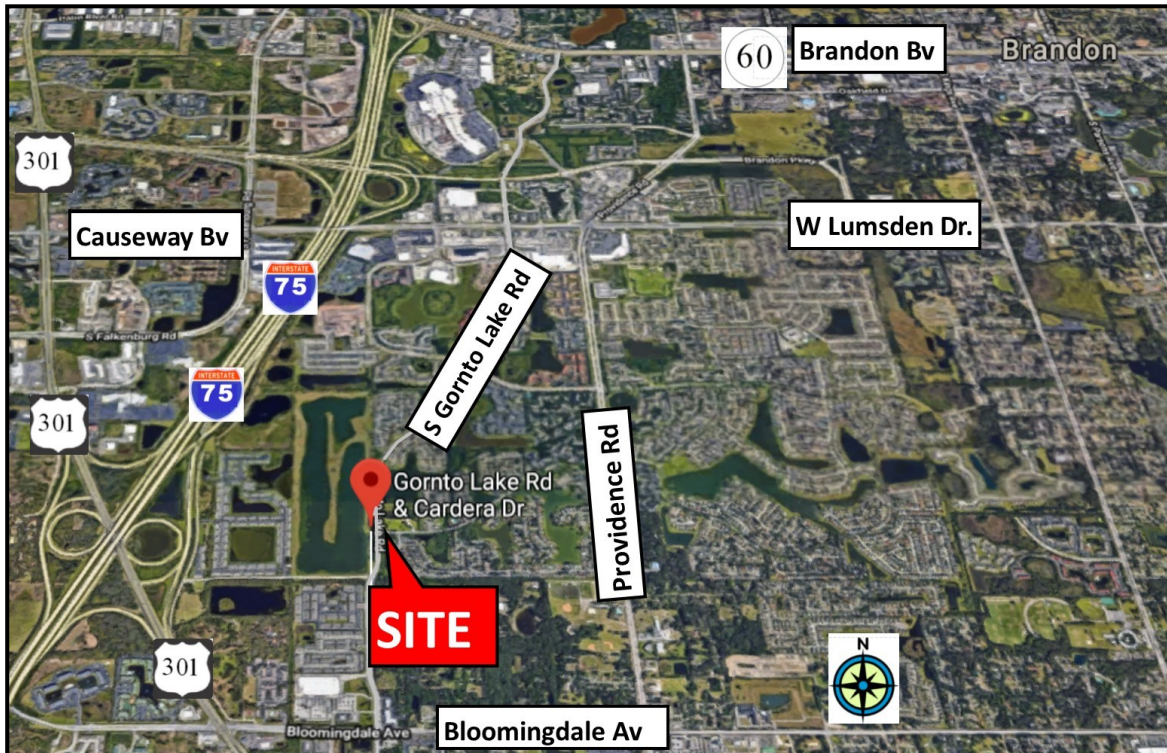


SITE FOR DEVELOPMENT DAYCARE



TAMPA
COMMERCIAL
REAL ESTATE

Gornto Lake Dr and Cardera Dr, Riverview FL 33578



- **Price:** \$650,000
- **Folio:** 073834-1512 **PIN:** U-05-30-20-B2A-000000-C0001.0
- **Property:** 1.45 Acres—Zoned: PD—CN use
- **Best Use:** Ideal location for a Daycare Center. No approvals or rezoning required for a Daycare building under 7,500 sf. For a larger building the PD must be modified which could take 6 mo. & cost \$20,000.
- **Location:** An area of residential growth. Excellent demographics. Surrounded by SF and MF development. On the border of Brandon and Riverview. This is an outparcel at the entrance to the new 362 home Mariposa development. Close to major highways. Gornto Lake Rd is the new N-S connector linking Bloomingdale

