

10110 US Hwy 301

Riverview, Florida 33569

±0.92-acre corner development site on US Highway 301 at Shady Walk Ct — immediately adjacent to brand-new Chick-fil-A and Chase Bank outparcels in the heart of the Riverview retail corridor.

65,000 AADT

US 301 FRONTAGE (FDOT 2025)

±170' FRONTAGE

ON US HIGHWAY 301

EXCLUSIVELY OFFERED BY — TEDCORP CRE

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US HWY 301 • 65,000 AADT

LOWE'S

WAFFLE
HOUSE

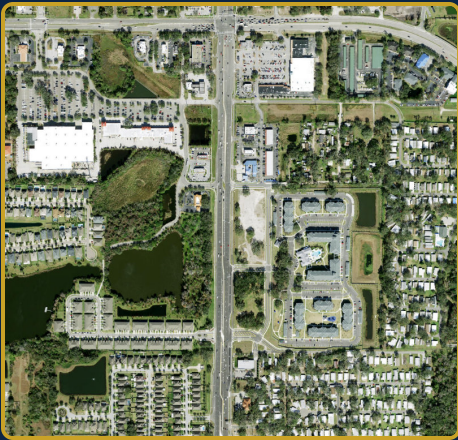
Arby's

Bank OZK



**TEDCORP
INC.**

Executive Summary



Subject corridor — US 301 at Shady Walk Ct, Riverview FL

Offered unpriced — ground lease proposals will be evaluated as received. Contact broker for offer guidance.

The Offering

Property Address	US Hwy 301 & Shady Walk Ct (south corner), Riverview, FL 33569 — Folio 076621-3064
Offering Type	Long-Term Ground Lease — unpriced; call for offers
Site Size	±0.92 acres (±40,218 SF)
Frontage	±170' on US Highway 301
Zoning	PD — Planned Development (Hillsborough County)
Traffic Counts	65,000 AADT on US 301 at the site (FDOT 2025)
Adjacent Uses	Chick-fil-A and Chase Bank outparcels immediately north; 368-unit Sentosa Riverview apartments (±800 residents) directly behind the site

Investment Highlights

- **Proven retail corner.** The site sits at the front door of the US 301 retail spine, sharing its immediate block with brand-new Chick-fil-A and Chase Bank outparcels — two of the most site-selective credit tenants in America.
- **Heavy, growing traffic.** 65,000 vehicles per day pass the site on US 301 (FDOT 2025), climbing to 73,500 AADT just north; I-75 (up to 172,000 AADT) is one interchange west via Gibsonton Dr.
- **Explosive rooftop growth.** Riverview's population is approximately 116,000 — up more than 21% since the 2020 census — with median household income now exceeding \$100,000.
- **Dense national-retail cluster.** Lowe's, McDonald's, Wawa, Starbucks, Dutch Bros, Planet Fitness, Bank of America, Arby's, Burger King, Taco Bell, Wendy's, CVS, Walgreens and many more operate within the immediate trade area.
- **Healthcare anchor.** The new AdventHealth Riverview hospital campus is approximately one mile north on US 301, driving daytime population and traffic.
- **Pad-ready profile.** Cleared, generally level corner site with PD zoning in place — previously marketed for a ±2,675 SF drive-thru QSR concept.

Property Overview

A rare undeveloped corner on the busiest stretch of Riverview's US 301 corridor. The site offers retail-ready dimensions, corner access via Shady Walk Ct, and immediate brand adjacency that pre-validates the location for credit tenants.

TRAFFIC SNAPSHOT

- 65,000 AADT — US 301 at site
- 73,500 AADT — US 301 north of Balm-Riverview
- 33,500 AADT — Boyette Rd
- 14,900 AADT — Gibsonton Dr
- 172,000 AADT — I-75 at the Alafia River

Source: FDOT Traffic Data & Analytics, 2025

Site Details

Land Area	±0.92 AC (±40,218 SF)
Parcel / Legal	Folio 076621-3064 · PIN U-20-30-20-C8D-000000-0002B.0 · Sentosa Riverview Retail 2, Commercial Tract 2B (Plat Bk 142 / Pg 171)
Shape / Topography	Generally rectangular corner parcel; cleared and generally level
Frontage / Access	±170' of direct frontage on US 301; secondary access via Shady Walk Ct at the site's southern boundary
Zoning / Entitlements	PD (Planned Development), Hillsborough County; site previously marketed for a ±2,675 SF QSR / drive-thru concept (verify entitlements with county)
Utilities	Municipal utilities serve the immediate corridor (buyer/tenant to verify capacity and connection)
Surrounding Uses	QSR, banking, big-box (Lowe's), fuel/c-store, and new multifamily (Sentosa Riverview) immediately surrounding

Traffic Counts — FDOT 2025 AADT

Roadway	Segment	2025 AADT
US Highway 301 (site frontage)	Symmes Rd → Boyette Rd	65,000
US Highway 301	Boyette Rd → Balm-Riverview Dr	45,000
US Highway 301	Balm-Riverview Dr → Riverview Dr	73,500
Boyette Rd	US 301 → Lithia Pinecrest Rd	33,500
Gibsonton Dr	US 41 → Balm Riverview Rd	14,900
Interstate 75	South of Gibsonton Dr	157,000
Interstate 75	Gibsonton Dr → Alafia River	172,000

Source: Florida Department of Transportation, Transportation Data & Analytics Office — 2025 Annual Average Daily Traffic. Site fronts the Symmes Rd → Boyette Rd segment.

