



Newly Expanded Neighborhood Retail Center



River Springs Town Center is surrounded by many upscale housing subdivisions. These include Boyette Creek, the KB Homes development with 584 homes; Boyette Springs with 1,100 homes; the Waterford on the Alafie neighborhood with 62 homes; and the luxurious Fishhawk Ranch.



WATERFORD ON THE ALAFIE

ENVIRONMENTAL AREA

VALRICO ACADEMY

BOYETTE RD

FISHHAWK BLVD

BOYETTE SPRINGS

TWIN CREEKS ASSISTED LIVING AND MEMORY CARE

KB HOMES BOYETTE CREEK



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TWIN CREEKS
ASSISTED LIVING
AND MEMORY CARE

River
Springs
TOWN CENTER

BOYETTE RD

Wawa

FISHHAWK BLVD

BOYETTE RD



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**River Springs**
TOWN CENTER
South Brandon, FL

**TWIN CREEKS
ASSISTED LIVING
AND MEMORY CARE**

FISHHAWK BLVD

BOYETTE RD

Wawa

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Site Plan

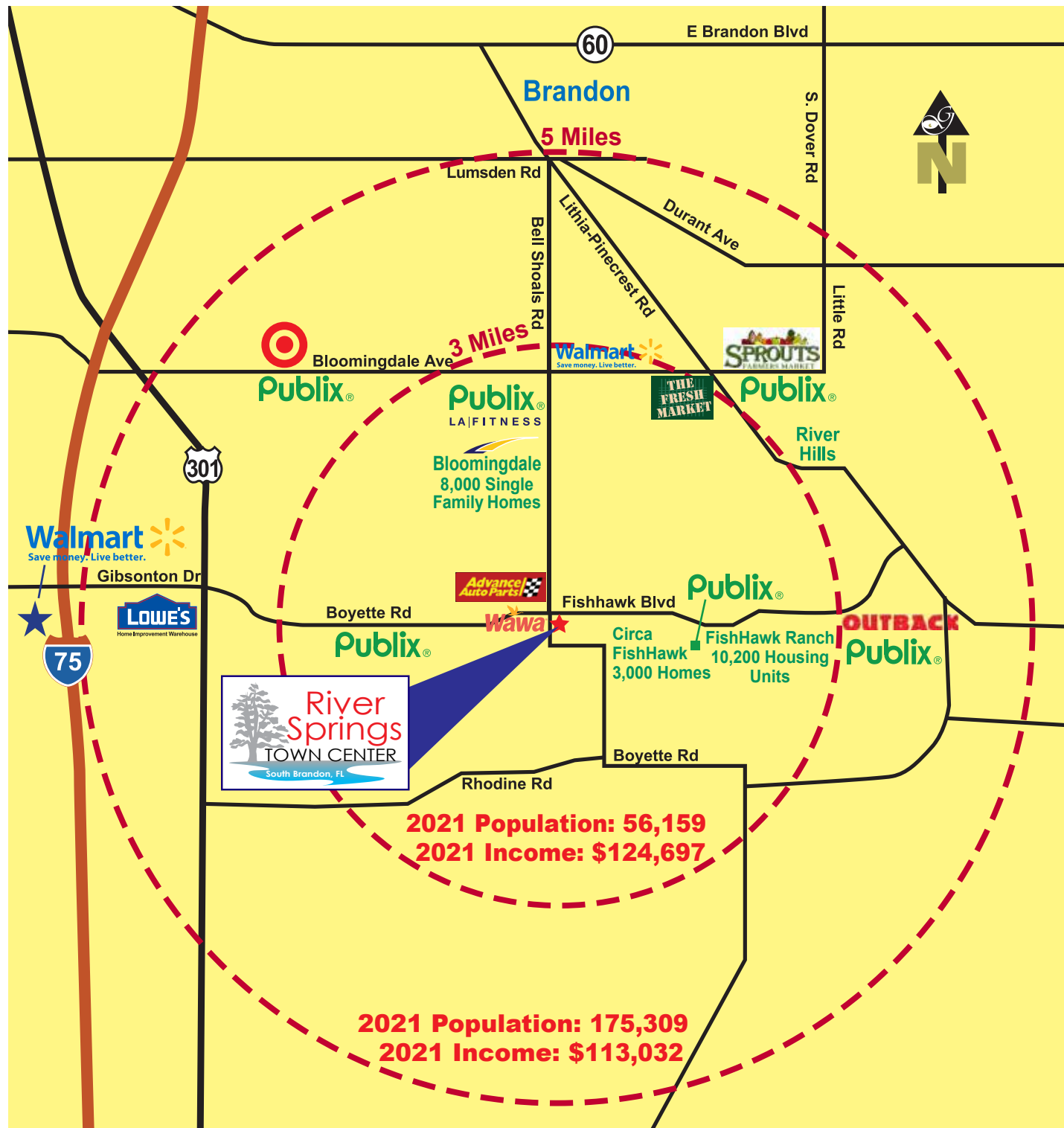


TENANT ROSTER

A-1 (13435)	Fishhawk Bagel	1,181 sf	P (13448)	Pinch A Penny	2,400 sf
A-2 (13433)	Fishhawk Bagel	1,419 sf	Q-1 (13452)	CPA - Investments	1,200 sf
B-1 (13431)	Cherry Dentistry	1,300 sf	Q-2 (13454)	Allegra Spa Café	1,200 sf
B-2 (13429)	Jets Pizza	1,240 sf	R (13456)	Title Boxing	1,200 sf
B-3, C1-2 (13421)	TGH	5,300 sf	S (13458)	Title Boxing	1,200 sf
D-F (13420)	Akira Hibachi Japanese Restaurant	5,275 sf	W (13414)	Meraki Salon	900 sf
G (13426)	State Farm Insurance	975 sf	X (13410)	Just Ride Bicycles	2,334 sf
H (13428)	Sallriale's Market	1,400 sf	Y (13412)	Pataa Thai Cuisine	2,067 sf
I (13430)	Sallriale's Market	1,400 sf	Z (13416)	The Talking Pint, Inc.	4,433 sf
