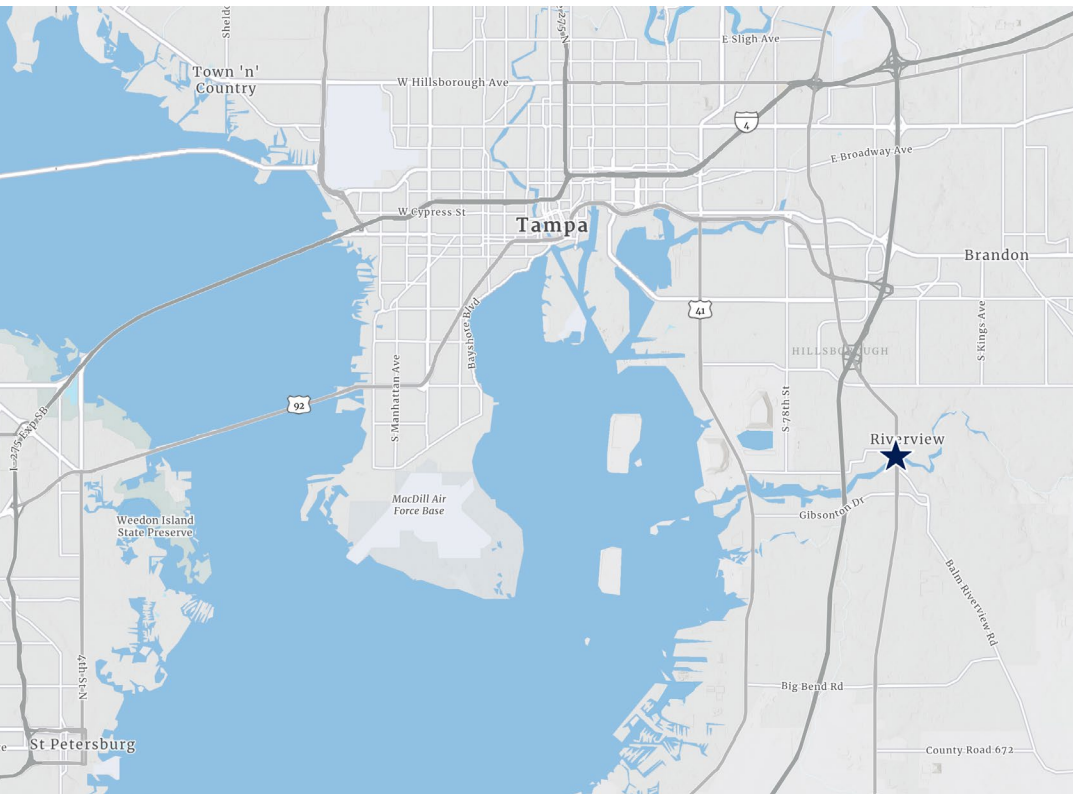
Lisa McCaffrey
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Riverview Marina Retail

- Single or Two-Tenant retail building available
- Up to 2,800 SF with excellent frontage on US 301
- Adjacent to new Riverview Marina; area's first high & dry indoor boat storage facility with gulf access
- Less than 1 mile from AdventHealth Riverview, new 282,000 SF hospital employing over 1,000 administrative and clinical team members
- Over 88,000 residents within 3-miles with an average household income over \$104k/yr
- High Traffic US 301 location with 69,500 cars per day

Conceptual Rendering





4830 West Kennedy Blvd.
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Demographic Summary

	1-Mile	3-Mile	5-Mile
Total Population	8,157	88,929	217,963
Daytime Population	6,756	62,663	171,806
Avg. Household Income	\$112,481	\$104,105	\$106,525
Median Age	40.6	37.5	36.7