

SUMNER CROSSING

Lot 6 | NEC of US 301 & Balm Road | Riverview, FL 33578

FOR LEASE/SALE



PROPERTY OVERVIEW

- » 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

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,144	76,103	174,655
Households	4,908	26,979	60,288
Avg. HH Income	\$129,268	\$136,531	\$127,828

TRAFFIC COUNTS AADT

Balm Road	15,200 AADT
US 301	15,600 AADT
I 75	120,000 AADT

FranklinStreet

LICENSED REAL ESTATE BROKER
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BOOS
DEVELOPMENT







