BELMONT SHOPPING CENTER

SW Corner of US Hwy 301 & Paseo Al Mar
Ruskin, FL 33569

SEMBLER

RUSKIN, FL

SMALL SHOP SPACES AVAILABLE

- New Publix-anchored center on the SW corner of U.S. Hwy 301 and Paseo Al Mar Blvd/Balm Rd
- National homebuilder contracted to build 180 townhomes adjacent to shopping center
- 20 housing developments under construction within 2 miles, totaling 19,000 units once completed;
- 10,000 residents added in 2018 within 3 mile radius
- Riverview is one of the fastest growing submarkets in Florida, becoming a popular place for families by providing a short commute to downtown Tampa and access to A-rated schools
- U.S. 301 is being widened from 2 lanes to 6 lanes. Paseo Al Mar will continue west to include a flyover over to I-75, connecting U.S. 41 and U.S. 301
- 1.5 miles from St. Joseph's Hospital on Big Bend Rd and future Tampa General Hospital site about 1 mile north

DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Q4 2019 Population	60,499	127,331	196,011
Q4 2019 Households	20,839	46,043	71,549
Q4 2019 Avg HH Income	$86,425	80,399	79,991

TRAFFIC COUNTS	
US Hwy 301	42,500

LOCATION

LAT: 27.768729 / LON: -82.336778

Leasing Contact
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Leasing Agent
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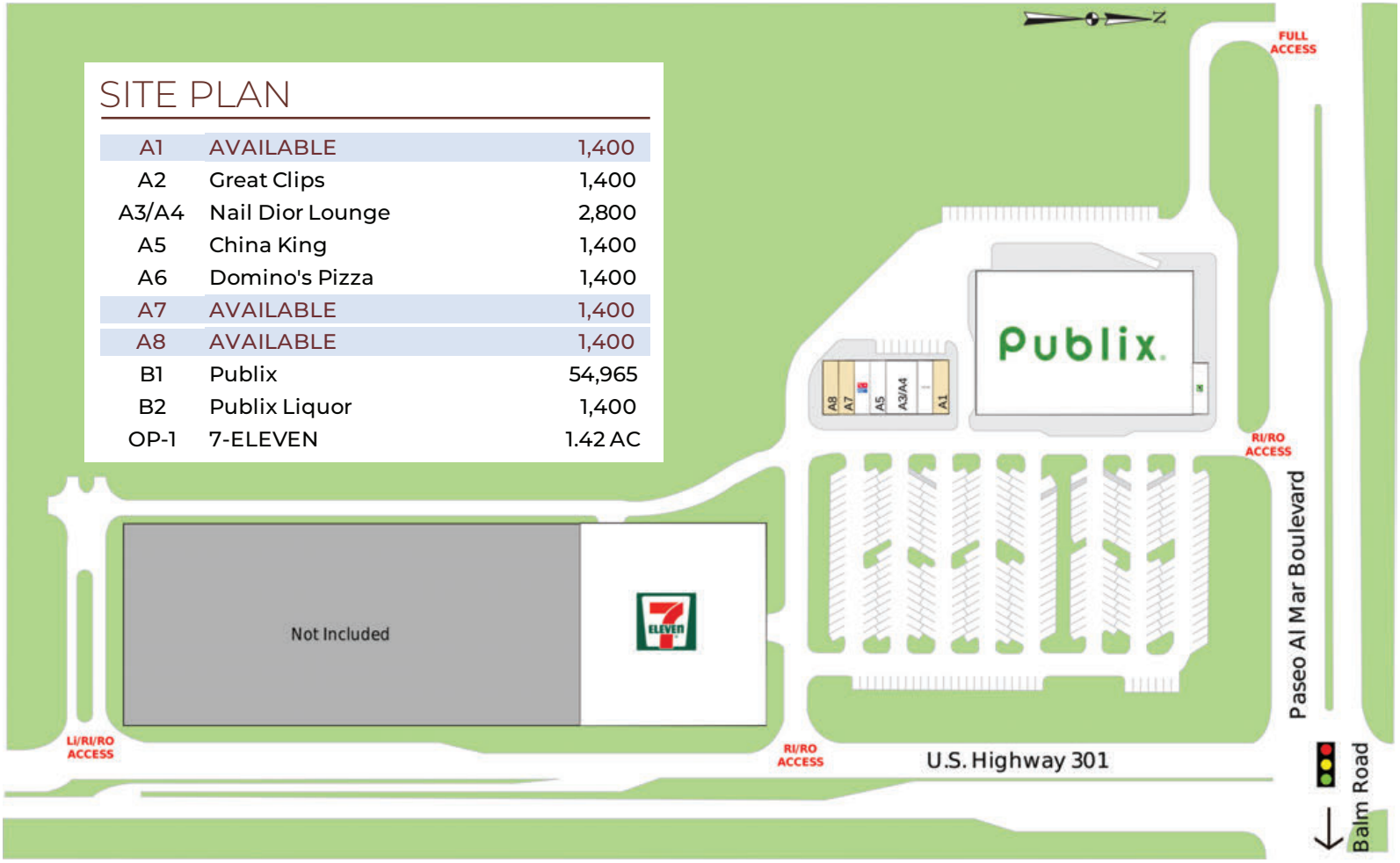
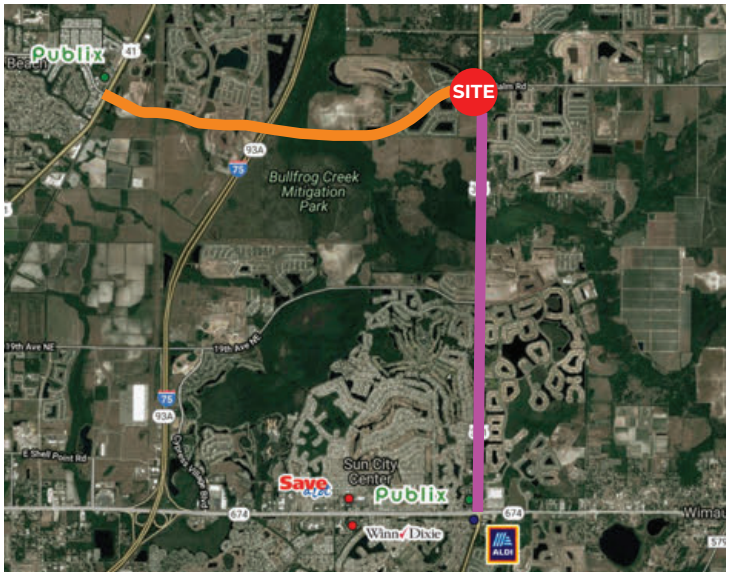
SITE PLAN

