



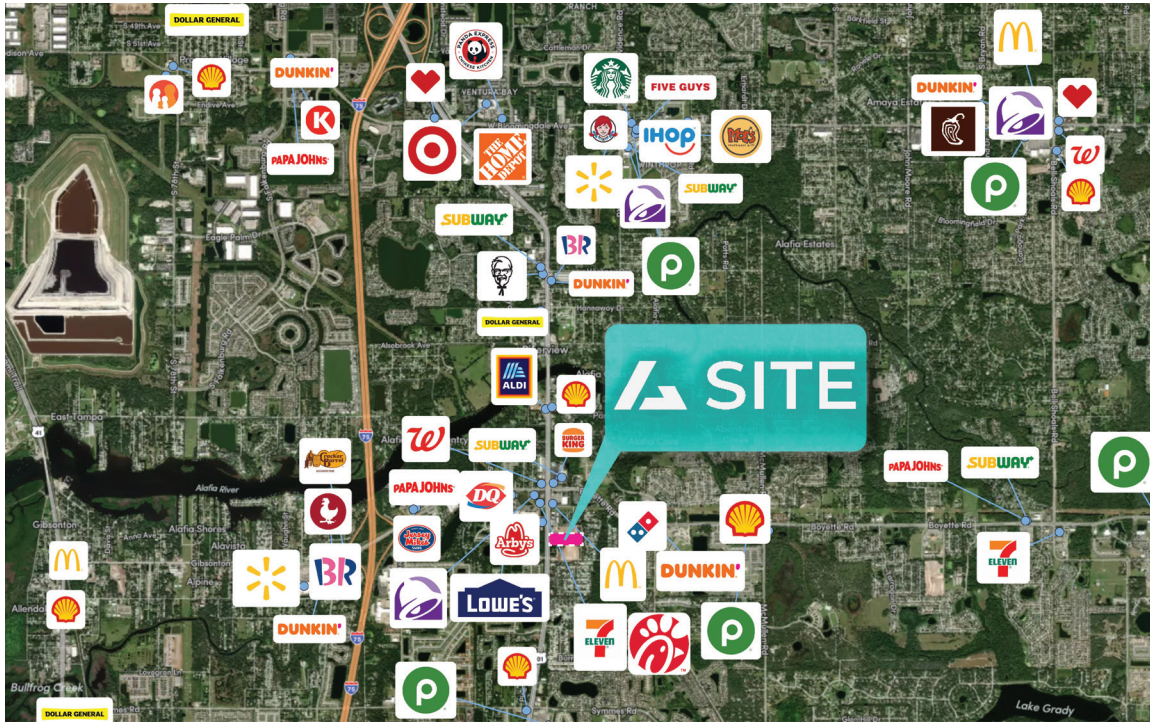
Gibsonton Dr (14,200+ VPD)

US Hwy 301 (54,000+ VPD)

SITE

368
Apt.
Units

ASHTON GRAY



Summary:

- **For Lease:** Call for pricing
- **Building Size:** 9,500 SF
- **Available For Lease:** 7,000 SF
- **Completion Date:** Q1 2026
- **Co-Tenants:** Dental
- **Parking Count:** TBD

Demographics

2024 Population

| | | |
|------------------|------------------|-------------------|
| 10,188 1 Mile | 80,258 3 Mile | 212,472 5 Mile |
|------------------|------------------|-------------------|

2024 Average Household Income

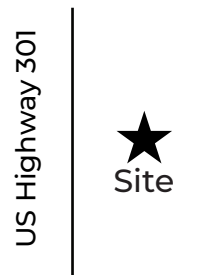
| | | |
|--------------------|--------------------|--------------------|
| \$91,485 1 Mile | \$95,394 3 Mile | \$95,524 5 Mile |
|--------------------|--------------------|--------------------|

Estimated Annual Population Growth ('24-'29)

| | | |
|------------------|-----------------|-----------------|
| 11.43% 1 Mile | 9.89% 3 Mile | 9.81% 5 Mile |
|------------------|-----------------|-----------------|

Traffic Counts

54,000 cars per day



Property Overview

- Outparcel to Sentosa Riverview, a
- Newly constructed 368-unit luxury apartment community
- Positioned in front of US Highway 301,
- Direct visibility to 54,000 cars per day.
- Located adjacent to brand new 5,000 SF Chick-Fil-A
- Warm Gray Shell Delivery



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