

**Fischbach**  
Land Company

**HFO**  
INVESTMENTS



Fischbach Land Company | HFO INVESTMENTS  
510 Vonderburg Dr., Suite 302  
Brandon, FL 33511

**AVAILABLE: Big Bend Professional Park**  
Riverview, Florida | 2,700 SF to 5,400 SF | Medical or Professional Offices  
[FischbachLandCompany.com/BigBendLease](https://FischbachLandCompany.com/BigBendLease)

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## Executive Summary



### Tremendous Opportunity for Office Space In Dynamic Growth Area!

Shell buildings ranging in size from 2,700 SF to 5,400 SF are customizable to fit the needs of any medical or professional office configurations.

The site location offers excellent visibility and accessibility off of Big Bend Road and Summerfield Crossing Blvd. Abundant parking throughout the office park allows each tenant

to have multiple front parking spaces.

The buildings are located in the northeast quadrant of US 301 and Big Bend Road, along with Publix, WaWa, Starbucks and the new VA Medical Facility now under construction. Centrally located it is just one mile from St. Joseph Hospital and 1.5 miles from I-75.

- Dynamic Growth Area
- Strong business corridor
- Minutes to US 301 and I-75
- Population of 105,000 within 5 mile radius
- New VA Medical Facility beginning construction across the street

## Property Highlights

**Rent:** \$14.00 per SF

**Lease Type:** NNN, CAM is \$6.00 per SF

**Buildout Concession:** \$40.00 per SF

**Lease Term:** 10 years

**Property Address:** 10700 Big Bend Road, Riverview, Florida 33579

**Nearest Intersection:** Big Bend Road & Summerfield Crossing Boulevard

**Access Point(s):** Big Bend Road and Summerfield Crossings Blvd.

**Number of Buildings:** 16

**Parking Ratio:** 5.5 vehicles per 1,000 SF; ample front parking and additional parking on the south side of the complex

