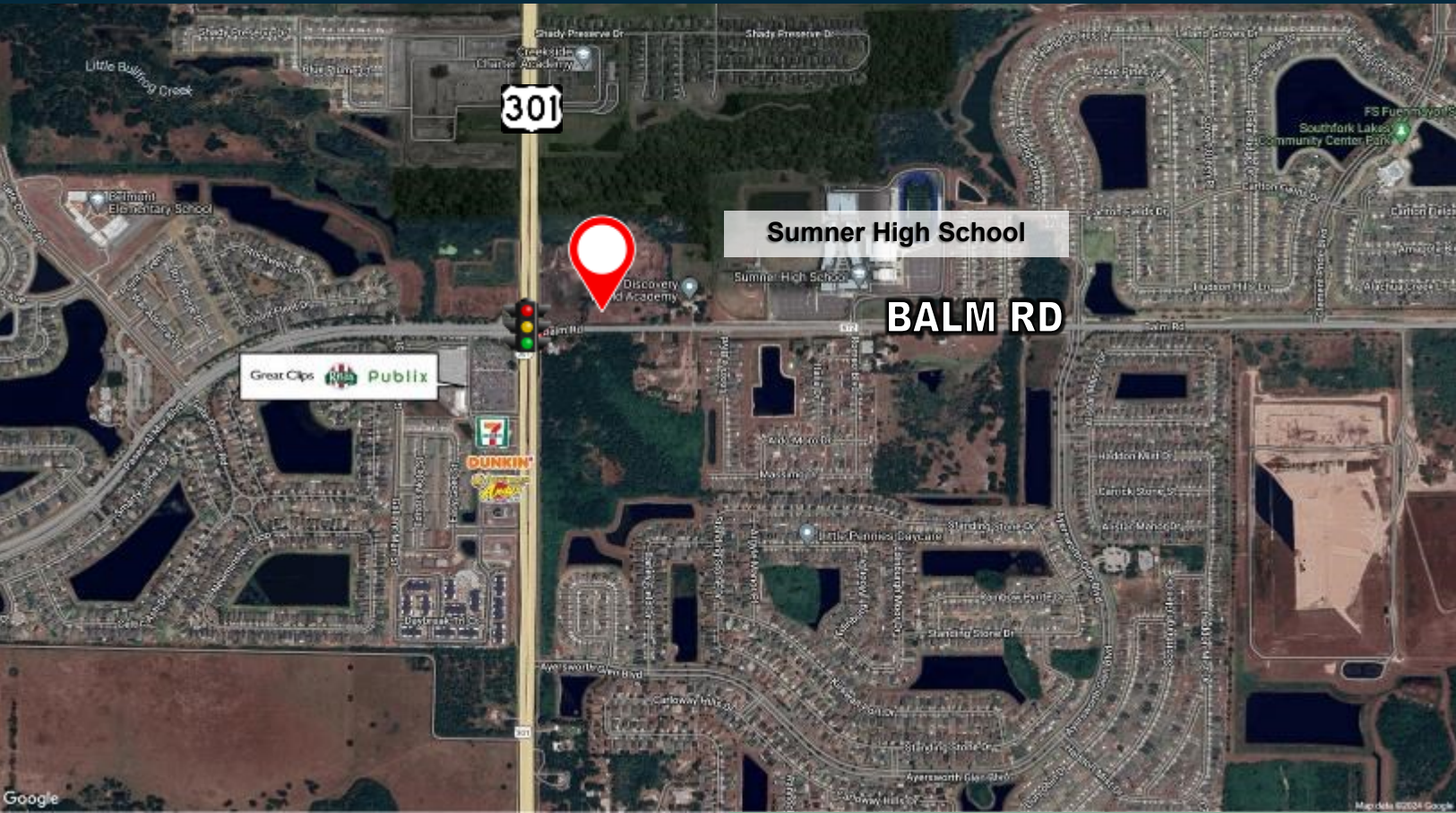




BUILD-TO-SUIT/GROUND LEASE

NEC US 301 & BALM RD | RIVERVIEW, FL

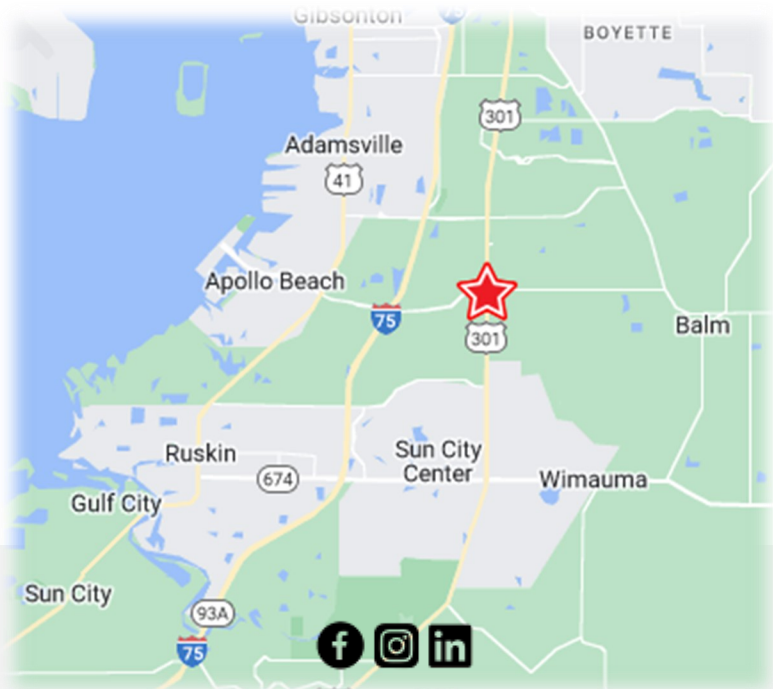
OUTPARCEL—LOT 6



Property Highlights

- ◆ Lot 6 Available for Sale or GL
- ◆ Vertical Construction ongoing
- ◆ Join CVS, Starbucks & Lockhart Storage on the remaining outparcel on Balm Road
- ◆ CVS and Starbucks Open Q2 2024
- ◆ 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
- ◆ Sunner 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
- ◆ New 300 apartments built at Easton Riverview

	1 Miles	2 Miles	3 Miles
Population	10,287	31,666	71,126
Average HH Income:	\$89,848	\$92,962	\$94,867
Daytime Population:	838	3,286	7,745



