



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

South Falkenburg Road
Riverview, Florida 33578

2.6 ACRE MIXED-USE SITE



FOR SALE

- + **Sale Price:** \$450,000
- + **Land Size:** 2.6± Acres
- + **Zoning:** PD-MU(12)-Resid.
0.5 FAR

Highlights

- Located on the west side of Falkenburg Road, south of Eagle Palm Drive in the Parkway Business Center
- Entitled for up to 15,000 SF of commercial space
- Location provides convenient access to I-75, US Highway 301 and US Highway 41
- Property carries transportation and ROW impact fee offsets
- Ideal Uses: Medical Office, Self-Storage, Daycare



Radius	Population	HH Income	Offices
1-Mile	9,152	\$84,655	1,224
3-Mile	62,619	\$75,322	8,867
5-Mile	159,601	\$74,269	22,278

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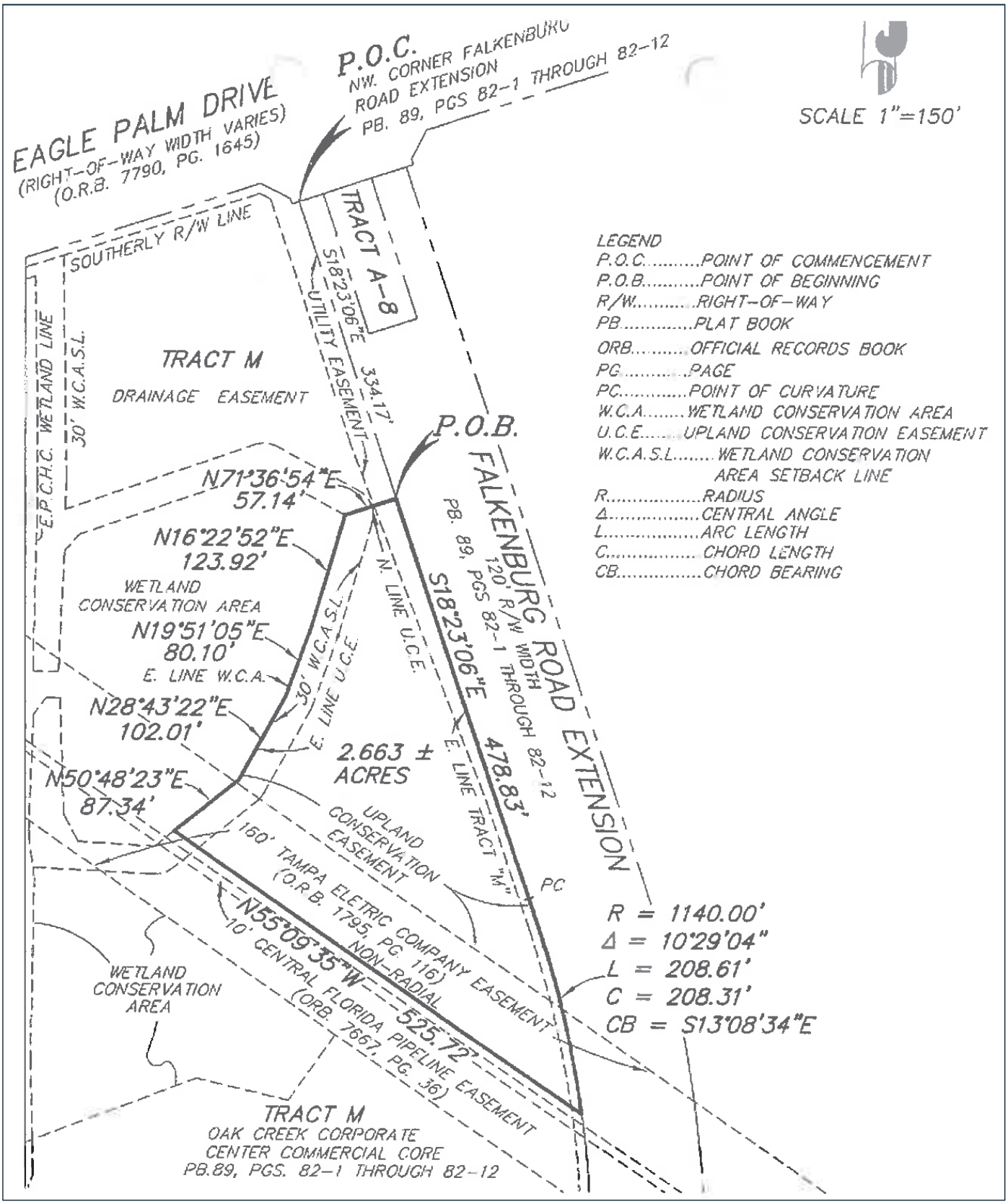
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Property Survey



SCALE 1"=150'



Location Aerial & Demographics



2,451 (81.1%)
Drive to work alone, within 1 mile

\$181,964
Owner-Occupied Median Home Value, within 1 mile

Radius	Households	Projected Households (2024)	Projected Annual Growth (2019-2024)	Historical Annual Change (2000-2019)
1-Mile	2,404	3,274	182 (1.2%)	2,772 (45.7%)
3-Mile	22,850	26,904	1,619 (1.3%)	14,841 (7.5%)
5-Mile	57,430	66,259	4,028 (1.3%)	31,897 (5.5%)

