

Citrus Center For Lease

2605 E. Gulf to Lake Hwy
Inverness, FL 34453



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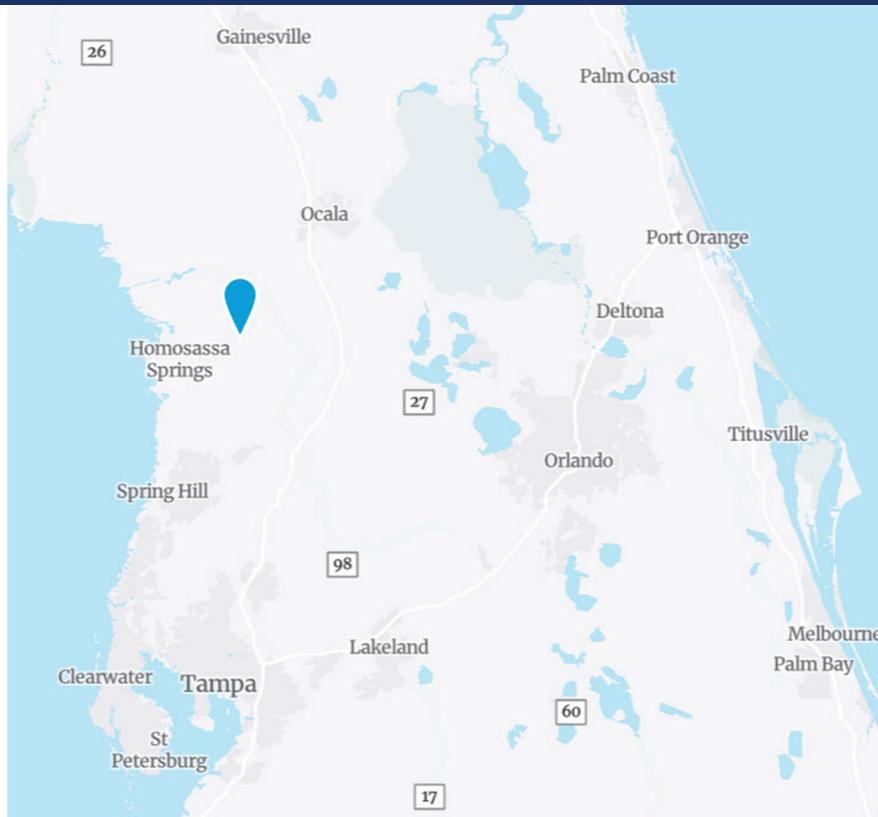
Accelerating success.



Citrus Center is located in Inverness, the county seat of Citrus County
- home to the Citrus County Courthouse and supporting offices

Features & Amenities

- 900 - 5,600 SF available
- Join: TJ Maxx, OfficeMax, Regal Cinema, Dollar Tree, Pet Supermarket and more
- Average household income of \$83,271 within 3 miles
- 38,500 cars per day on E. Gulf to Lake Hwy
- Just over 5 miles east of the new Suncoast Parkway Extension, providing greater connectivity with the greater Tampa area and Tampa International Airport
- Established trade area with full-time and seasonal residents



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Water Treatment Plant



E. Gulf to Lake Hwy



38,500 AADT

S. Croft Avenue

Availabilities

F81	Tires Plus
GC1	Tequila Garden
2607A	China First
2607B	Armed Forces Recruitment Center
2609A	Dollar Tree
A2	Available - 900 SF
A3	Available soon - 900 SF
A4	Available soon - 900 SF
A5	Available soon - 1,500 SF
A6	Vape Shop

A7	LifeSouth
GL1	Regal Cinemas
B1	Available soon - 1,200 SF
B2	Subway
B3	Fantastic Sam's
B4	Glory Nails
B5	El Ranchito
B6	Pet Supermarket
C1	Sally Beauty
C2	Domino's Pizza

D1	UPS
D2	Pinch-a-Penny
E1-4	Available soon - 5,600
WD1	OfficeMax
WD2	Tj Maxx
G1	Available - 2,578 SF (medical)
G2	Coast Dental
G3	Mattress Firm
NB1	BBVA Compass

Total GLA - 142,215





Demographic Summary

	3-Mile	5-Mile	7-Mile
Total Population	12,904	33,615	61,691
Daytime Population	14,150	37,808	64,375
Average Household Income	\$79,289	\$83,271	\$74,144
Median Age	56.2	60.5	59.0



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