



AVAILABLE FOR LEASE 1,200 SF RETAIL SPACE

Victory Plaza: 3846 U.S. 301, Riverview, FL 33578

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For Lease

VICTORY PLAZA



PROPERTY DESCRIPTION

Turnkey 1,200 SF retail space available on high-traffic US-301 in Riverview. Currently built out for a spa/massage user, the space offers a functional layout with minimal buildout required.

Located in a well-positioned strip center with strong visibility and ample parking, this is an ideal opportunity for spa, medspa, beauty, or wellness users seeking a plug-and-play location in a growing market.

OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (NNN)
Number of Units:	6
Available SF:	1,200 SF
Lot Size:	3.45 Acres
Building Size:	9,000 SF

PROPERTY HIGHLIGHTS

- Size: 1,200 SF turnkey retail / spa space
- Buildout: Second-generation with rooms & reception in place
- Visibility: Strong frontage along high-traffic US-301
- Exposure: Excellent signage opportunity
- Parking: Ample on-site parking directly in front
- Access: Minutes to I-75 with easy connectivity to Tampa
- Location: Positioned in growing Riverview corridor
- Tenancy: Well-maintained neighborhood strip center
- Use: Ideal for spa, medspa, retail, or restaurant users

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Location Map



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Additional Photos



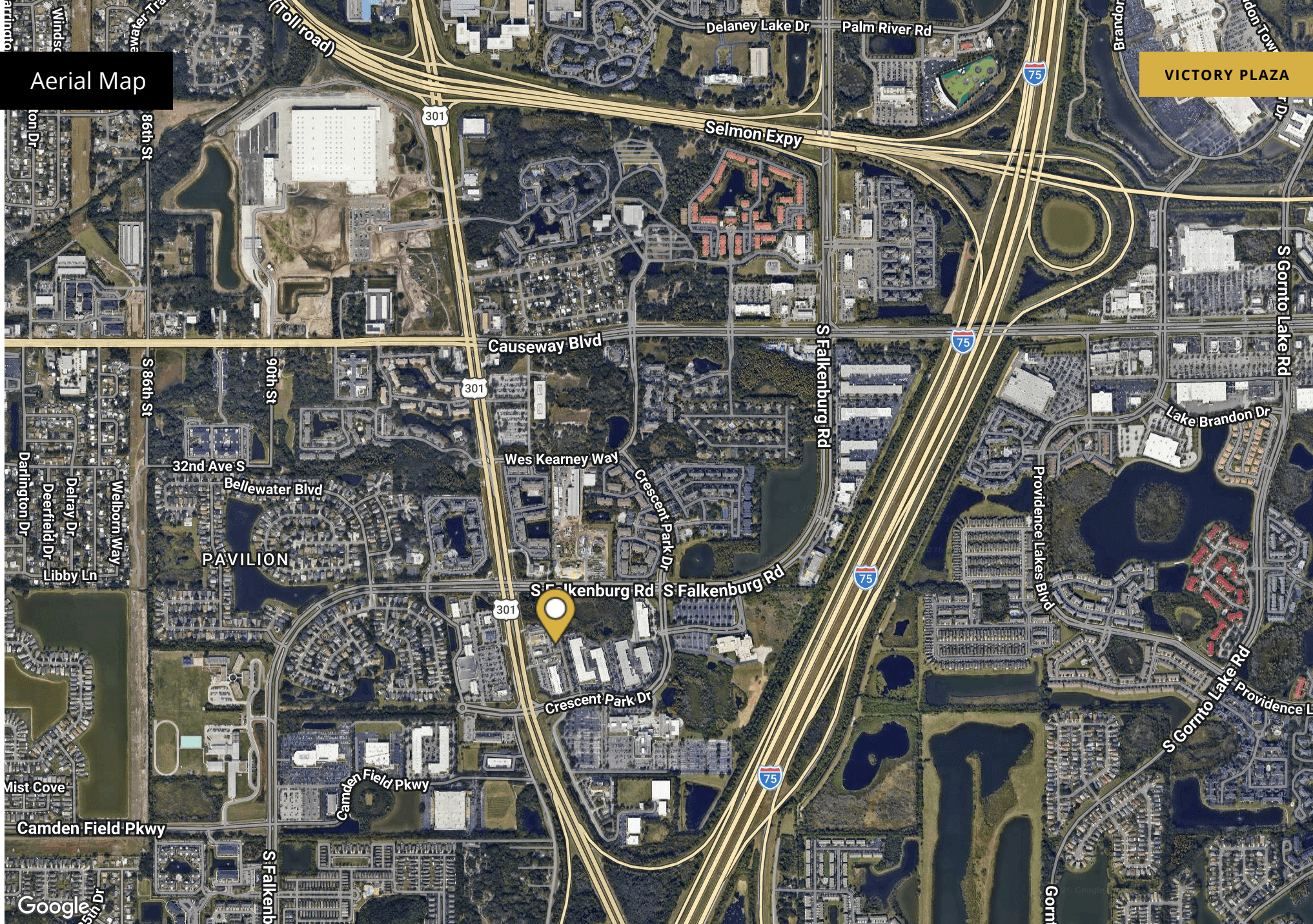
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Aerial Map

