

# RIVERVIEW TOWN CENTER

US Hwy 301 & Gibsonton Rd., Riverview, South Hillsborough County, Florida



FOR LEASE



## Now Leasing

- Lowes-anchored shopping center
- Excellent visibility
- Fastest Growing submarket in Hillsborough County
- Convenient to six of the top ten residential communities
- Access to both US Hwy 301 & Gibsonton Rd.
- Phase I NOW OPEN; Phase II coming late 2008
- **2 Outparcels Available**



COLLIERS  
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Sales & Leasing | Investment | Property Management | Site Selection | Valuation |

*Information contained herein has been obtained from the owners or from other sources deemed reliable.*

*We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.*

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## DEMOGRAPHICS

|                      | <u>3 Mile</u> | <u>5 Mile</u> | <u>7 Mile</u> |
|----------------------|---------------|---------------|---------------|
| Population           | 46,515        | 132,640       | 206,136       |
| Average HH Income    | \$65,638      | \$67,398      | \$66,820      |
| Households           | 17,631        | 48,507        | 75,081        |
| % Growth 2007 - 2012 | 32.7%         | 27.2%         | 23.2%         |

| <u>Traffic Counts</u> | <u>US Hwy 301</u> | <u>Gibsonton Dr.</u> |
|-----------------------|-------------------|----------------------|
| Source FDOT           | 23,500            | 34,802               |



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