

AVAILABLE
23,282 SF

PLEASE CALL FOR
LEASING/SALES INFORMATION



HARD CORNER RETAIL SITE
1850 HWY 44 W, INVERNESS, FL 34453



HARD CORNER RETAIL SITE | 1850 HWY 44 W, INVERNESS, FL 34453

TABLE OF CONTENTS

AERIALS

1

SITE PLAN

4

DEMOGRAPHIC PROFILE

5

MARKET OVERVIEW

6

CONTACT

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Real Estate Development

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CITRUS CENTER

TJ-maxx  **AspenDental**
bealls  **OfficeMax**
(175.9K monthly visits)

44

LOWE'S
(81.5K monthly visits)

Walmart
Supercenter
(243.5K monthly visits)



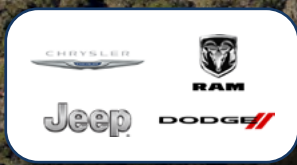
Inverness Village Condominium Complex
(128 units)



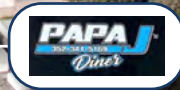
Brannen Bank
FINANCIAL SOLUTIONS SINCE 1790



Colonnade
(106 units)



State Highway 44
(38,500 AADT)



44

Forest Drive

Inverness Airport

(4.4 miles from site)



Pleasant Grove Elementary School

(621 students)

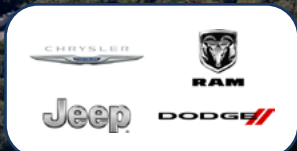


Withlacoochee Technical College
(768 students)



Pleasant Grove Road

SITE



Forest Drive





Colonnade
(106 units)

State Highway 44
(38,500 AADT)





INVERNESS REGIONAL SHOPPING CENTER



CVS pharmacy



Citrus County Courthouse

Walgreens

HCA Florida
Citrus Hospital
(204 beds;
over 150 physicians
& 1,000 employees)

HIGHLAND SQUARE

Winn-Dixie

BIG
LOTS!

ACE
Hardware

bealls

Citrus High School
(1,520 students)



Whispering Pines City Park

(290-acre park featuring 25-meter pool, basketball, pickleball, tennis, and racquetball courts, two 18-basket disc golf courses)



SITE



Withlacoochee
Technical
College

(768 students)



Pleasant Grove Road



(106 units)



State Highway 44
(38,500 AADT)