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Demographics Map & Report

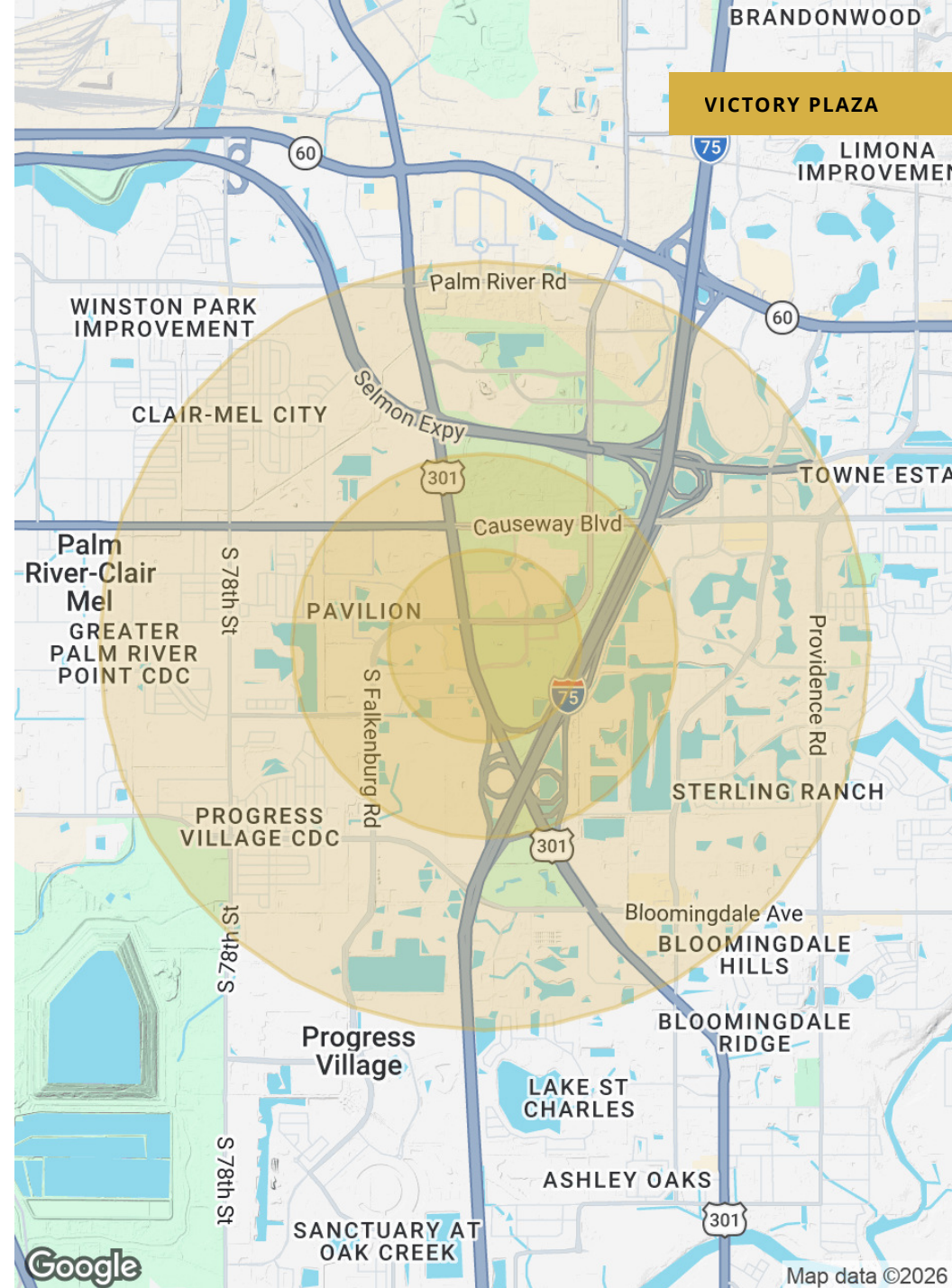
POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,958	13,008	51,541
Average Age	35.0	33.9	33.7
Average Age (Male)	35.5	33.8	32.7
Average Age (Female)	33.3	33.2	34.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,438	6,072	21,471
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$84,599	\$81,212	\$82,286
Average House Value	\$348,461	\$363,620	\$287,221

Traffic

Cross Street	AADT
N US Hwy 301 & S Falkenburg Rd	48,613
N US Hwy 301 & Crescent PkDr NW	47,000
N US Hwy 301 & Alonzo Rd	51,222
W US Hwy 301 & S Falkenburg Rd	14,319

2023 American Community Survey (ACS)



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