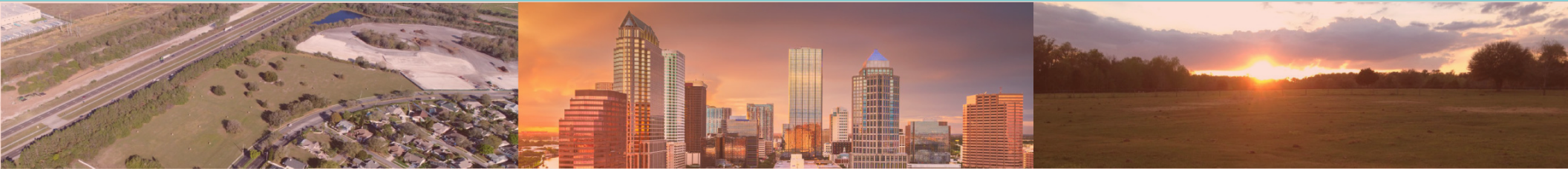


We know this land.



Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerials



Property Description

PROPERTY DESCRIPTION

The property is ideally located at the signalized intersection of Bloomingdale Ave and Watson Road in the heart of Riverview, FL, featuring one of the highest-volume Circle K locations in Florida alongside a state-of-the-art carwash. The remainder of the site is zoned PD for commercial uses, though no drive-thrus are allowed. 1.04± acres remains available, positioned north of the Circle K and zoned for medical, office, or retail uses with the ability to support a two-story building. The site benefits from offsite retention, and the listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

Located at 5912 Watson Road in Riverview, FL, the site is directly north of the Circle K, providing a convenient and visible setting well suited for office or medical uses.

PROPERTY SIZE

1.04 acres

ZONING

PD allowing commercial, office, medical, though no drive thru is allowed.

TRAFFIC COUNTS

46,000 AADT

PARCEL ID

073778-7458

PRICE

\$1,200,000

BROKER CONTACT INFO

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Senior Advisor/Partner
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Aerials (cont.)



Aerials (cont.)



PD Zoning Conditions

Parcel 2 – Minor motor vehicle repair with no more than 8,000 square feet of gross floor area to be developed under the revised CG (CG/R) development standards as shown in the site data table of the general site plan unless otherwise stated herein. The structure shall have no outdoor display and there shall be no garage or service bay doors oriented toward Bloomingdale Avenue. The structure shall be architecturally finished and shall have an entrance door as an option in the front facing façade of the structure. This structure shall be limited to 35 feet (2 story) in height. The 2nd Story shall be restricted to office uses only.

Additionally, a maximum of 8,000 square feet of the following Restricted Commercial Uses as identified on the General Development Site Plan shall be permitted:

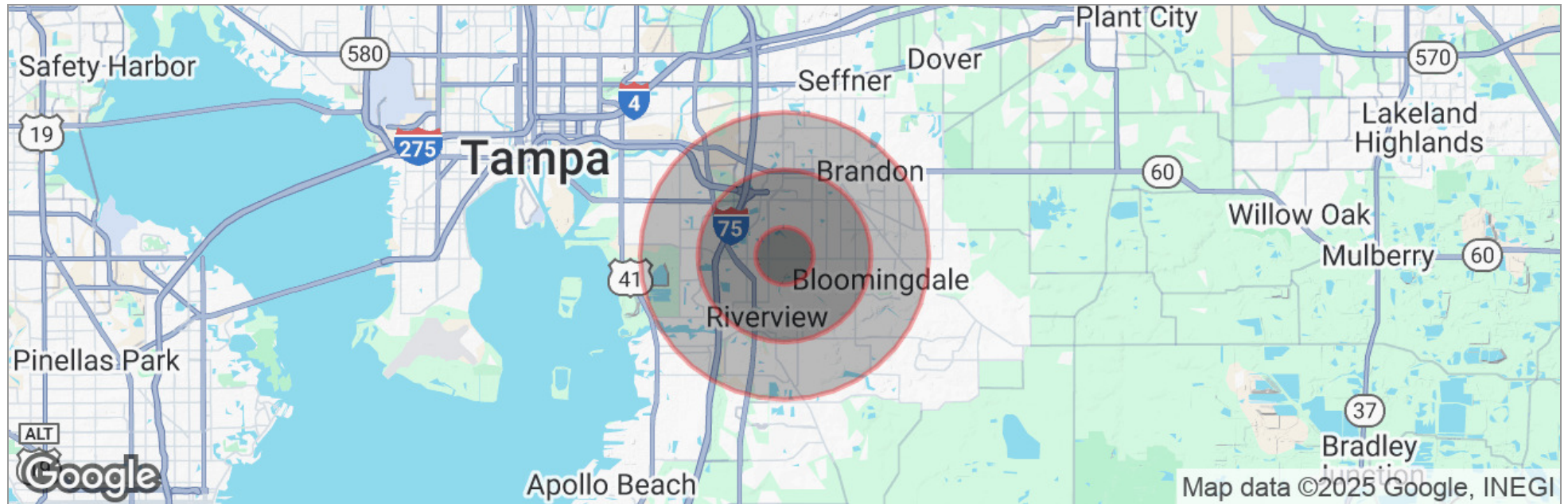
Bank/Credit Unit (without drive-thru) *	Medical/Professional Office
Coffee/Sandwich Shop (Without drive-thru)	Jewelry Store
Eating Establishment (Without drive-thru)	Shoe Store
Bakery/Candy Store	Florist Shop
Hardware Store (No Outdoor Display)	Travel Agency
Souvenir Shop/Novelty Store	Mail/Office Supply Store
Optometrist Supply Store	Watch Repair/Sales
Camera/Photography Studio (Enclosed only)	Fitness Studio (Enclosed only)
Bicycle Repair/Sales (Enclosed only)	Art Supply Store
Pharmacy (Non Drive-Thru)	