**Buildings Information:** Customizable dark shell

**Framing:** Concrete block

**Roof Structure:** Wood truss

**Roof Cover:** Asphalt shingles

**Style:** Stucco with brick columns and feature

**Landscaping:** Professionally landscaped with shade trees and vegetation; tree lined parking areas

**Electric:** TECO

**Water/Sewer:** Hillsborough County

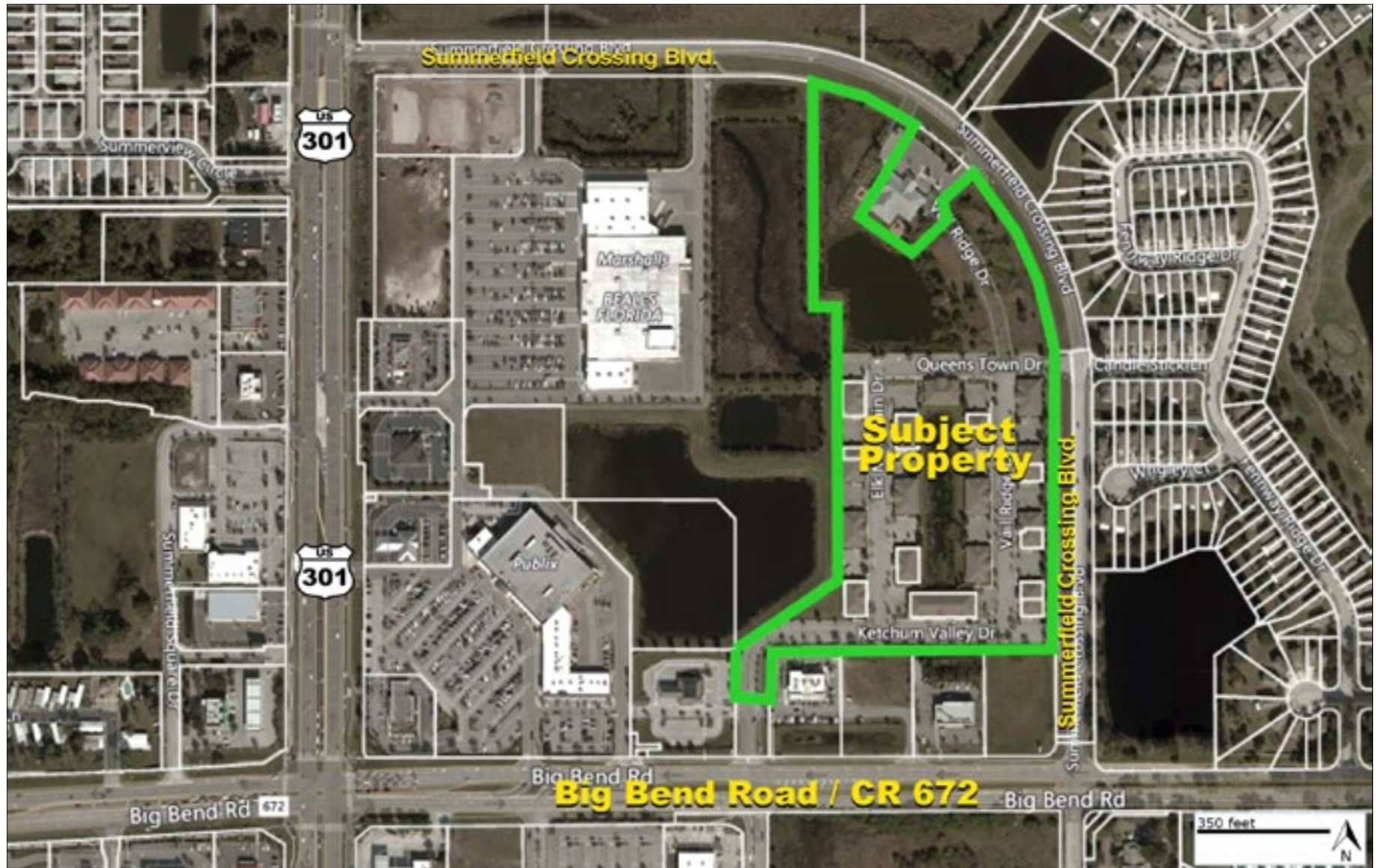
## Common Expenses (Association Responsibility)

- Insurance for Building Shell and Roof
- Liability Insurance
- Property Taxes for Common Elements
- Exterior Building Maintenance/Repair, Including Roof
- Landscaping
- Irrigation
- Water
- Parking Lot Maintenance
- Pond Maintenance
- Garbage/Trash