CONTACT

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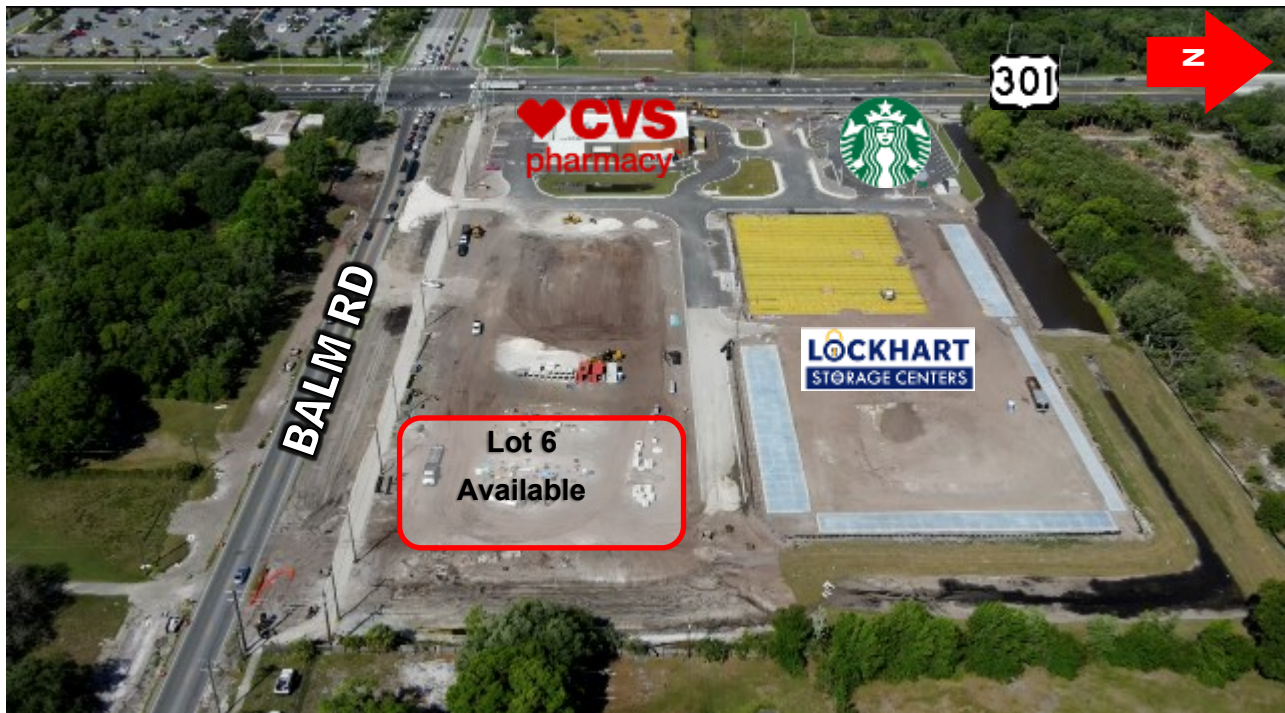
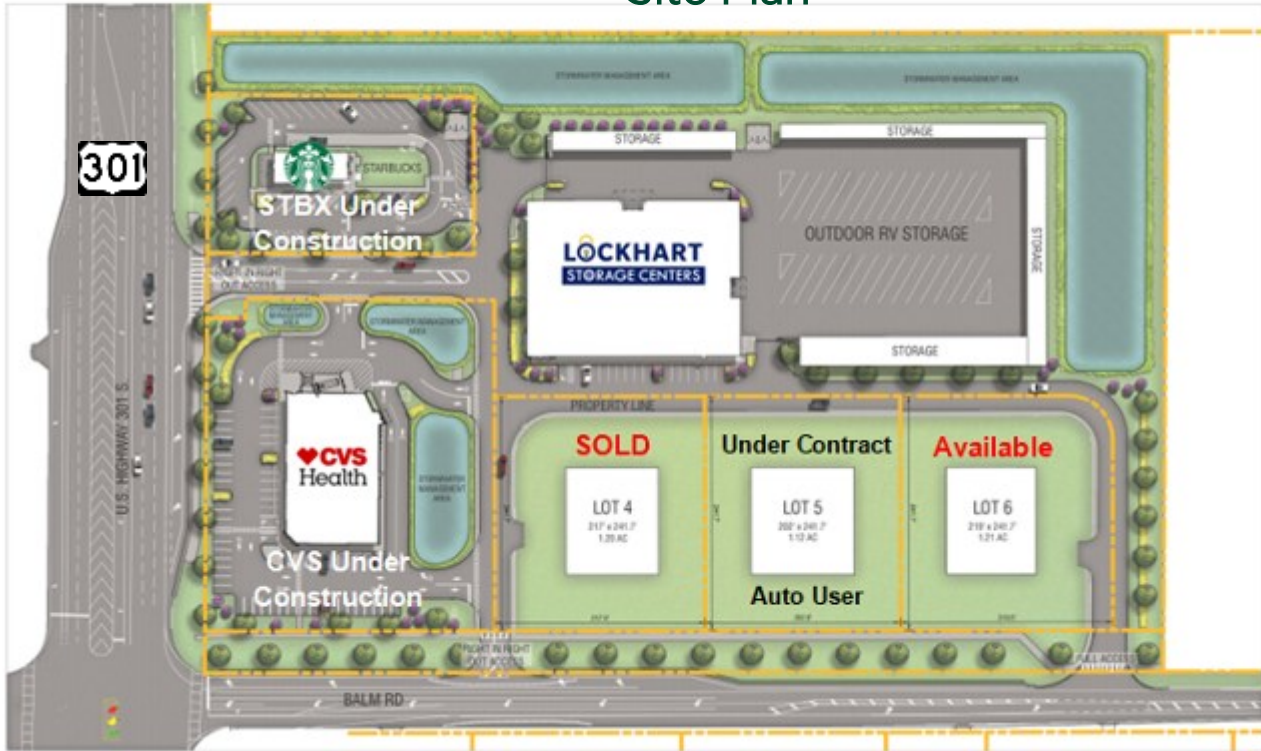


BUILD-TO-SUIT/GROUND LEASE

US 301 & BALM RD | RIVERVIEW, FL

OUTPARCEL- LOT 6

Site Plan



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