44



Jeep

DODGE



CHEVROLET

SITE OVERVIEW

BUILDING 1



1973

YEAR BUILT



1,202 SF

BUILDING SIZE



6

PARKING SPACES

BUILDING 2



1973

YEAR BUILT



4,392 SF

BUILDING SIZE

BUILDING 3



1986

YEAR BUILT



17,688 SF

BUILDING SIZE



16

PARKING SPACES



DEMOGRAPHIC PROFILE

5 MILE RADIUS OF SITE



33,198
POPULATION



\$65,454
AVG. INCOME

10 MILE RADIUS OF SITE



84,050
POPULATION



\$75,694
AVG. INCOME

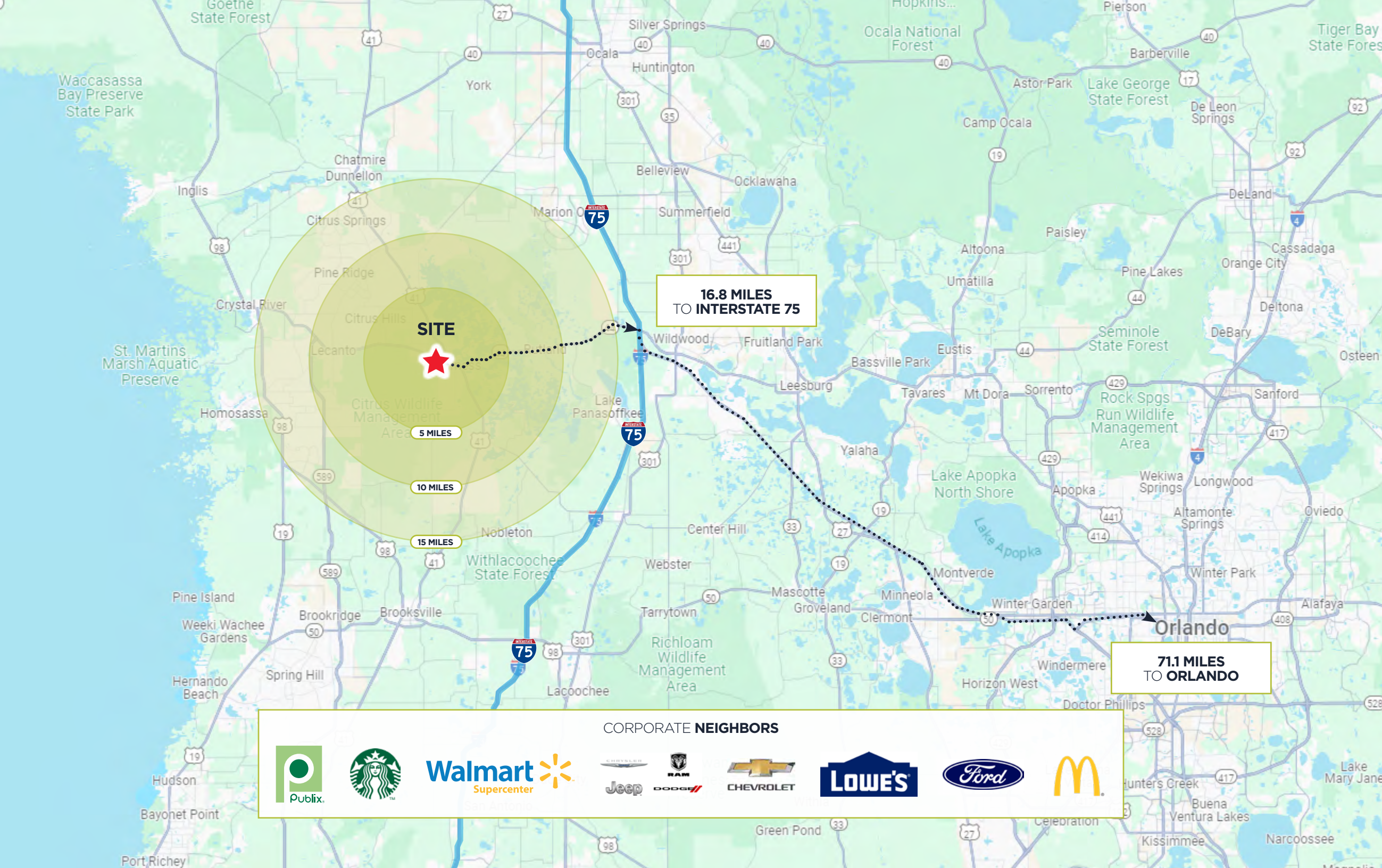
15 MILE RADIUS OF SITE



169,295
POPULATION



\$76,605
AVG. INCOME



16.8 MILES
TO INTERSTATE 75

67.4 MILES
TO INTERSTATE 4

1.4 MILES
TO DOWNTOWN
INVERNESS

71.1 MILES
TO ORLANDO

4.4 MILES
TO INVERNESS AIRPORT

78.7 MILES
TO ORLANDO
INTERNATIONAL AIRPORT



CORPORATE NEIGHBORS

MARKET OVERVIEW

TOP SCHOOLS & UNIVERSITIES



68,442

TOTAL STUDENTS

