



SIZE

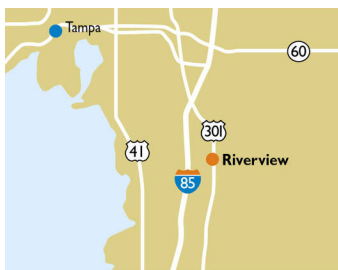
75,525 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
7,927	76,927	224,713
<b>Households</b>		
2,713	26,923	79,629
<b>Median HH Income (\$)</b>		
91,720	87,637	85,232

MAJOR TENANT(S)

Publix  
Verizon  
The UPS Store



LOCATION

11539-11709 Boyette Road | Riverview, FL 33569

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Tampa, Florida market
- National tenants include The UPS Store, T-Mobile, Great Clips, and Verizon Wireless
- Located on Boyette Road
- Serves a population greater than 76,900 within a three-mile radius

LEASING CONTACT

Jamie Pearson  
Mobile (770) 355-0954  
jpearson@phillipsedison.com



MORE INFO

www.phillipsedison.com



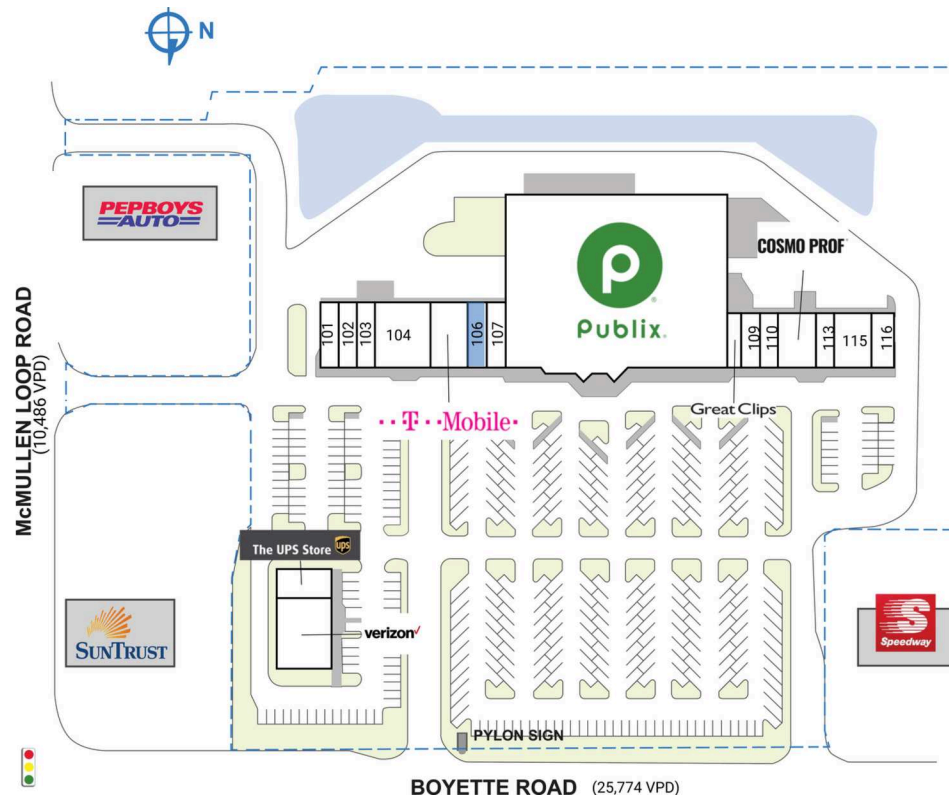
# GOOLSBY POINTE

11539-11709 Boyette Road | Riverview, FL 33569

SPACE	TENANT	SQ. FT.	106 COMING AVAILABLE	1,400 SF	116	Vape-Ology	1,200 SF	
095	Publix	44,265 SF	107	Kenny's Liquors	1,400 SF	117	The UPS Store	1,240 SF
101	Sage Cleaners	1,400 SF	108	Great Clips	1,200 SF	118	Verizon	5,220 SF
102	Chai Yo Thai Cuisine	1,400 SF	109	China Park Restaurant	1,200 SF	<b>TOTAL SQ. FT.</b>		<b>75,525</b>
103	Smile Design Dentistry	1,400 SF	110	Sun Hill Optical	1,200 SF			
104	Luco Salon	4,200 SF	112	CosmoProf	2,400 SF			
105	T-Mobile	2,800 SF	113	Pizza Vola Italian Express	1,200 SF			
			115	Venus Nail Spa by Julie	2,400 SF			

