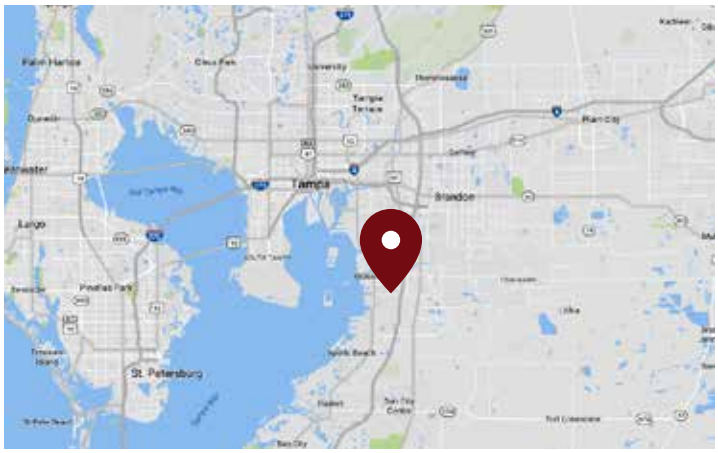
Publix #1523 - Rivercrest Commons

11460 S US Highway 301
Riverview, FL 33578
Lat 27.834, Long -82.328

FULLY LEASED

PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center
- Located at the High Traffic Signalized Intersection of US 301 and Symmes Road
- 1.5 Miles East of Interstate 75
- 1.7 Miles South of Gibsonton Drive
- Three Miles North of Big Bend Road
- Four Miles North of the New St.Joseph Hospital-South
