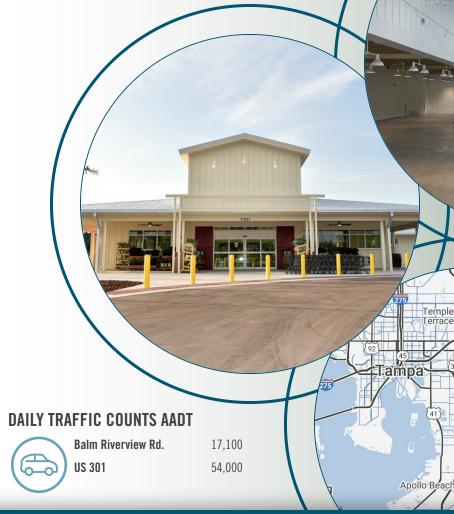
RETAIL PROPERTY FOR LEASE

PROPERTY HIGHLIGHTS

- AVAILABLE SPACE: +/- 8,000 SF potentially demisable
- 78 parking spaces
- Newly constructed building on 2.01 acres of land
- Close proximity to US 301 and across the street from Kids Community College
- Adjacent to surrounding residential

OPPROGRAPHICS

POPULATION		HOUSEHOLDS			
3 Mile	75,712	: 1		3 Mile	25,480
5 Mile 10 Minute	176,064 73,114	11	ົຟັ	5 Mile 10 Minute	60,827 24,696
		•			
DAYTIME POPULAT	ION	: AV	E. HOUS	SEHOLD I	NCOME
DAYTIME POPULAT	ION 27,729	AV	VE. HOUS	SEHOLD I 3 Mile	NCOME \$111,614
			/E. HOUS		



MAX MCGEACHY Associate

honotosassa

- **(** 813.345.5873
- Max.Mcgeachy@franklinst.com

Lithia

LICENSED REAL ESTATE BROKER I FranklinSt.com

FranklinStreet

HEATHER MCMILLIN

SENIOR DIRECTOR

Beather.McMillin@franklinst.com

VR TOUR

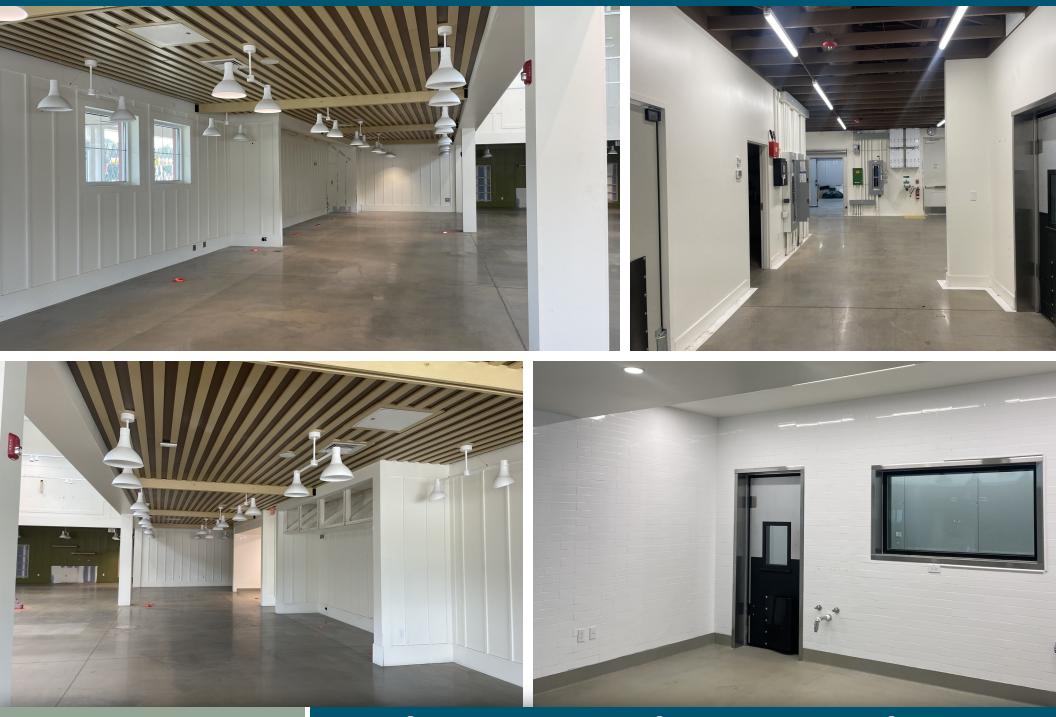
BRONWYN EYEINGTON Senior Associate

() 813.577.3830

Bronwyn.Eyeington@franklinst.com

NEWLY CONSTRUCTED RETAIL 11531 Balm Riverview Rd, Riverview, FL 33569





LICENSED REAL ESTATE BROKER I FranklinSt.com

 HEATHER MCMILLIN
 Image: State of the state of the

 (C)
 813.577.3830
 MAX MCGEACHY

 (B)
 Bronwyn.Eyeington@franklinst.com
 ASSOCIATE

 MAX MCGEACHY
 S 813.345.5873

 ASSOCIATE
 Max.Mcgeachy@franklinst.com

NEWLY CONSTRUCTED RETAIL 11531 Balm Riverview Rd, Riverview, FL 33569

ST FranklinStreet



LICENSED REAL ESTATE BROKER I FranklinSt.com

HEATHER MCMILLINC813.995.6528BRONWYN EYEINGTONC813.577.3830SENIOR DIRECTORImage: Constraint of the second seco

 State
 MAX MCGEACHY

 Image: State
 Image: State

 Image: State
 Image: State

 Image: State
 Image: State

(C) 813.345.5873
 (B) Max.Mcgeachy@franklinst.com

NEWLY CONSTRUCTED RETAIL 11531 Balm Riverview Rd, Riverview, FL 33569





LICENSED REAL ESTATE BROKER I FranklinSt.com

HEATHER MCMILLIN(C)813.995.6528BRONWYN EYEINGTSENIOR DIRECTOR(E)Heather.McMillin@franklinst.comSENIOR ASSOCIATE

BRONWYN EYEINGTON (S) 813.577.3830

Bronwyn.Eyeington@franklinst.com ASSOCIATE

 MAX MCGEACHY
 Image: State State