## Aerial





## Trade Market Aerial





## Office Interior Buildouts

**Office Interior Buildouts Pricing:** starting at \$67.00 per SF

**Medical Interior Buildouts Pricing:** starting at \$84.00 per SF

13115 Vail Ridge Drive (Unit 11)

Rent: \$14.00 per SF  
Gross SF: 3,448  
Heated SF: 3,360

13107 Elk Mountain Drive (Unit 19)

Rent: \$14.00 per SF  
Gross SF: 3,688  
Heated SF: 3,600

## Preferred Contractor



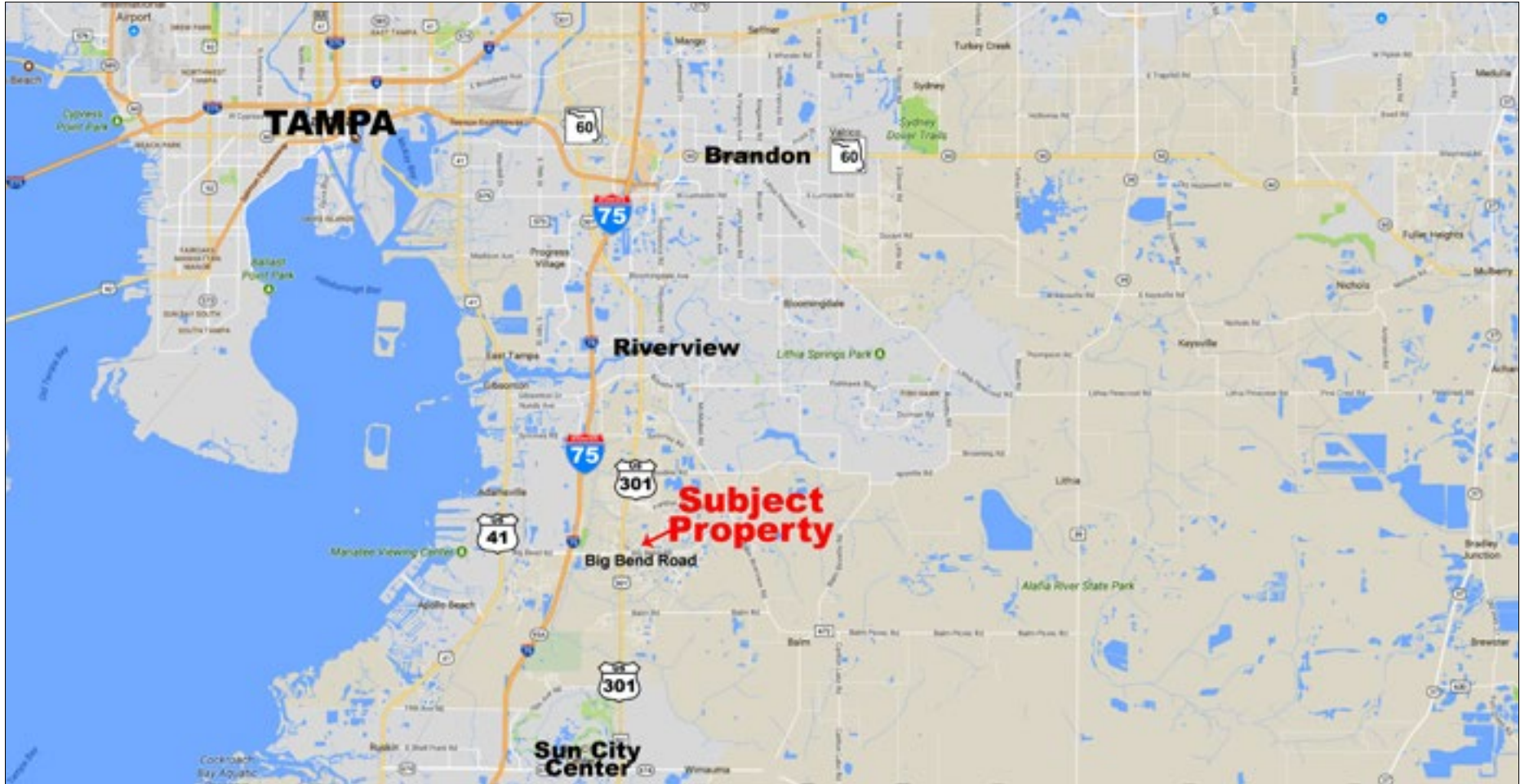
## Area Demographics

### 2017, 2022 Summaries, 2017-2022 Trends

	1 Mile	3 Miles	5 Miles
<b>2017 Summary</b>			
Population	10,888	54,052	103,273
Households	3,569	17,166	35,267
Families	2,857	13,664	26,635
Average Household Size	3.01	3.12	2.91
Owner Occupied Housing Units	2,681	13,041	25,904
Renter Occupied Housing Units	888	4,125	9,362
Median Age	32.7	33.3	35.8
Median Household Income	\$76,851	\$71,895	\$62,145
Average Household Income	\$84,444	\$83,780	\$77,276
<b>2022 Summary</b>			
Population	12,922	63,634	119,770
Households	4,223	20,153	40,652
Families	3,370	15,989	30,679
Average Household Size	3.03	3.13	2.93
Owner Occupied Housing Units	3,134	15,199	29,709
Renter Occupied Housing Units	1,089	4,954	10,943
Median Age	31.7	32.0	34.7
Median Household Income	\$81,860	\$78,800	\$71,330
Average Household Income	\$95,534	\$95,659	\$88,841
<b>Trends: 2017-2022 Annual Rate</b>			
Population	3.48%	3.32%	3.01%
Households	3.42%	3.26%	2.88%
Families	3.36%	3.19%	2.87%
Owner Households	3.17%	3.11%	2.78%
Median Household Income	1.27%	1.85%	2.80%