J (13432)	Anytime Fitness	4,200 sf	C-13451-53	Reeds Nail Salon	2,547 sf
K (13438)	Anytime Fitness	1,400 sf	C-13455	AVAILABLE	1,251 sf
L (13440)	Liquor & Cigars	1,400 sf	C-1357	AVAILABLE	1,251 sf
M (13442)	Fishhawk Barber Shop	1,400 sf	C-13459	AVAILABLE	1,251 sf
N (13444)	Fishhawk Sporting Goods	1,400 sf	C-13461-63	Fidelity National Title	2,502 sf
O (13446)	Fishhawk Sporting Goods	2,100 sf	C-13465-67	PT Solutions	2,547 sf



Ring Map



Demographics

	3 Miles	5 Miles	10 Miles
Population			
2021 Total	56,159	175,309	434,169
Total Median Age (in years) 2021	39.4	38.0	36.00
Avg. Fam. Household Income 2021	\$124,697	\$113,032	\$94,630
2021 Family Households by Household Income			
\$35,000 – \$49,000	1,470 (7.93%)	5,545 (9.31%)	17,661 (11.61%)
\$50,000 – \$74,999	2,844 (15.34%)	10,411 (17.47%)	28,896 (19.00%)
\$75,000 – \$99,999	2,348 (12.67%)	8,382 (14.07%)	22,073 (14.51%)
\$100,000 – \$124,999	2,103 (11.34%)	6,922 (11.62%)	16,473 (10.83%)
\$125,000 – \$149,999	1,869 (10.08%)	5,408 (9.08%)	11,295 (7.43%)
\$150,000 – \$500,000+	5,090 (27.46%)	13,063 (21.92%)	23,638 (15.54%)



River Springs

TOWN CENTER

South Brandon, FL





**River
Springs**
TOWN CENTER
South Brandon, FL

Developer

United American Realty Corporation has developed some of the most successful commercial properties in Florida. Our team of seasoned professionals has vast experience in creating and managing outstanding shopping destinations through creative planning, meticulous management, and financial strength.

River Springs has followed in these footsteps and has expanded.

CONTACT US

FOR LEASING
INFORMATION CALL:

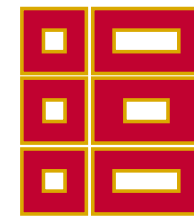
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