- Traffic Count: 46,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	13,876	83,151	205,294
Daytime Population	9,215	59,369	146,341
Total Households	4,870	28,754	72,330
Avg. HH Income	$120,939	$126,284	$129,962

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Sandra Woodworth

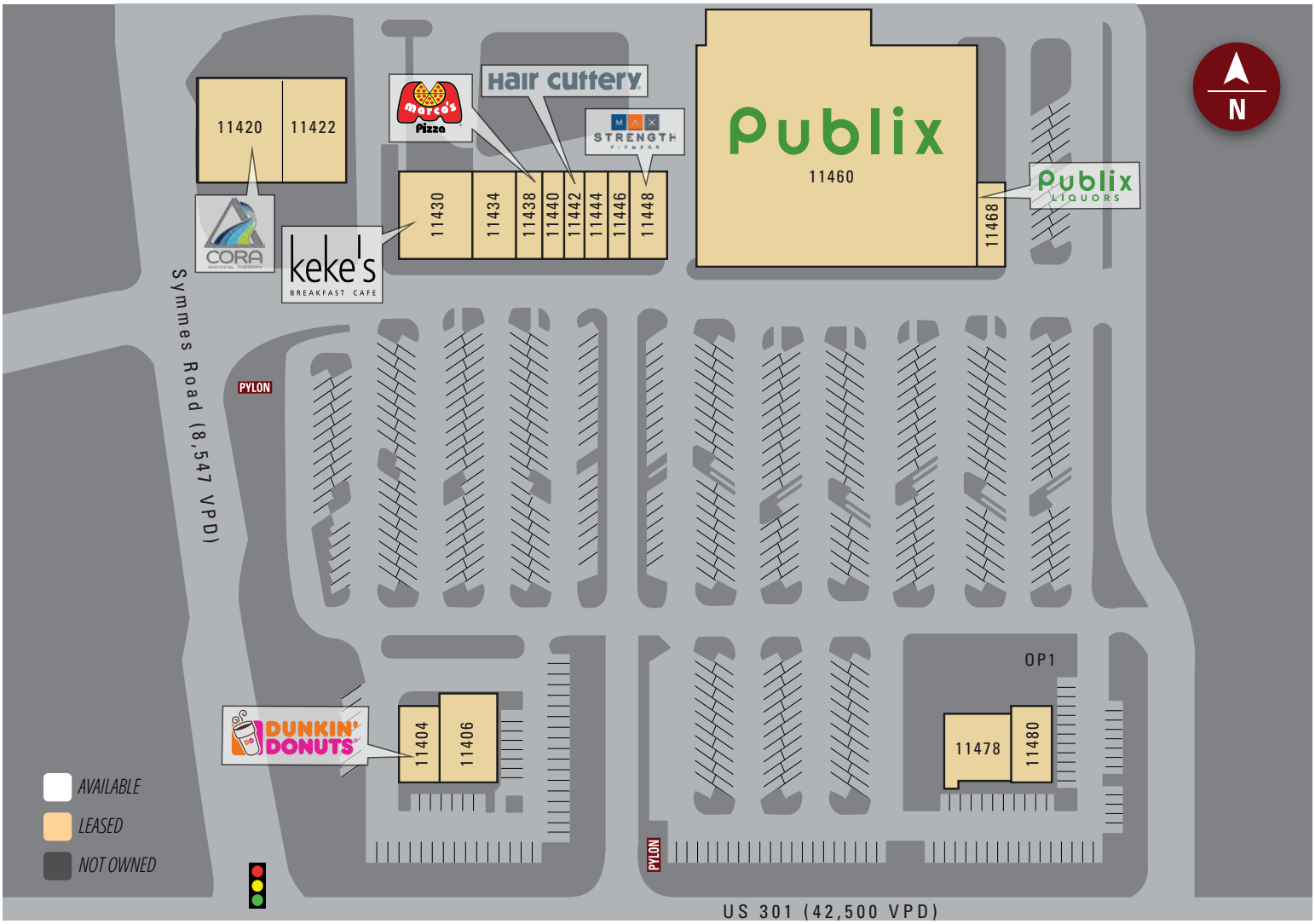
813.210.7509 | **swoodworth@crossmanco.com**
3505 E. Frontage Road, Suite 115, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com