*Bank/Credit Union Building per filed building elevation shall be permitted for up to 45' in height.

Only the second floor of the permitted structure located within parcel 1 shall be permitted Medical/Professional Office and travel agency uses. These uses shall not exceed a combined square footage of 1,850 square feet in addition to the approved 8,000 square feet approved for Restricted Commercial Uses.

Parcel 3 – Shall have no more than 8,000 square feet of the Restricted Commercial Uses as identified on the General Development Site Plan and Condition 1.2. The uses shall be developed under the revised CN (CN/R) development standards as shown in the site data table of the general site plan unless otherwise stated herein. These structures shall be permitted up to 35 feet with two stories.

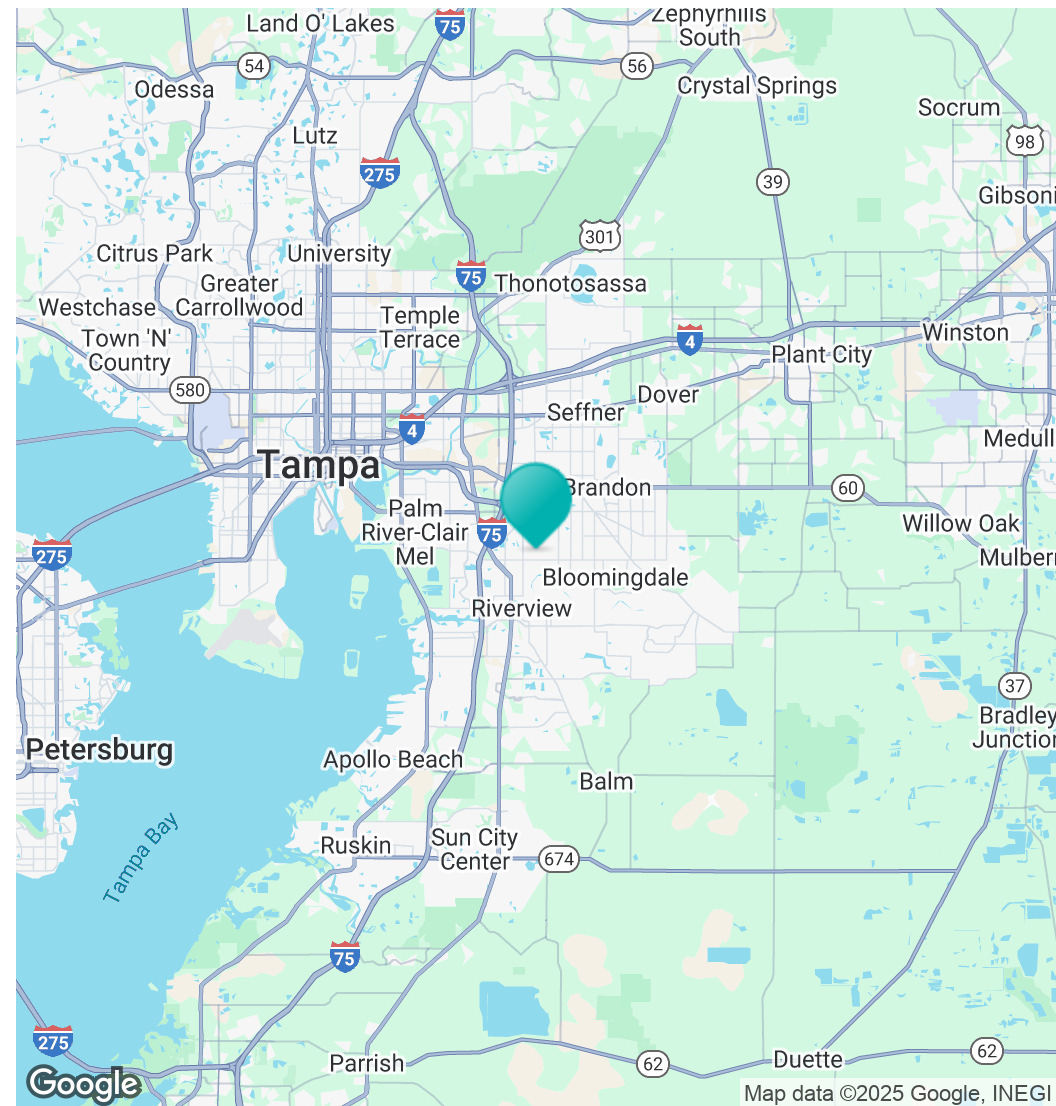
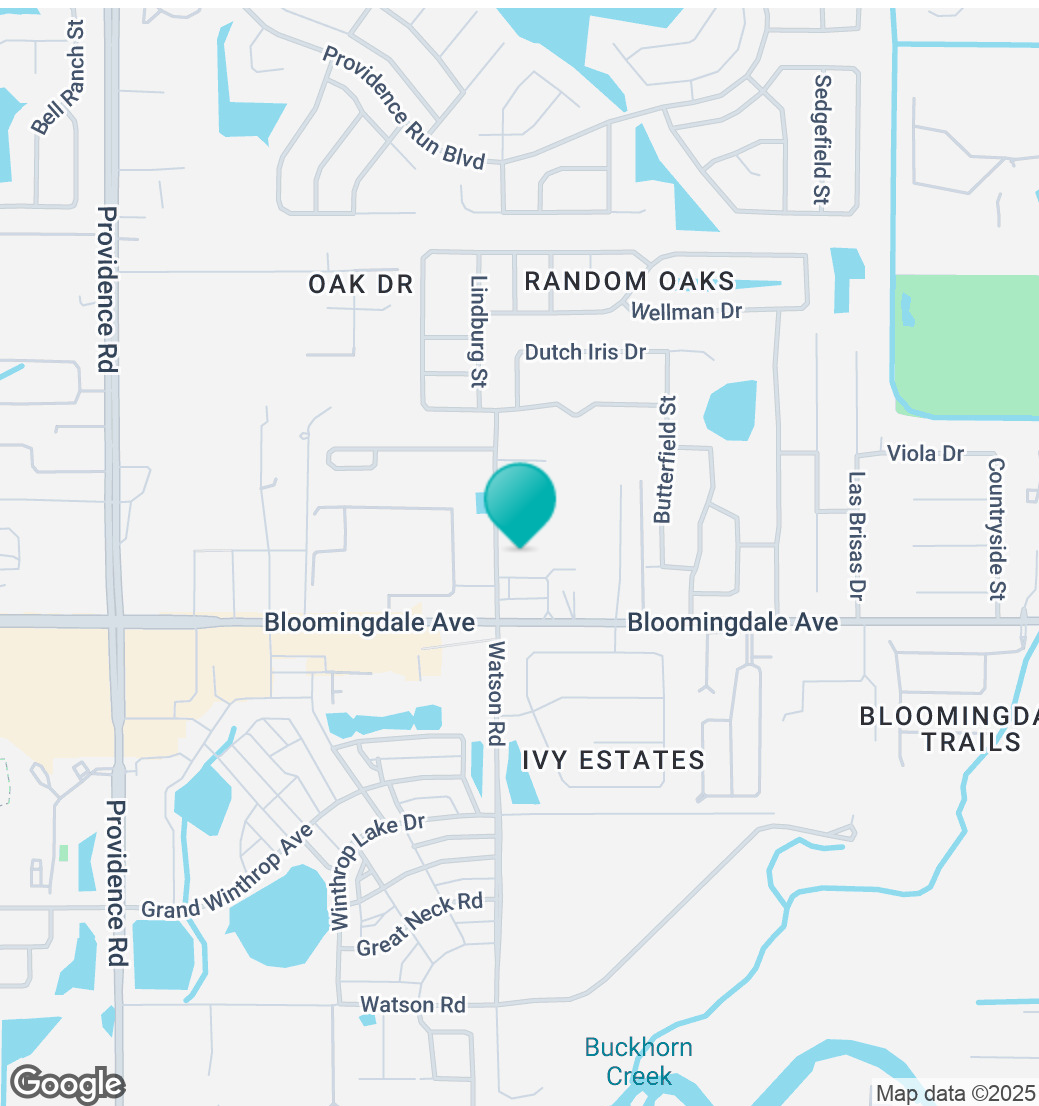
Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	11,007	81,175	181,811
Population Density	3,504	2,871	2,315
Median Age	33.9	34.7	35.4
Median Age (Male)	34.1	34.3	34.8
Median Age (Female)	33.5	35.1	35.6
Total Households	4,480	31,772	67,716
# of Persons Per HH	2.5	2.6	2.7
Average HH Income	\$63,145	\$67,641	\$70,696
Average House Value	\$209,110	\$235,943	\$236,540

* Demographic data derived from 2020 ACS - US Census

Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.