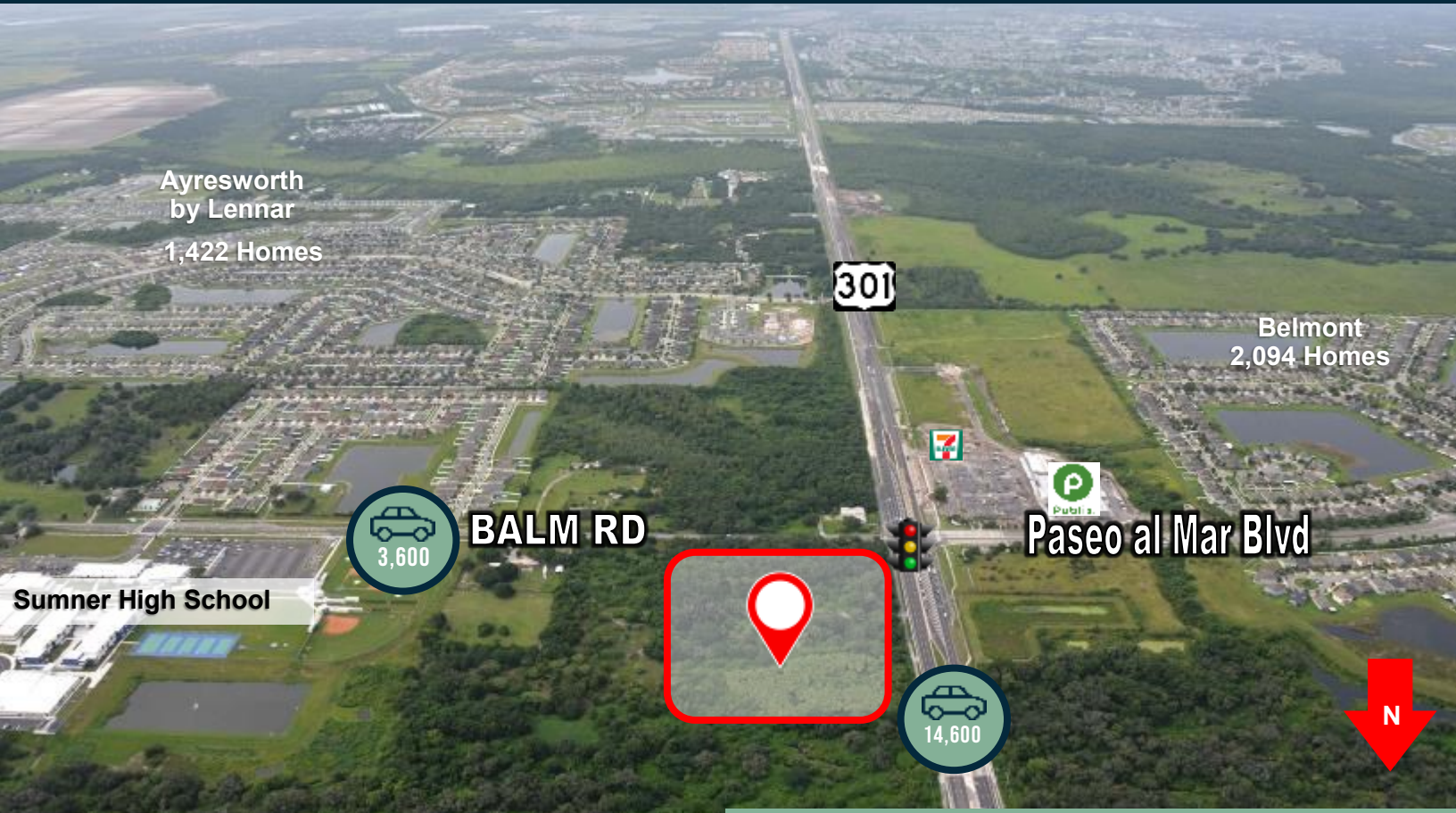




# BUILD-TO-SUIT/GROUND LEASE

## NEC US 301 & BALM RD | RIVERVIEW, FL

OUTPARCEL FOR SALE



Ayresworth  
by Lennar  
1,422 Homes

Belmont  
2,094 Homes



**BALM RD**

**Paseo al Mar Blvd**

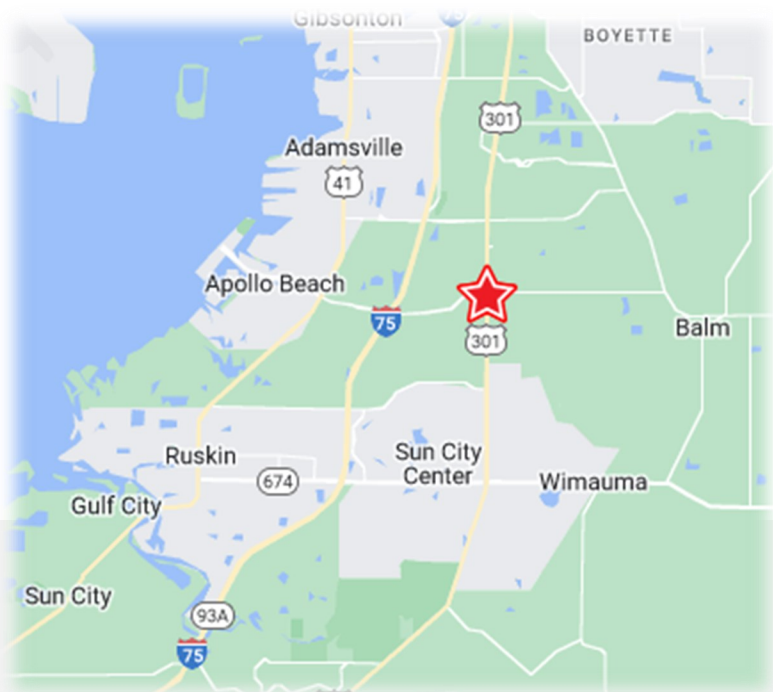


Sumner High School

### Property Highlights

- ◆ Vertical Construction is underway
- ◆ Join CVS, Starbucks & Lockhart Storage on the remaining outparcels on Balm Road
- ◆ CVS and Starbucks Open Q4 2023
- ◆ 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.
- ◆ The Riverview area is one of the top fastest-growing submarkets in the state of Florida
- ◆ Sumner High School with over 3500 students