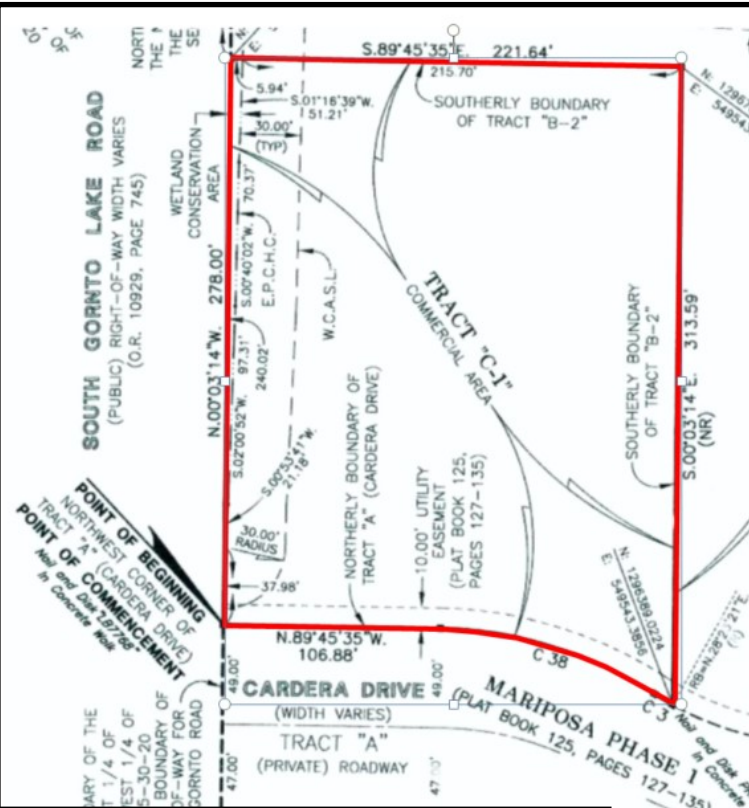


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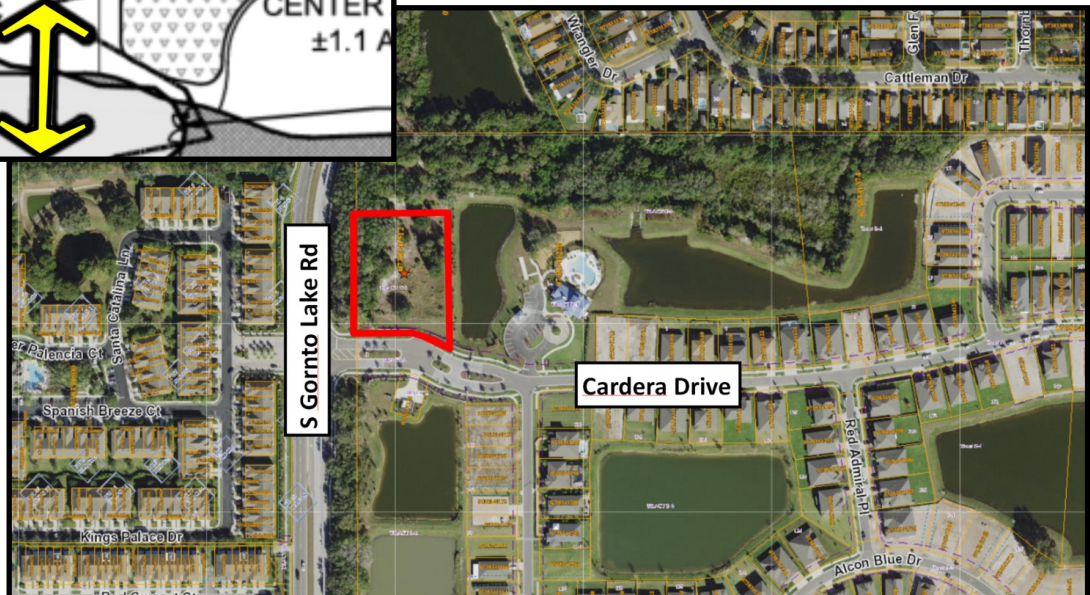
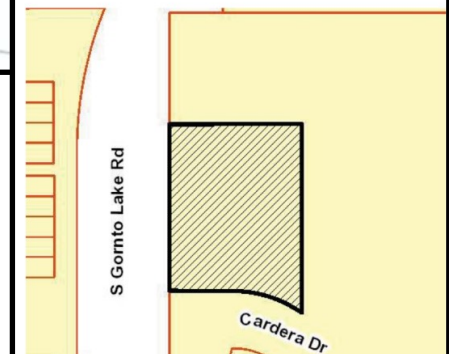
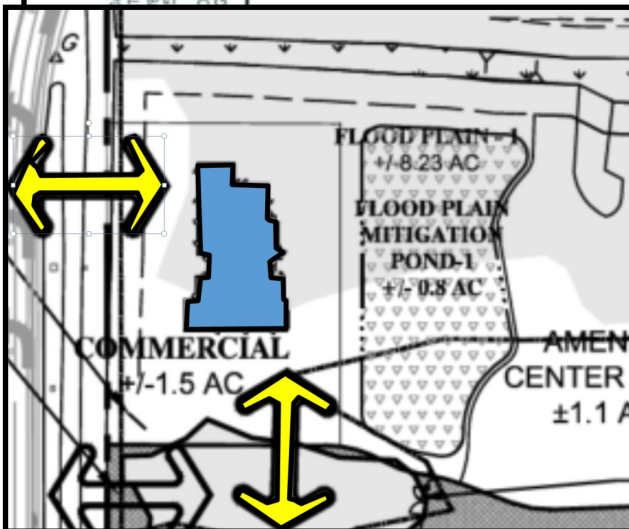
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• MARIPOSA PHASE 1 TRACT C-1 TRACT C-1