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary

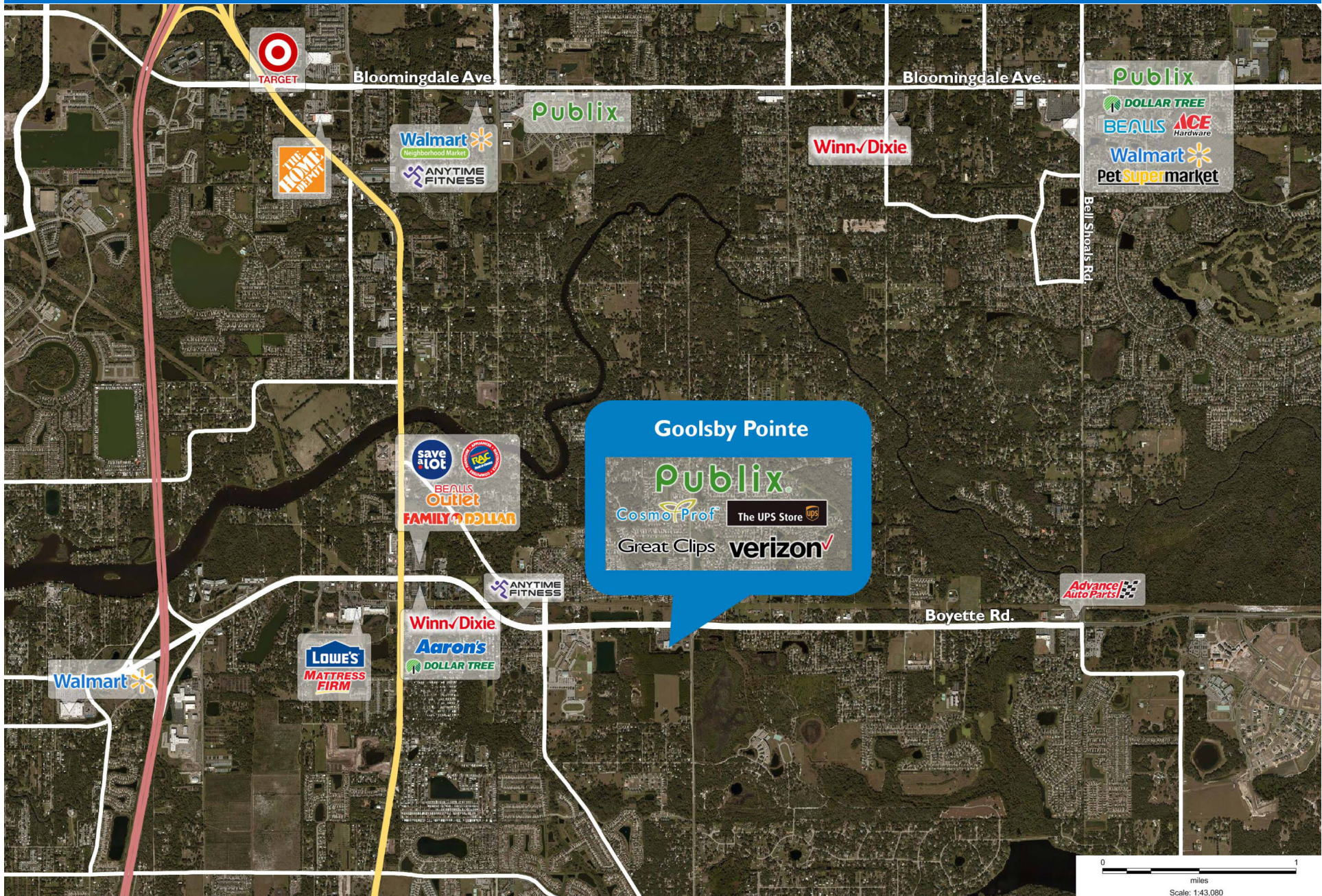


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# GOOLSBY POINTE

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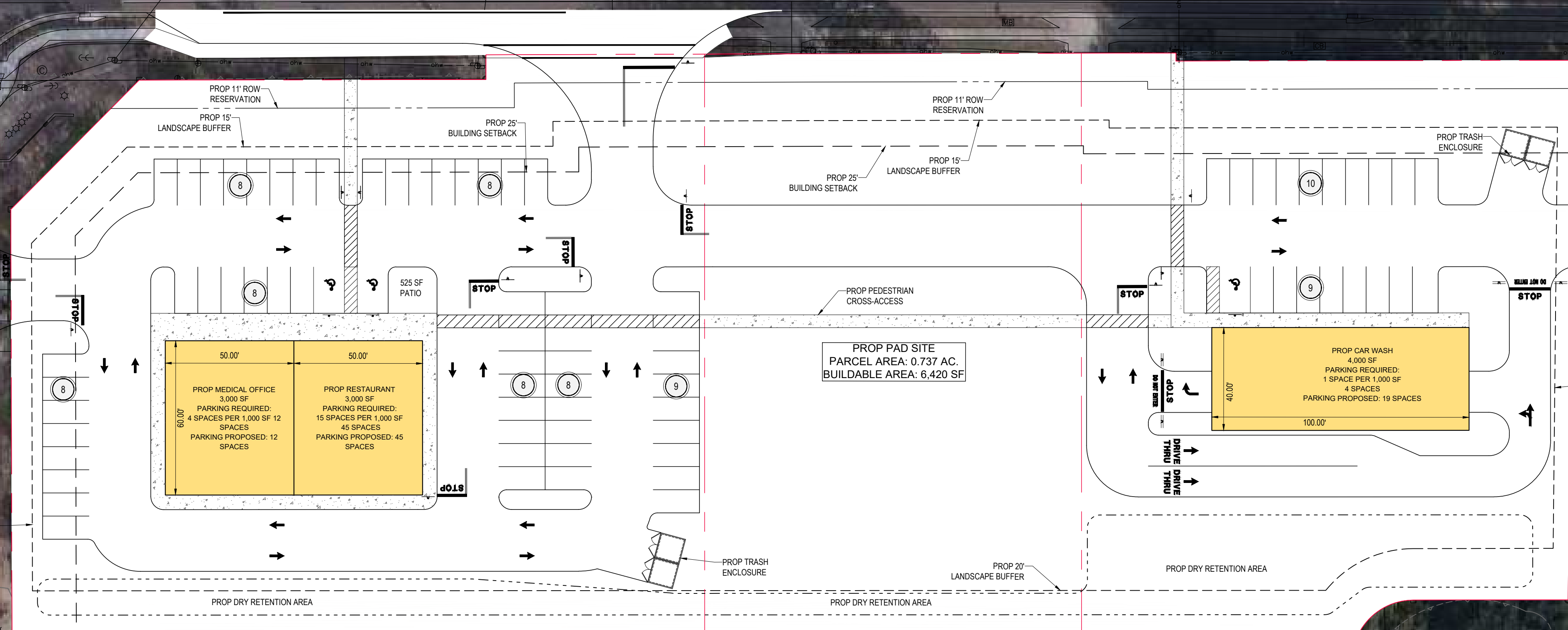




BOYETTE ROAD  
PUBLIC RIGHT OF WAY VARIES  
HILLSBOROUGH COUNTY RIGHT OF WAY  
MAPPING SECTION PROJECT NO. 2002-008-R

NEWEL VALLEY LOOP  
80.00' PUBLIC RIGHT OF WAY  
PLAT BOOK 134, PAGE 21 (P)

PROJECT: 04-11-20-00-BSE-000000-000000  
FOUNDER: MATTIANY TAMBA/SUBSIDIARY LLC  
ADDRESS: 4107 CRENSHAW DRIVE NW, RIVERVIEW  
PLAT BOOK: 7 PAGE 13/17