- ◆ Apollo Beach Overpass now OPEN over I-75 which connects US 41 & US 301 via Paseo al Mar Blvd

	1 Miles	2 Miles	3 Miles
Population	10,605	28,486	62,654
Average HH Income:	\$69,242	\$77,018	\$76,932
Daytime Population:	842	3,493	8,157



### CONTACT

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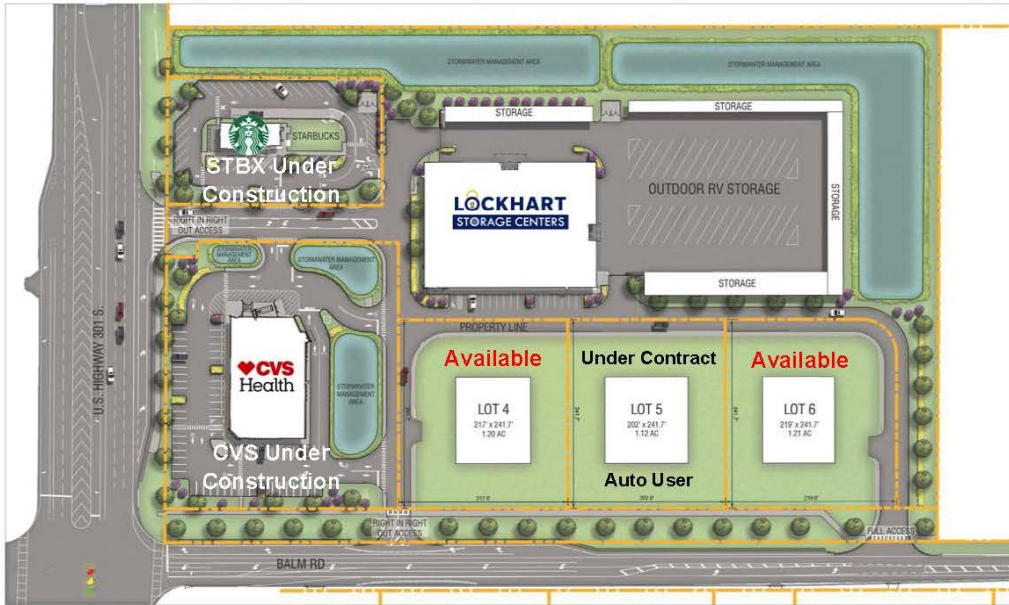


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OUTPARCEL FOR SALE

US 301 & BALM RD | RIVERVIEW, FL

## Site Plan



SUMNER CROSSING  
HILLSBOROUGH COUNTY

SITE PLAN

**BOOS** Development Group **Kimley»Horn**  
AUGUST 2021

### CONTACT

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