

NEWLY CONSTRUCTED RETAIL

11531 Balm Riverview Rd, Riverview, FL 33569

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

VR TOUR



DEMOGRAPHICS

POPULATION



3 Mile	75,712
5 Mile	176,064
10 Minute	73,114

HOUSEHOLDS



3 Mile	25,480
5 Mile	60,827
10 Minute	24,696

DAYTIME POPULATION



3 Mile	27,729
5 Mile	67,078
10 Minute	27,179

AVE. HOUSEHOLD INCOME

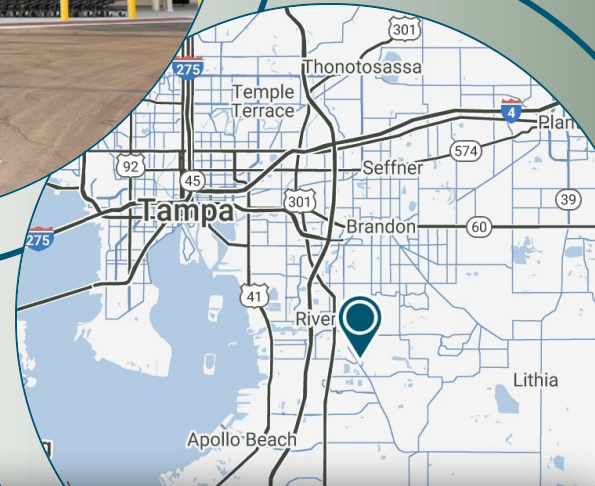


3 Mile	\$111,614
5 Mile	\$113,372
10 Minute	\$110,736

DAILY TRAFFIC COUNTS AADT



Balm Riverview Rd.	17,100
US 301	54,000



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