



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

Now Open

3,600

BALM RD

Paseo al Mar Blvd

Sumner High School
Now Open

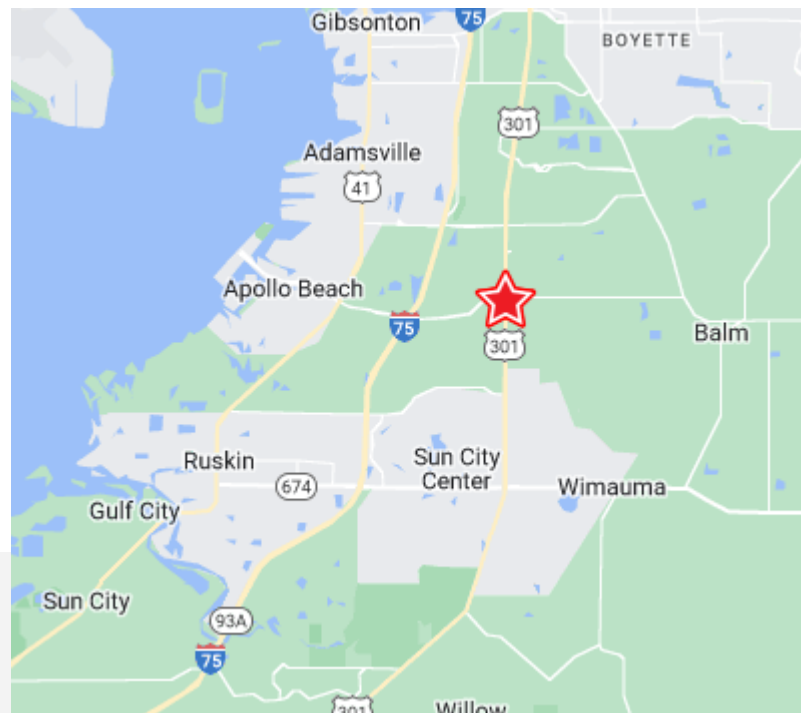
14,600



Property Highlights

- ◆ Site work now underway Q1 2023
- ◆ Join CVS, Starbucks, Lockhart Storage & Woodies Car Wash on the 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
- ◆ 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

Jonathan Henley

(727) 669-2900 #247

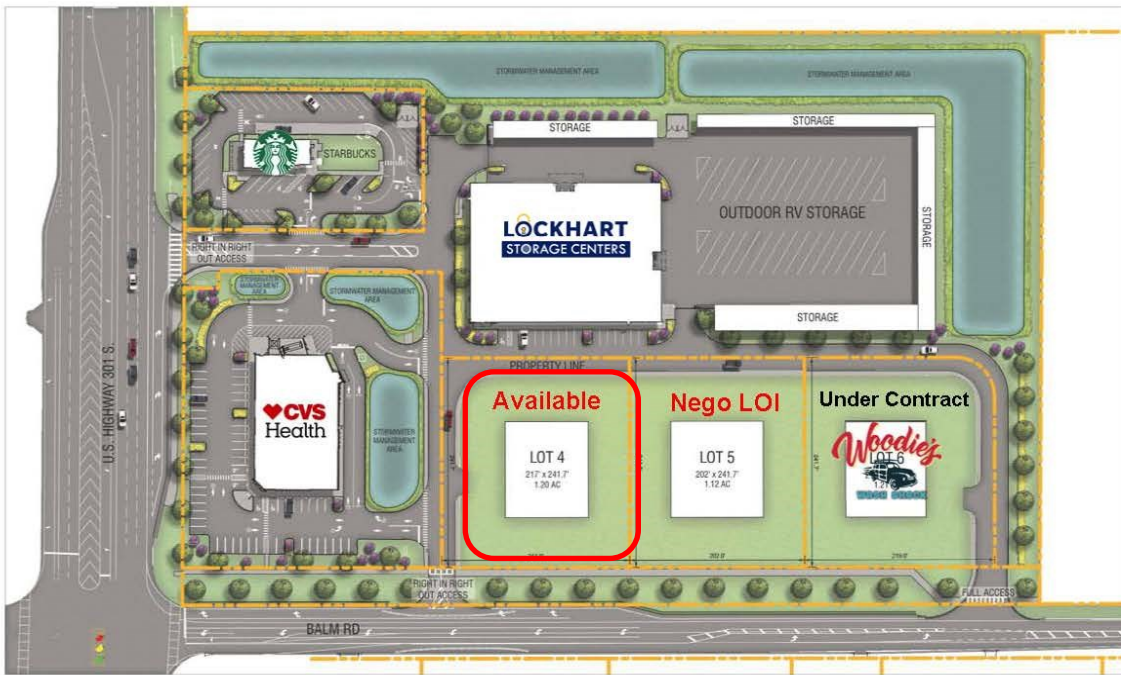
JHenley@boosdevelopment.com



BUILD-TO-SUIT/GROUND LEASE

US 301 & BALM RD | RIVERVIEW, FL

OUTPARCEL FOR SALE



SUMNER CROSSING
HILLSBOROUGH COUNTY

SITE PLAN

BOOS DEVELOPMENT GROUP Kimley Horn
AUGUST 2021

CONTACT

Jonathan Henley
(727) 669-2900 #247
JHenley@boosdevelopment.com

www.boosdevelopment.com