SECTION 03 SITE AERIAL



IMMEDIATE ADJACENCY

The subject corner shares its block face with **Chick-fil-A** and **Chase Bank** — both newly built — and sits directly across US 301 from **Bank OZK**, **Arby's**, **Waffle House** and the **Lowe's** power-center block.

South along the frontage: **76** fuel/c-store and **Dollar General**. Directly behind the site, the **368-unit Sentosa Riverview** apartment community (±800 residents, built 2022) delivers built-in customers at the site's back door.

65,000 VEHICLES PER DAY

AT THE SITE'S FRONT DOOR — FDOT 2025



THE SUBJECT PARCEL

±0.92 acres with ±170' of US 301 frontage and secondary access from Shady Walk Ct — laid out here for a drive-thru-capable pad.

THE BLOCK

A new **Chick-fil-A** anchors the west end, a **Chase Bank** outparcel sits mid-block, additional retail is planned between, and **76** fuel/c-store sits immediately east.

BUILT-IN DEMAND

The 368-unit **Sentosa Riverview** community (±800 residents) sits directly behind the block, with 65,000 vehicles per day at the front door.



The subject corner fronts US 301 between the new **Chick-fil-A** and **Chase Bank** block and the **76** and **Dollar General** corner at Murphy Rd, with **Sentosa Riverview** and **Riverview High School** feeding the trade area from the west.

65,000 VEHICLES PER DAY
US 301 AT THE SITE — FDOT 2025

SECTION 06 RETAIL CORRIDOR AERIAL



ALSO IN THE
TRADE AREA



Logos property of their respective owners;
shown for identification only. Distances
approximate.

Market Overview

116,000+

RIVERVIEW POPULATION (2026 EST.)

+21.3%

POPULATION GROWTH SINCE 2020

\$100,438

MEDIAN HOUSEHOLD INCOME

36

MEDIAN AGE

Riverview & The Tampa MSA

Riverview is one of the fastest-growing communities in the Tampa–St. Petersburg–Clearwater MSA, transforming over the past two decades from a rural crossroads into a primary suburban growth engine of Hillsborough County. The community's population is approximately **116,000 (2026 est.)** — up more than **21% since the 2020 census** and roughly **75% since 2000** — while median household income has climbed past **\$100,000**, ahead of both county and national medians.

The US 301 corridor is Riverview's principal north–south retail spine, linking Bloomingdale/Brandon to the north with the Big Bend Rd growth corridor to the south. The subject site fronts the corridor's busiest stretch — **65,000 AADT (FDOT 2025)** — at its interchange-served midpoint: Gibsonton Dr, one signal north, connects to I-75 (up to 172,000 AADT) one mile west.

Growth drivers surrounding the site include the new **AdventHealth Riverview** hospital campus approximately one mile north, the **Lowe's**-anchored power block across US 301, continuous single-family and build-to-rent deliveries east and south, and the adjacent 368-unit **Sentosa Riverview** apartment community (±800 residents) immediately behind the subject site.

Community Snapshot

Measure	Riverview, FL	Note
Population (2026 est.)	116,251	+2.5% annual growth rate
Population (2020 census)	95,849	+21.3% growth 2020–2026
Median household income	\$100,438	+5.2% year-over-year
Average household income	\$114,707	trade area AHHI >\$100K
Median age	36	young, family-forming profile

Sources: U.S. Census Bureau (2020 Census; ACS); World Population Review 2026 estimates; Data USA. Figures are for the Riverview CDP and are provided as general market context.

Trade-Area Retailers & Distance from Subject

Distances are approximate (straight-line)



ADJACENT



ADJACENT



±0.1 MI



±0.2 MI



±0.2 MI



±0.2 MI



±0.2 MI



±0.2 MI



±0.2 MI



±0.2 MI



±0.2 MI



±0.3 MI



±0.3 MI



±0.4 MI



±0.4 MI



±0.5 MI



±0.5 MI



±0.5 MI



±0.5 MI



±0.6 MI



±0.7 MI



±0.8 MI



±0.8 MI



±0.8 MI



±1.0 MI



±1.0 MI



±1.1 MI



±2.1 MI



±2.5 MI



±2.9 MI



±2.9 MI



±2.9 MI



±2.9 MI



±3.9 MI



±4.2 MI

OFFERS & INQUIRIES

TEDCORP CRE

COMMERCIAL REAL ESTATE

EXCLUSIVE CONTACT

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THE OFFERING

10110 US Hwy 301, Riverview, FL 33569

±0.92 AC ground lease opportunity — unpriced, call for offers.

Proposals should outline rent, term, escalations, and conditions. Tours by appointment through TedCorp CRE.

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