THE LARGEST COLLEGE IN THE ORLANDO METRO AREA



3,928

TOTAL STUDENTS

RANKED #4 IN REGIONAL UNIVERSITIES SOUTH BY U.S. NEWS



2,709

TOTAL STUDENTS

RANKED #1 IN REGIONAL UNIVERSITIES SOUTH BY U.S. NEWS

TOURIST ATTRACTIONS



58 MILLION

AVERAGE ANNUAL VISITORS

#1 MOST VISITED VACATION RESORT IN THE WORLD



22 MILLION

AVERAGE ANNUAL VISITORS

#5 MOST VISITED AMUSEMENT PARK IN THE UNITED STATES



4.45 MILLION

AVERAGE ANNUAL VISITORS

#10 MOST VISITED AMUSEMENT PARK IN THE UNITED STATES

COMPANY HEADQUARTERS



191,105

EMPLOYEES

LARGEST FULL-SERVICE RESTAURANT COMPANY IN THE WORLD



27,000

EMPLOYEES

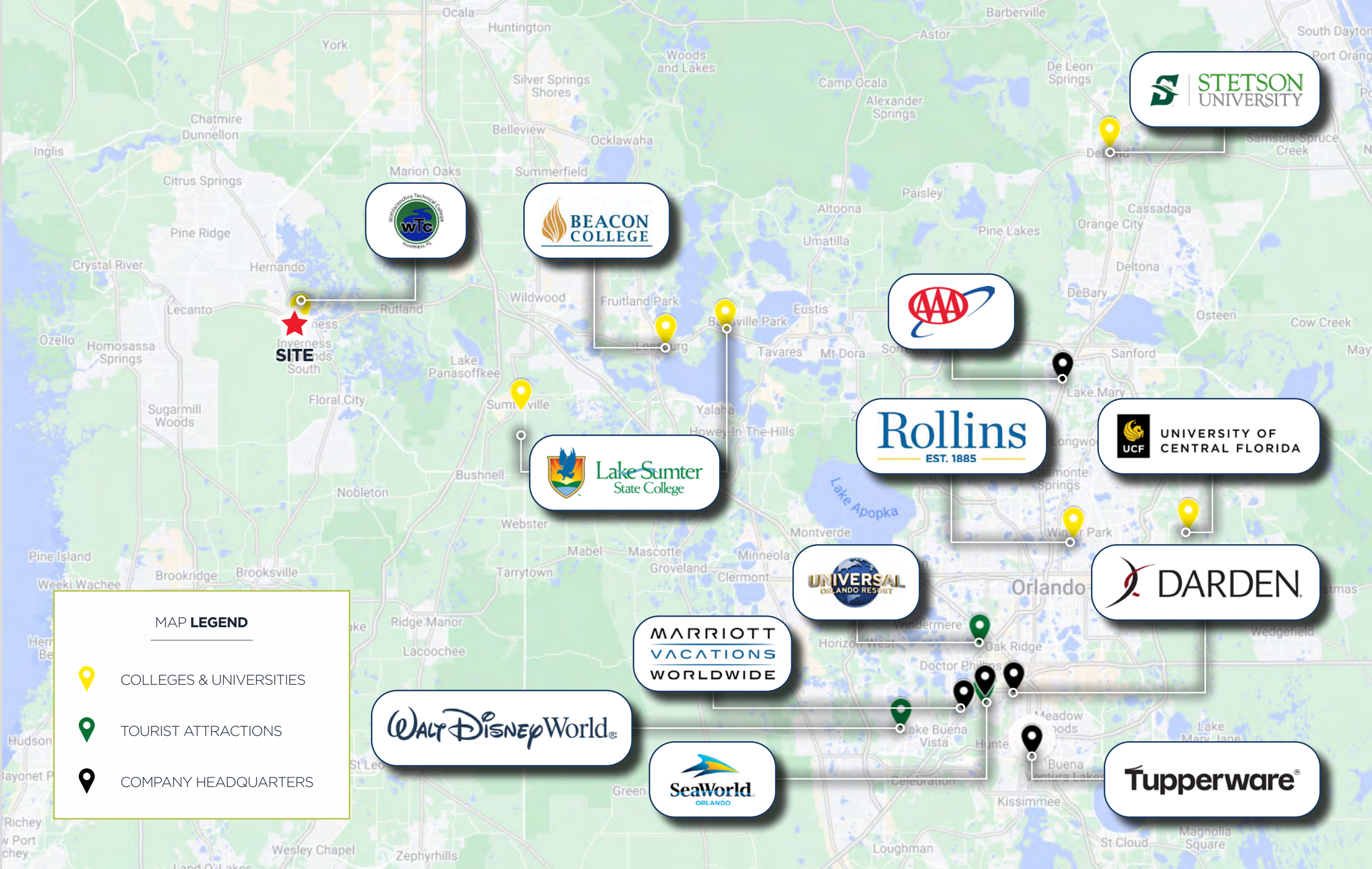
BEST AUTO INSURANCE COMPANY RANKED BY CONSUMERS



20,300

EMPLOYEES

RANKED #5 ON FORTUNE'S WORLD'S MOST ADMIRABLE COMPANIES - HOSPITAL INDUSTRY



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