

SUMNER CROSSING

Lot 6 | NEC of U.S. 301 & Balm Road | Riverview, FL

RETAIL SPACE AVAILABLE
FOR GROUND LEASE OR SALE



- **AVAILABLE:** 1.31 AC For Sale or Ground Lease (5,676 SF maximum build)
- Join Tenants: Starbucks, CVS, & Lockhart Storage on the last remaining outparcel on Balm Road!
- Located across the street from fully leased Belmont Shopping Center, anchored by Publix
- Riverview is one of the fastest growing submarkets in the State of Florida, with over 10,000 new residents added to the area within a 3 mile radius
- Located adjacent to Sumner High School, with over 3,500 students on campus



DEVELOPED BY:



JOIN RETAILERS:



AREA POPULATION

	3 Mile	67,262
	5 Mile	148,571
	10 Minute	95,073

AVG. HOUSEHOLD INCOME

	3 Mile	\$128,910
	5 Mile	\$118,802
	10 Minute	\$128,594

DAILY TRAFFIC COUNTS AADT

	Balm Road	16,700
	U.S. 301	41,643
	I-75	114,500



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