ZZ



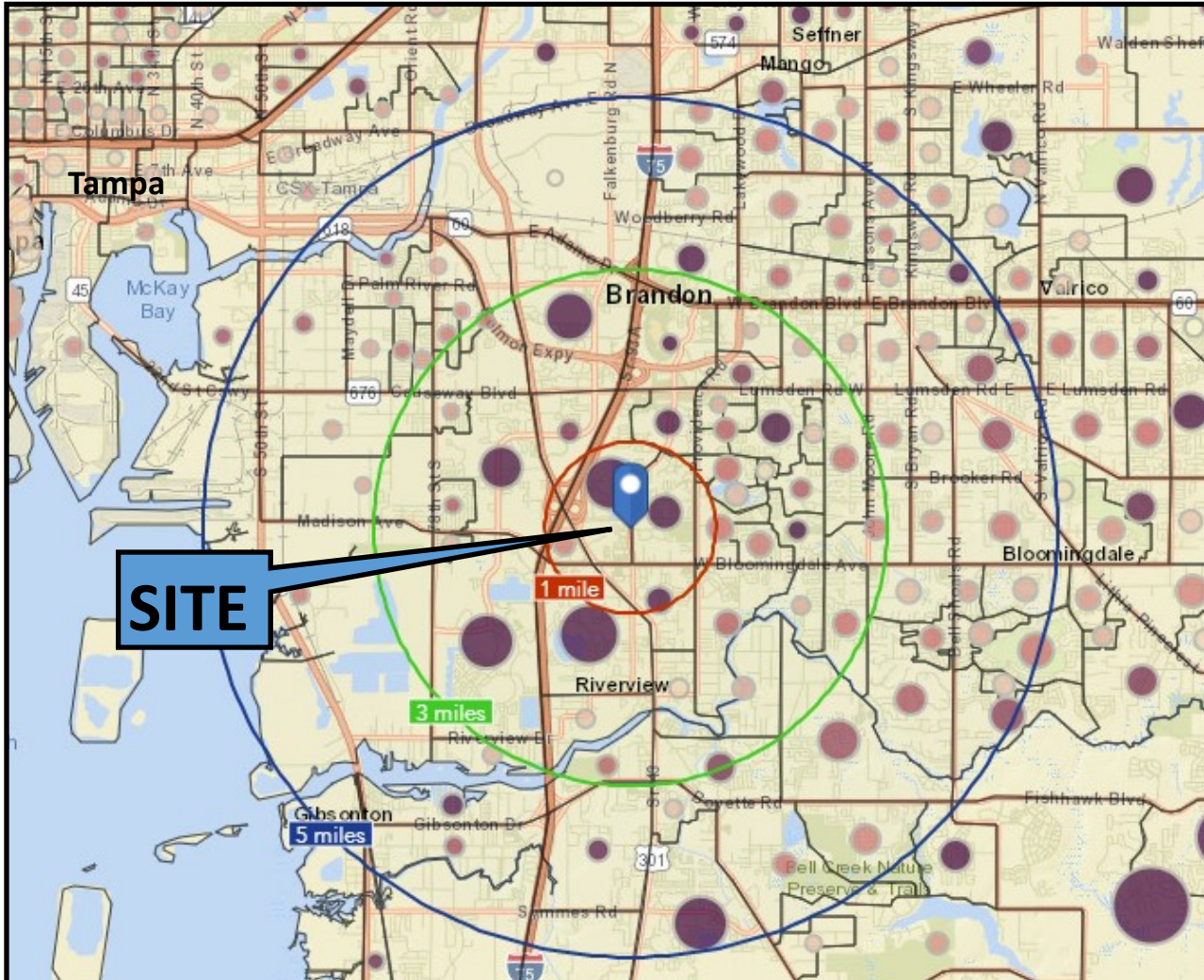
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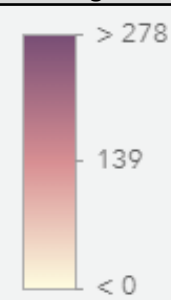
Why This Is A Good Site For Day Care