Publix #1523 - Rivercrest Commons

11460 S US Highway 301
Riverview, FL 33578
Lat 27.834, Long -82.328



Suite	Tenant	Size
11460	Publix	45,600
11468	Publix Liquor Store	1,400
11430	Keke's Breakfast Cafe	4,200
11434	LA Nails	3,000
11438	Marco's Pizza	1,400
11440	China Chef	1,400
11442	Hair Cuttery	1,300
11444-11446	Berkshire Hathaway Home Services	2,700

Suite	Tenant	Size
11448	MaxStrength Fitness	2,100
11404	Dunkin' Donuts	2,300
11406	Fast Track Urgent Care	3,700
11478	Heartland Dental	3,200
11480	GTE Financial	2,000
11420	Cora Physical Therapy	2,000
11422	Eye Care Optical	1,500
	TOTAL	77,800

Sandra Woodworth

813.210.7509 | **swoodworth@crossmanco.com**
3505 E. Frontage Road, Suite 115, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com

Publix #1523 - Rivercrest Commons

11460 S US Highway 301
Riverview, FL 33578
Lat 27.834, Long -82.328

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
219,300

EST. # OF VISITS ANNUALLY
1.6 Million

AVG. VISITS / CUSTOMER
7.35

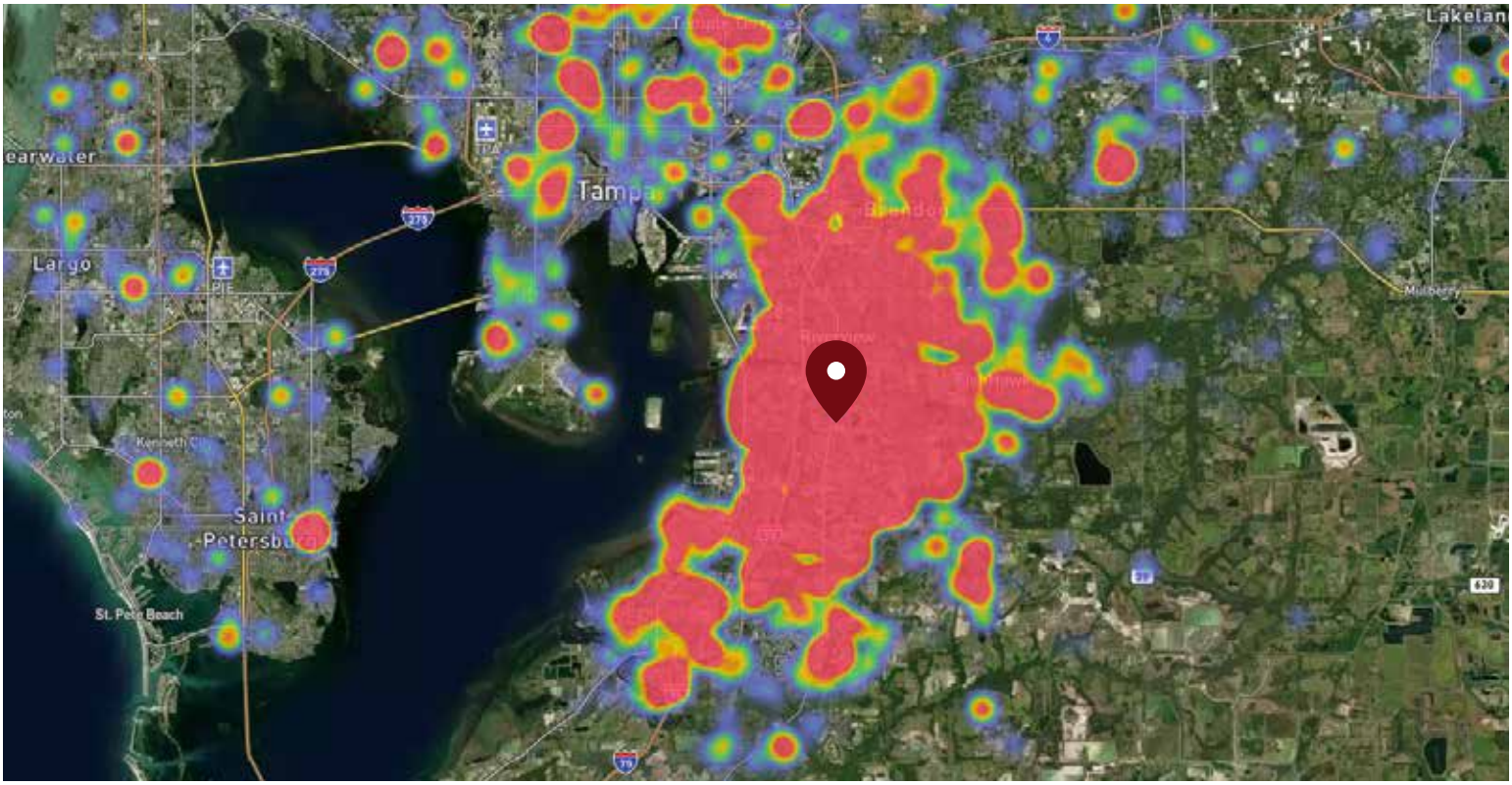
AVG. LENGTH-OF-STAY / VISIT
26 Min

TOP 3 DAYS	# OF VISITS
Saturday	275,540
Sunday	257,721
Friday	235,017

TOP 3 HOURS	# OF VISITS
12-1 PM	196,715
11AM-12PM	192,612
5-6 PM	192,107

Data provided by Placer Labs Inc. (www.placer.ai) October 1, 2025 - September 30, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

Sandra Woodworth
813.210.7509 | **swoodworth@crossmanco.com**
3505 E. Frontage Road, Suite 115, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com