A1	AVAILABLE	1,400
A2	Great Clips	1,400
A3/A4	Nail Dior Lounge	2,800
A5	China King	1,400
A6	Domino's Pizza	1,400
A7	AVAILABLE	1,400
A8	AVAILABLE	1,400
B1	Publix	54,965
B2	Publix Liquor	1,400
OP-1	7-ELEVEN	1.42 AC



Road Improvement: U.S. 301
Start Date: Oct 2017
Completion Date: Late 2020
Description: Widening of U.S. 301 from Balm Rd to Sun City Center Blvd. Six lanes. 5 ft sidewalk on the west side and 12 ft multi-use path on east side.

Road Improvement: Paseo Al Mar Blvd
Start Date: Mid 2019
Completion Date: Mid to Late 2021
Description: Flyover I-75 connecting U.S. 41 and U.S. 301 via Paseo Al Mar Blvd. Lanes/median/ pedestrian paths.



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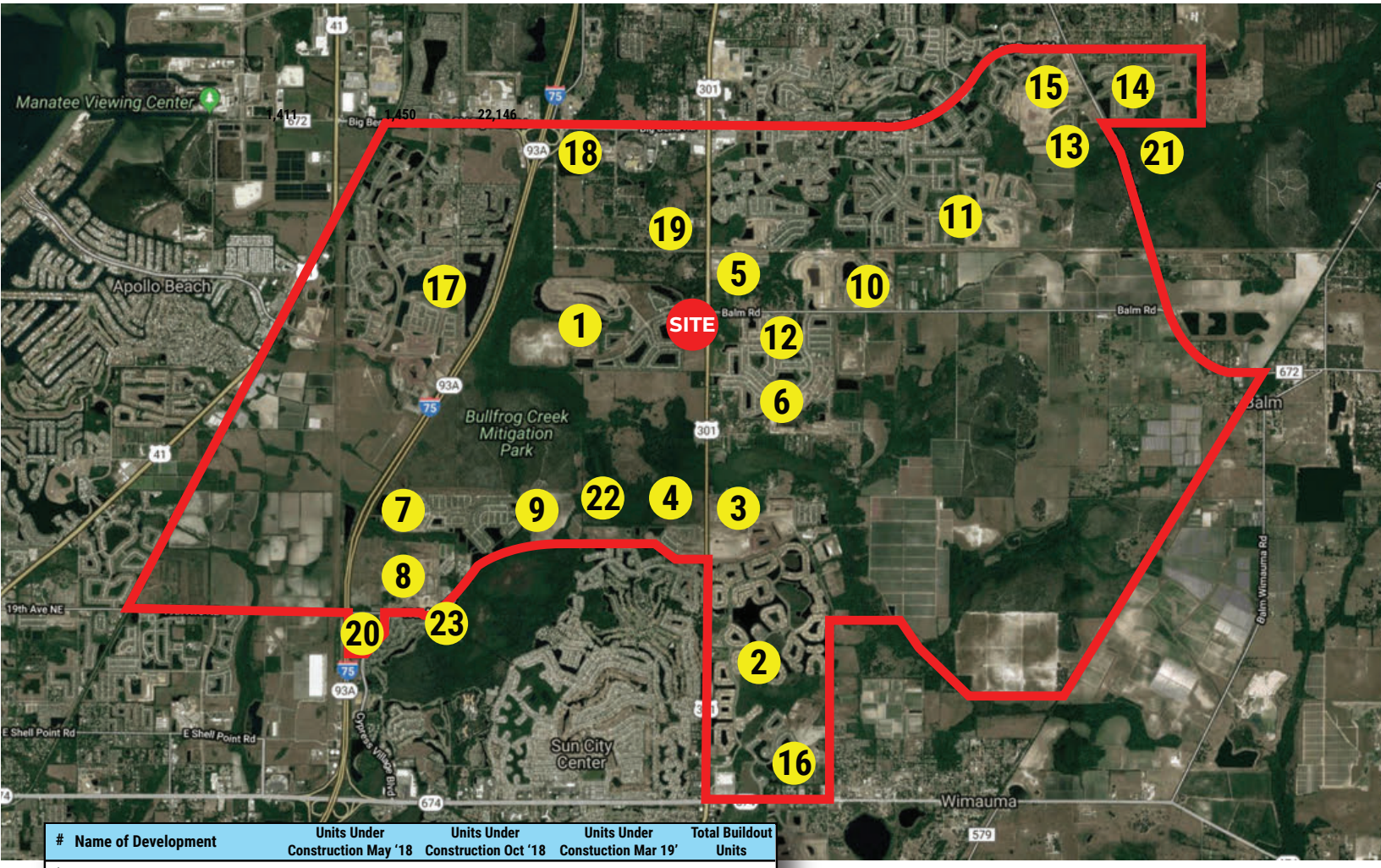

#	Name of Development	Units Under Construction May '18	Units Under Construction Oct '18	Units Under Constuction Mar 19'	Total Buildout Units
1	Belmont	109	156	113	2,094
2	Valencia Lakes	58	30	30	1,631
3	Valencia Del Sol (Phase 1)	0	10	30	565
4	Orchids at Cypress Creek (Phase 1)	45	64	68	342
5	The Oaks of Shady Creek	29	57	38	440
6	Ayersworth	92	89	79	1,422
7	Cypress Creek	40	33	33	994
8	Cypress Mill (New Lennar)	0	0	87	850
9	Lennar #2	0	0	21	320
10	Coronado West	0	0	0	TBD
11	South Fork	297	339	245	3,900
12	Mirabella	16	15	Fully Builty Out	148
13	Reserve at Pradera	24	12	12	350
14	Triple Creek	99	125	164	1,900
15	Waterleaf	44	80	48	640
16	Sereno	13	20	41	550
17	Waterset	84	111	108	5,000
18	Simmons Lopps Apartments	264	N/A	N/A	264
19	Wildgrass Apartments	0	0	321	321
20	Shade Tree Apartments	0	260	N/A	260
21	Talavera	0	10	12	75
22	Orchids at Cypress Creek (Phase 2)	0	0	0	TBD
23	Villa d'Este	N/A	N/A	0	80

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