1. Target Market

For both the 1 mile and 3 mile radii, the location of this site reaches a population group that has the combined attributes of a high density of children aged 0-6 and a HH income Of \$70,000+



2018 Ages Less than Six



2018 HH Income >\$70,000+

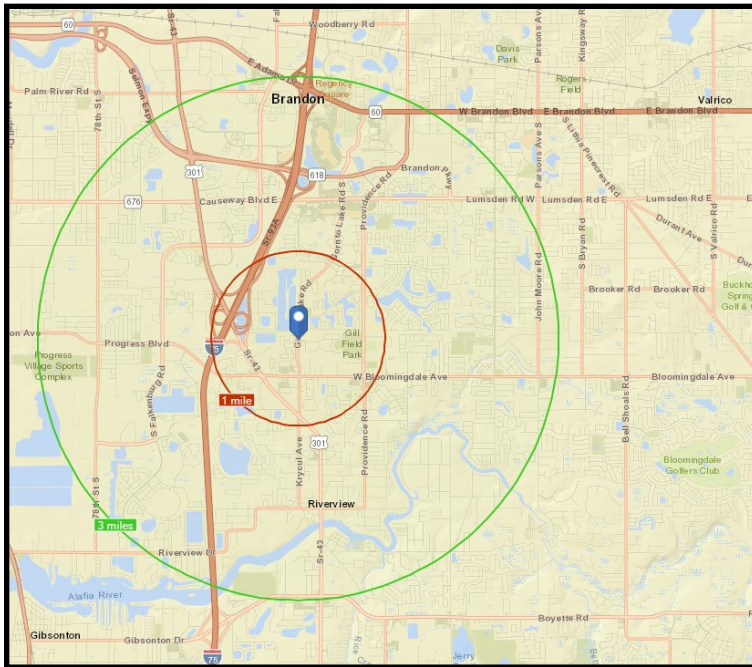


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2. Demographics



2018	1 Mile	3 Mile
POPULATION	15,350	93,156
HOUSEHOLDS	6,836	37,341
MED AGE	33.1	
MED HH INCOME	\$58,314	\$55,733
AV HH INCOME	\$70,833	\$69,672

