



WOLF ASSET MANAGEMENT



Shoppes of Boyette

11224 - 11286 Boyette Road
Riverview, FL 33569



GLA: 43,950 SF
(including outparcels)



231 surface spaces
(5.3/1,000 SF)



Year built: 2005
(Outparcels: 2020)



Zoning: PD-MU,
Hillsborough
County



AADT: 35,418 vehicles/day
(Boyette Rd)
12,845 vehicles/day (Balm
Riverview)



Conveniently located in Riverview at the northeast quadrant of Boyette Rd and Balm Riverview Rd, Shoppes of Boyette offers an eye-catching architectural design, easy access, great visibility, and ample parking.

The same owner has completed a two-building development consisting of 10,000 SF retail in front of the plaza. This development is almost fully leased.



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2 N Tamiami Trail, Suite 100,
Sarasota, FL 34236

www.icorr.com



Key Demographics (2020)

| | 1 Mile | 3 Mile | 5 Mile |
|----------------------|----------|----------|----------|
| Population | 8,993 | 76,110 | 217,724 |
| Median Age | 40 | 37 | 36 |
| Avg HH Income | \$77,267 | \$86,419 | \$88,068 |
| Med HH Income | \$59,535 | \$70,529 | \$71,927 |

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Site Plan

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