PROP MEDICAL OFFICE  
3,000 SF  
PARKING REQUIRED:  
4 SPACES PER 1,000 SF 12  
SPACES  
PARKING PROPOSED: 12  
SPACES

PROP RESTAURANT  
3,000 SF  
PARKING REQUIRED:  
15 SPACES PER 1,000 SF  
45 SPACES  
PARKING PROPOSED: 45  
SPACES

PROP PAD SITE  
PARCEL AREA: 0.737 AC.  
BUILDABLE AREA: 6,420 SF

PROP CAR WASH  
4,000 SF  
PARKING REQUIRED:  
1 SPACE PER 1,000 SF  
4 SPACES  
PARKING PROPOSED: 19 SPACES

PARCEL 1  
1.343 AC.

PARCEL 2  
0.769 AC.

PARCEL 3  
0.960 AC.

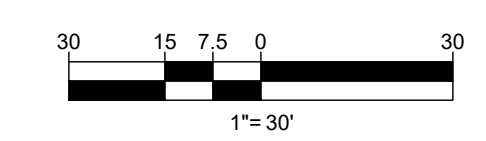
**BOHLER** //

1900 NW CORPORATE BOULEVARD  
SUITE 101E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 571-0280  
Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

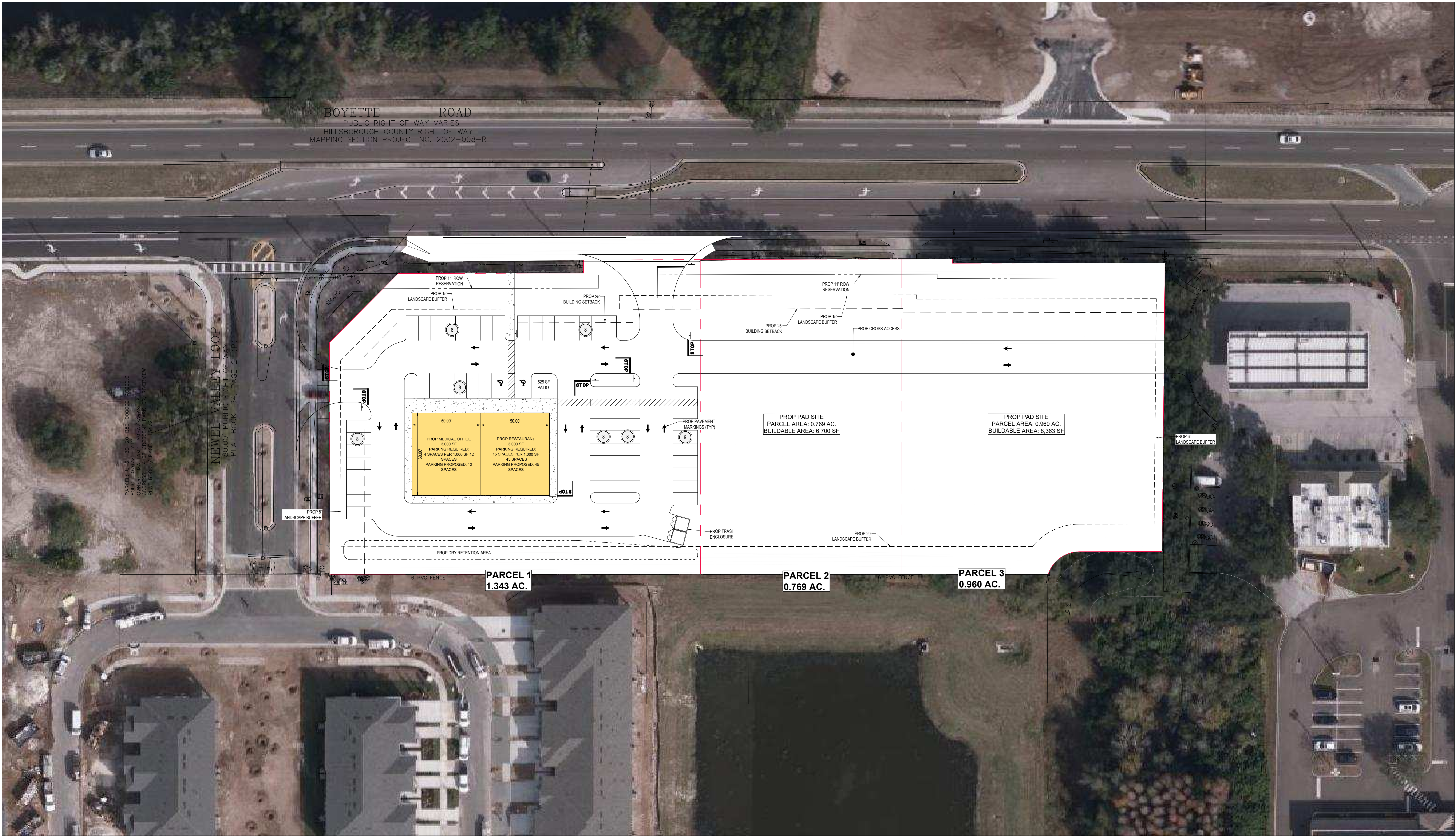
# PROPOSED CONCEPT B-1



RIVERVIEW, FL 33569 | HILLSBOROUGH COUNTY







# PROPOSED CONCEPT B-1

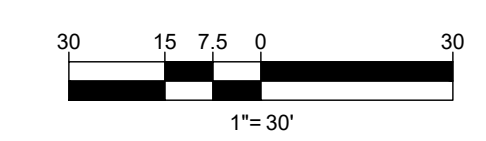
09/22/2023 | NH | FLB230073.00



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 27.852174

Longitude: -82.304104

Goalsby Pointe Riverview, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,927	76,927	224,713
	2028 Projected Population	9,067	86,985	251,921
	2010 Census Population	5,806	51,092	149,521
	2000 Census Population	3,446	31,338	89,657
	1990 Census Population	1,756	21,723	60,527
	Historical Annual Growth 1990 to 2000	6.97%	3.73%	4.01%
	Historical Annual Growth 2000 to 2010	5.36%	5.01%	5.25%
	Estimated Annual Growth 2010 to 2023	2.29%	3.02%	3.01%
