SUMNER CROSSING

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

RETAIL SPACE AVAILABLE FOR GROUND LEASE OR SALE

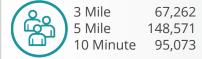






- AVAILABLE: 1.31 AC For Sale or Ground Lease (5,676 SF maximum build)
- Join Tenants: Starbucks, CVS, & Lockhart Storage on the last remaining outparcel on Balm Road!
- Located across the street from fully leased Belmont Shopping Center, anchored by Publix
- Riverview is one of the fastest growing submarkets 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

AREA POPULATION



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



DEVELOPED BY:



JOIN RETAILERS:



LOCKHART SELF STORAGE

ALEX WRIGHT SENIOR DIRECTOR

© 813.682.6135

Alex.Wright@FranklinSt.com

BROWNYN EYEINGTON SENIOR ASSOCIATE

© 813.577.3830

MAX MCGEACHY SENIOR ASSOCIATE

© 813.345.5873



