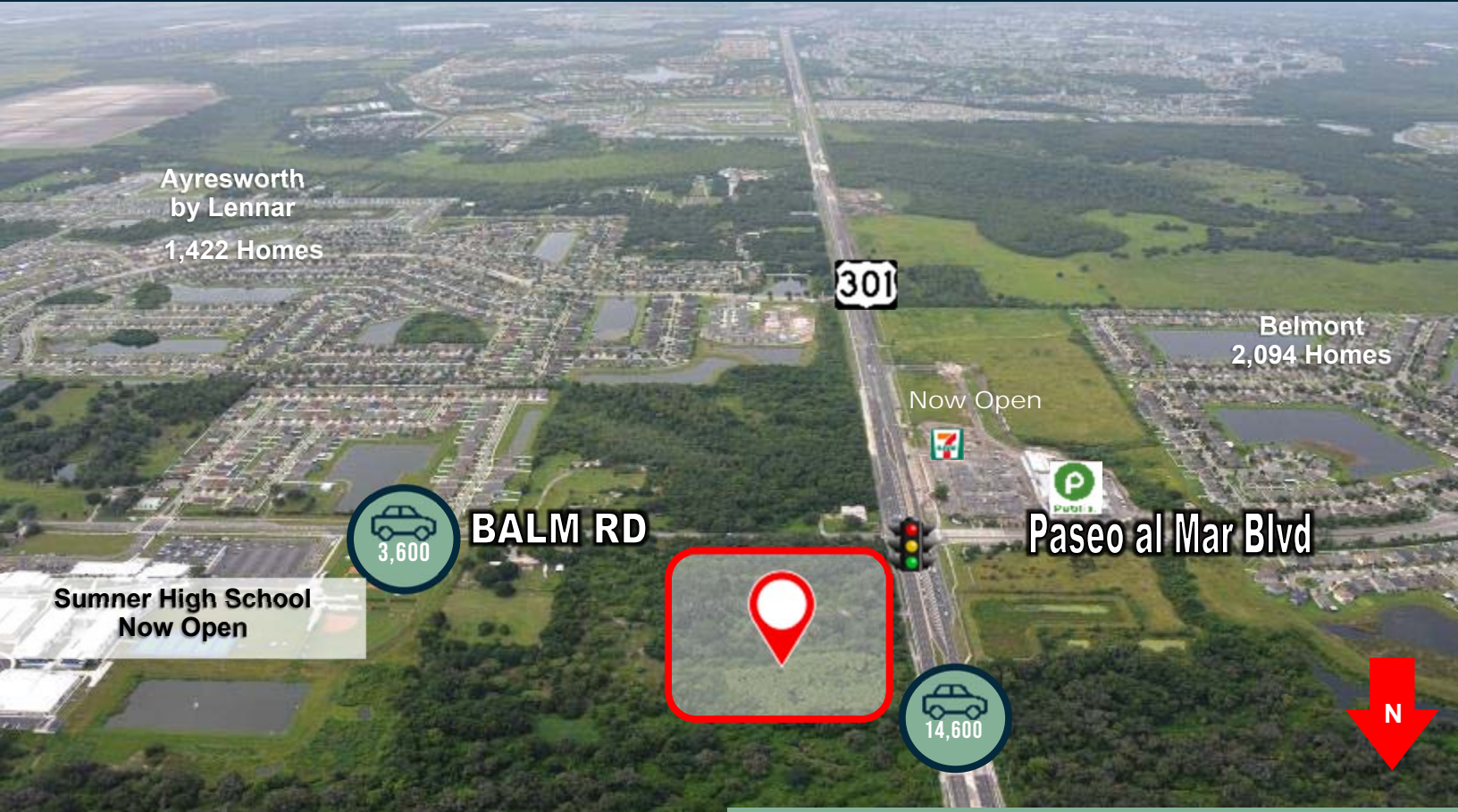




BUILD-TO-SUIT/GROUND LEASE

NEC US 301 & BALM RD | RIVERVIEW, FL

3 OUTPARCELS



Ayresworth
by Lennar
1,422 Homes

Belmont
2,094 Homes

301

Now Open



3,600

BALM RD

Paseo al Mar Blvd

Sumner High School
Now Open



14,600



Property Highlights

- ◆ Join CVS, Starbucks and Lockhart Storage on the three remaining outparcels on Balm Road
- ◆ Over the past year, 10,000+ new residents have been added to the area within a 3 mi radius
- ◆ Across the street from fully leased Belmont Shopping Center with Publix grocery anchor.
- ◆ Brand new 7-11 now open on US 301 at Paseo al Mar Blvd
- ◆ The Riverview area is one of the top fastest-growing submarkets in the state of Florida
- ◆ Sumner High School with over 3500 students
- ◆ New flyover under construction at I-75 will connect US 41 & US 301

	1 Miles	2 Miles	3 Miles
Population	9,451	30,489	65,197
Average HH Income:	\$59,733	\$66,505	\$73,505
Daytime Population:	351	3,234	6,369



CONTACT

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US 301 & BALM RD | RIVERVIEW, FL

3 OUTPARCELS



SUMNER CROSSING
HILLSBOROUGH COUNTY

SITE PLAN

BOOS DEVELOPMENT GROUP Kimley-Horn
AUGUST 2021

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