	Projected Annual Growth 2023 to 2028	2.72%	2.49%	2.31%
	Median Age	41.1	39.5	38.1
Households	Q4 2023 Estimated Households	2,713	26,923	79,629
	2028 Projected Households	3,100	30,333	88,733
	2010 Census Households	1,993	18,179	53,924
	2000 Census Households	1,231	11,304	31,898
	1990 Census Households	638	7,781	21,013
	Historical Annual Growth 1990 to 2000	6.80%	3.80%	4.26%
	Historical Annual Growth 2000 to 2010	4.93%	4.87%	5.39%
	Estimated Annual Growth 2010 to 2023	2.27%	2.90%	2.88%
	Projected Annual Growth 2023 to 2028	2.70%	2.41%	2.19%
	Population per Household	2.92	2.85	2.81
Population by Race	White	53.8%	52.1%	47.4%
	Black or African American	16.3%	15.1%	17.7%
	Asian & Pacific Islander	4.0%	3.4%	3.8%
	Other Races	5.5%	5.1%	5.4%
	Hispanic Population	20.5%	24.3%	25.7%
Income	Average Household Income	\$106,265	\$107,285	\$103,531
	Median Household Income	\$91,720	\$87,637	\$85,232
	Per Capita Income	\$36,369	\$37,657	\$36,784
Education (Age 25+)	Elementary	1.2%	3.0%	3.7%
	Some High School	3.4%	4.1%	4.4%
	High School Graduate	25.4%	26.1%	25.2%
	Some College	20.7%	20.2%	20.4%
	Associates Degree Only	14.3%	12.3%	11.5%
	Bachelors Degree Only	21.6%	22.5%	23.0%
	Graduate Degree	13.3%	11.8%	11.8%
Business	Number of Businesses	195	1,349	3,612
	Total Number of Employees	1,954	15,461	37,962
	Employees per Business	10.00	11.46	10.51
	Residential Population per Business	40.57	57.01	62.22

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.