3. Tapestry Segmentation Area Profile

Cardera Dr, Riverview, Florida, 33578

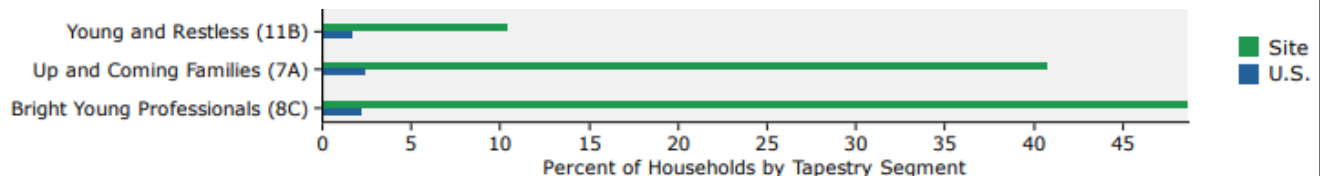
Ring: 1 mile radius

Site

vs.

US

Rank	Tapestry Segment	2018 Households		2018 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Bright Young Professionals (8C)	48.8%	48.8%	2.2%	2.2%	2171
2	Up and Coming Families (7A)	40.8%	89.6%	2.4%	4.6%	1,680
3	Young and Restless (11B)	10.4%	100.0%	1.7%	6.3%	600



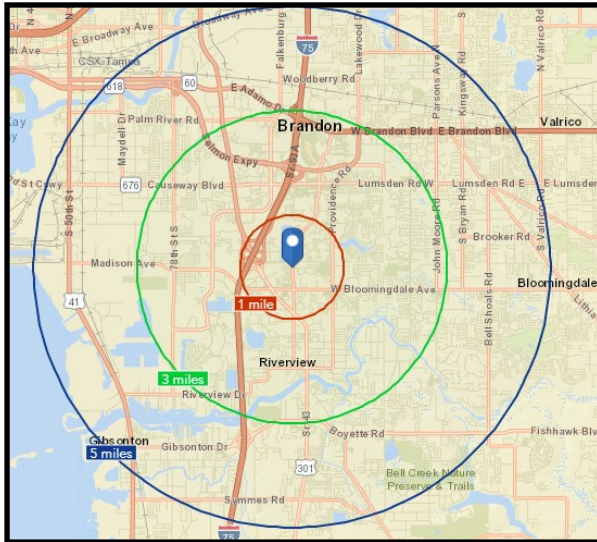
The median age is 33.1. 12.3% of the population is under 9 years age. The three dominant Tapestry segments (Bright Young Professionals, Up & Coming Families and Bright Young Professionals) are exceptionally strong. All are positive indicators for the success of a Day Care Center.

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4. POPULATION OF DAYCARE AGE CHILDREN IN THE MARKET AREA



AGE PROFILE OF CHILDREN 0-6

SITE: Gornto Lake Rd and Cardera Dr, Riverview FL 33578

2018 POPULATION AGE	1 MILE	3 MILE	5 MILE
<1	232	1,326	2,512
1	198	1,269	2,394
2	214	1,314	2,495
3	188	1,294	2,460
4	175	1,242	2,421
5	189	1,296	2,491
6	178	1,231	2,398
TOTAL CHILDREN <6	1,374	8,972	17,171
TOTAL POPULATION	15,400	98,832	193,292
% CHILDREN <6	8.9%	9.1%	8.9%

AGE PROFILE OF CHILDREN 0-4

SITE: Gornto Lake Rd and Cardera Dr, Riverview FL 33578

2018 POPULATION AGE	1 MILE	3 MILE	5 MILE
<1	232	1,326	2,512
1	198	1,269	2,394
2	214	1,314	2,495
3	188	1,294	2,460
4	175	1,242	2,421
TOTAL CHILDREN <4	1,007	6,445	12,282
TOTAL POPULATION	15,400	98,832	193,292
% CHILDREN <4	6.5%	6.5%	6.4%

- Children under the age of 6 are currently 9% of the population in the market area.
- Children under the age of 4 are currently 6.5% of the population in the market area.