Publix #1523 - Rivercrest Commons

11460 S US Highway 301
Riverview, FL 33578
Lat 27.834, Long -82.328

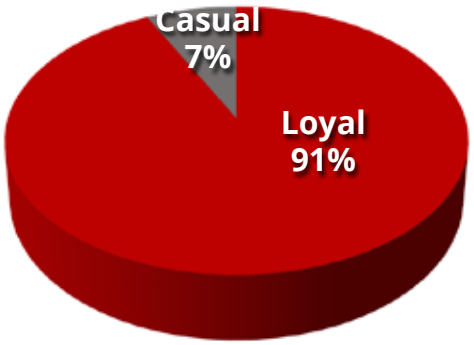
RANKING PERCENTILE - FOOT TRAFFIC

Area Shopping Centers	State	15 Miles	5 Miles
Rivercrest Commons	63%	70%	71%

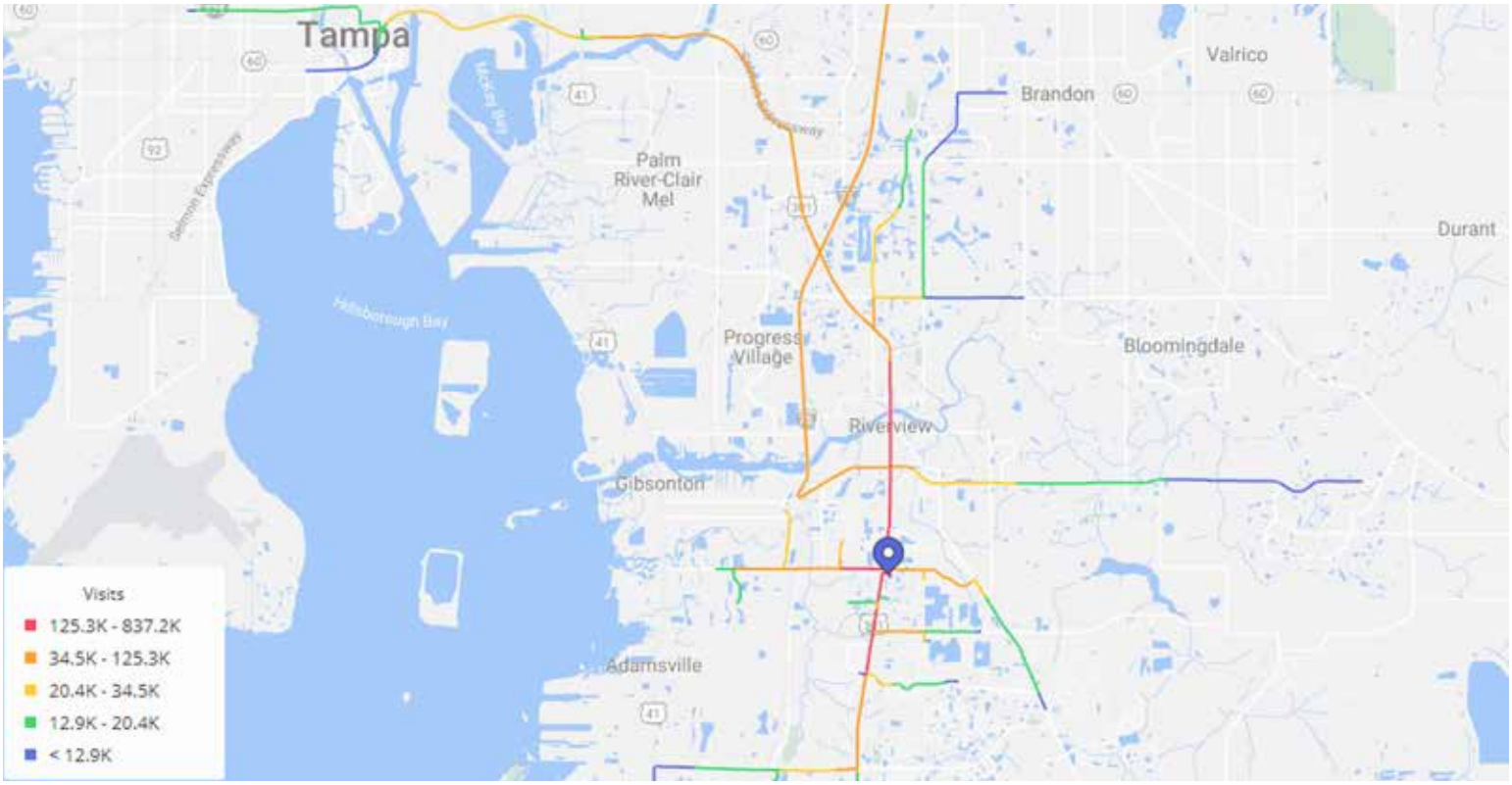
Area Comparables 1	State	15 Miles	5 Miles
Publix #1523	53%	59%	100%

Data provided by Placer Labs Inc. (www.placer.ai)

CUSTOMER LOYALTY



CUSTOMER JOURNEY



Data provided by Placer Labs Inc. (www.placer.ai)

Sandra Woodworth

813.210.7509 | **swoodworth@crossmanco.com**
3505 E. Frontage Road, Suite 115, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com