



## BOYETTE DEVELOPMENTS

NW corner of Boyette Rd and Balm Riverview Rd  
Riverview, FL 33569

Conveniently located in Riverview on busy Boyette Rd, this commercial site is development-ready and is directly in front of the fully-leased Shoppes of Boyette (33,950 SF). Site has easy access and great visibility. It will boast ample parking and dedicated signage.

The site is across the road from Riverview High School (0.3 miles) and near Publix (0.8 miles).

### *Proposed developments:*

**Building 1:** Inline Retail (+/- 6,000 SF, will divide)

**Building 2:** Inline Retail (+/- 4,000 SF, will divide)

## Property Features & Key Demographics (2016)

**GLA:** ~10,000 SF (proposed)  
**Year Built:** 2019 (anticipated)  
**Parking:** 75 proposed, 156 spaces existing (4.6/1000 SF)  
**AADT:** 33,500 vehicles/day  
**Zoning:** PD-MU, Hillsborough County

	1 Mile	3 Mile	5 Mile
Population	5,732	58,107	174,663
Median Age	41	37	35
Ave HH Income	\$74,863	\$77,782	\$79,141
Med HH Income	\$63,046	\$64,069	\$64,413



Suite	Tenant	Size
11224	Domino's Pizza	1,250
11226-30	Gel Nails & Spa	3,250
11232	Cutting Edge Sports Nutrition	1,000
11234	Kelly's Hair Salon	1,367
11236	Kumon Learning	1,000
11238-11242	Leaven Brewing	4,033
11244	Philly Pretzel	1,750
11246-11252	Anytime Fitness	5,950
11254	South Beach Tanning	1,750
11256	Riverview Mortgage	1,750
11258	Snow White Cleaners	2,800
11262	Pho Loc Tho	1,750
11264	Evolution Primary Care	1,750
11266	Martial Arts Advantage	1,400
11268	The Venue	1,400
11270	Kimi's Ice Cream	1,750

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