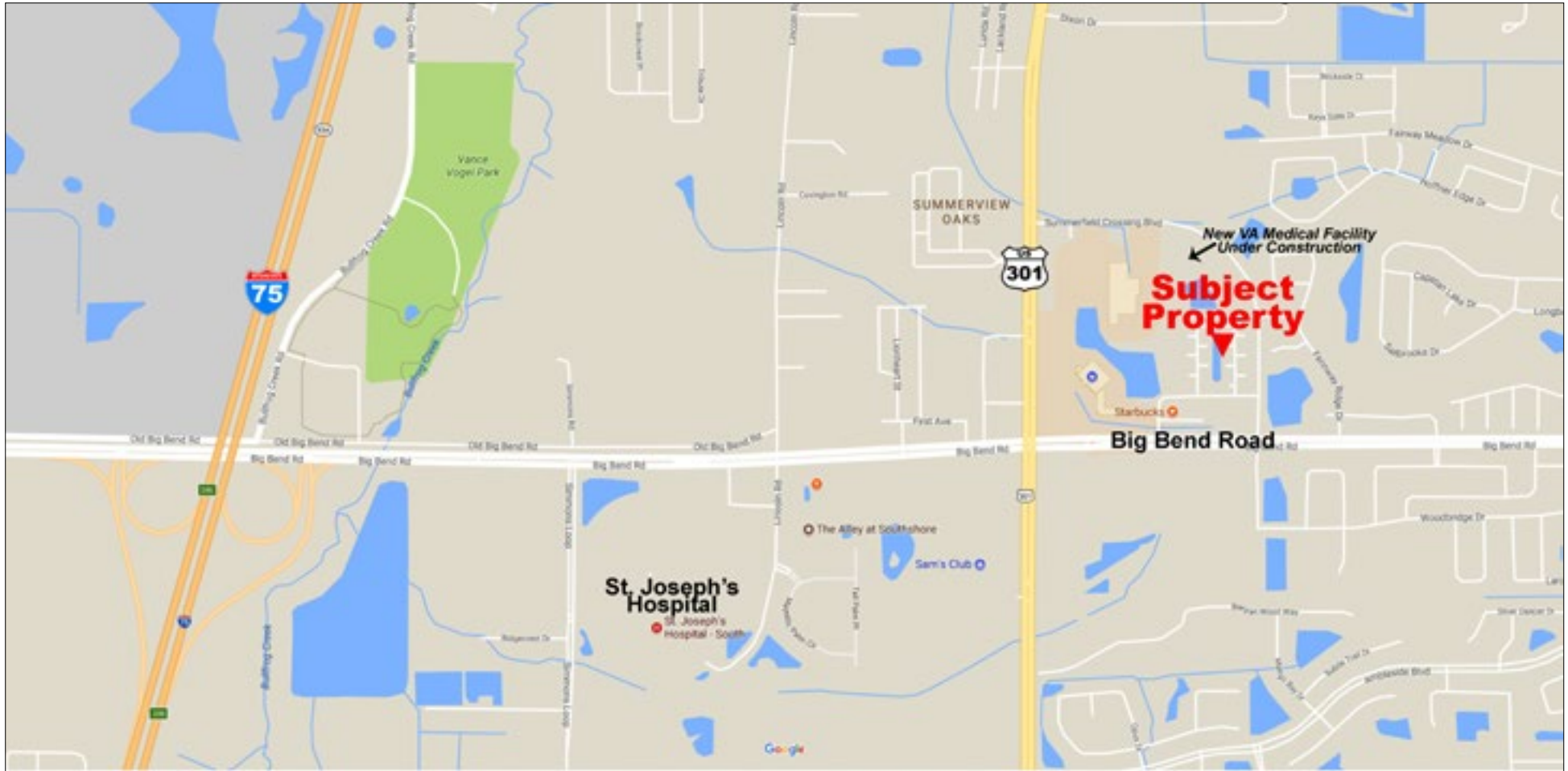


## Regional Location Map



***Conveniently Located Near Tampa, Brandon, and Sun City Center!***  
***Close to Major Transportation Corridors: US 301, I-75, US 41***

## Area Location Map



***Adjacent to Shopping, Dining, Entertainment: Publix, Marshalls, Starbucks, Papa Johns, Tire Choice, Banks, and More!***  
***Adjoins New VA Medical Facility Under Construction***  
***Centrally Located Just One Mile From St. Joseph's Hospital And 1.5 Miles From I-75***



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2,700 SF to 5,400 SF | Customizable to Medical or Professional Offices



# AVAILABLE!

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Riverview, Florida

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