

# 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



CLICK FOR DRONE VIDEO

**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

**FranklinStreet**

LICENSED REAL ESTATE BROKER  
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