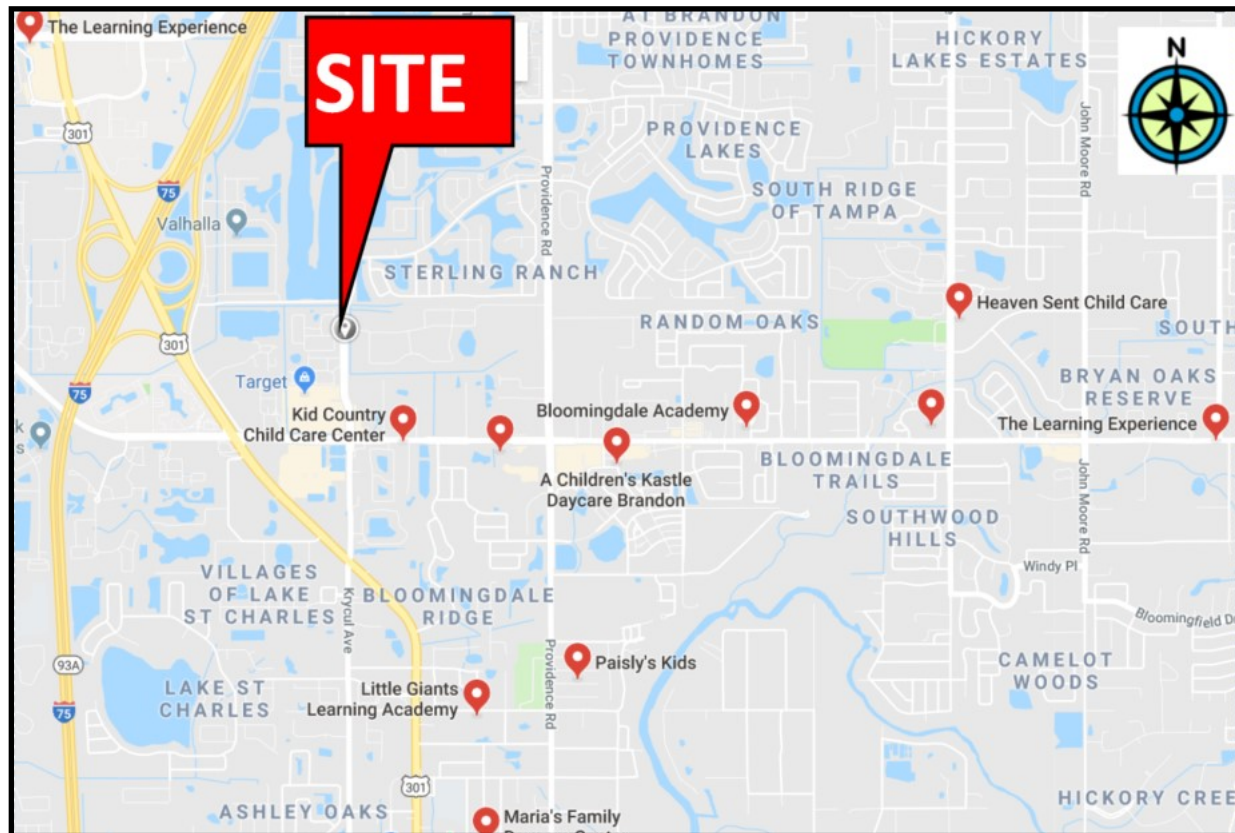
This site is an outparcel to the new 362 home Miriposa development which is under construction. The immediate market area population will soon change when Miriposa and other area developments are completed

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Day Care Competitors



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