

Beverly Hills, FL 34465

14,364 SF Free-standing Retail
3506 N Lecanto Hwy.



FOR LEASE: \$18 SqFt/Yr/NNN

Dee Maret, CCIM | 727-641-5736



Property Summary

Freestanding Retail | 3506 N. Lecanto Hwy | Beverly Hills, FL



Property Facts

Lease Rate:	\$18/SqFt/Yr
Lease Type:	NNN
Building Size:	14,364 SF
Parking Ratio:	5.22
Year Built:	2004
Sector Type:	Retail
Flood Zone:	X
Roof:	Flat
Zoning:	Gen. Commercial (GNC)
Lot Size:	2.41 Acres
Tax ID:	18E18S15 13240

Property Overview

This former CVS store sits at a signalized, hard corner at N. Lecanto Hwy and Truman Blvd. in unincorporated Beverly Hills, Fla. The 2.41-acre parcel, with 75 parking spaces, is zoned General Commercial and offers 324 feet of frontage on N. Lecanto Hwy (CR 491). CVS, which has been shuttering stores to adapt to changing consumers' buying patterns, did not renew their lease that expired in 2024. The store lies outside the floodplains and suffered no damage from the recent hurricanes. The HVAC units are roof-mounted and all public utilities are on site. The building is fully sprinklered, with 16-foot ceilings, and the landscaping is well-maintained -- highlighted by Live Oak trees. Average daily traffic count is 6,100. Other attributes include pylon signage on CR 491, a lighted parking lot with three points of ingress-egress and a drive-thru for customer convenience.

Location Summary

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Location Overview

The Beverly Hills/Lecanto region rests in Citrus County, the northernmost county in the Tampa Bay area's 8-county metro. Beverly Hills/Lecanto sits about 65 miles north of Tampa International Airport, about one hour, traveling along the Suncoast Parkway. The "Nature Coast" provides a different experience from the traffic congestion and higher cost of living in Tampa-St. Petersburg. Citrus County has been chosen as one of the five best places to retire in Florida, as residents and visitors enjoy scenic rivers, crystal springs and great walking and biking trails. The world-renowned Black Diamond Ranch boasts 45 holes of Tom Fazio-designed golf -- barely a mile from the store. Access will improve immensely as the Suncoast Parkway's current extension nears completion to West Norvell Bryant Hwy. (County Road 486), three miles to the south. That intersection is smack dab in the middle of rapid growth as evidenced by the newly built retailers, including Target, Hobby Lobby, Walmart, Aldi, Starbucks, Panera, Texas Roadhouse and others that complement those who have been operating near the former CVS store for years like Winn-Dixie, Ace Hardware, Auto Zone, O'Reilly, Dollar Tree, Truist, Regions, Bank of America and many more. The 90,000-square-foot Park Plaza retail center, sitting across N. Lecanto Hwy., draws customers from Beverly Hills, Lecanto and nearby Citrus Hills, Pine Ridge and beyond.

Drive Times

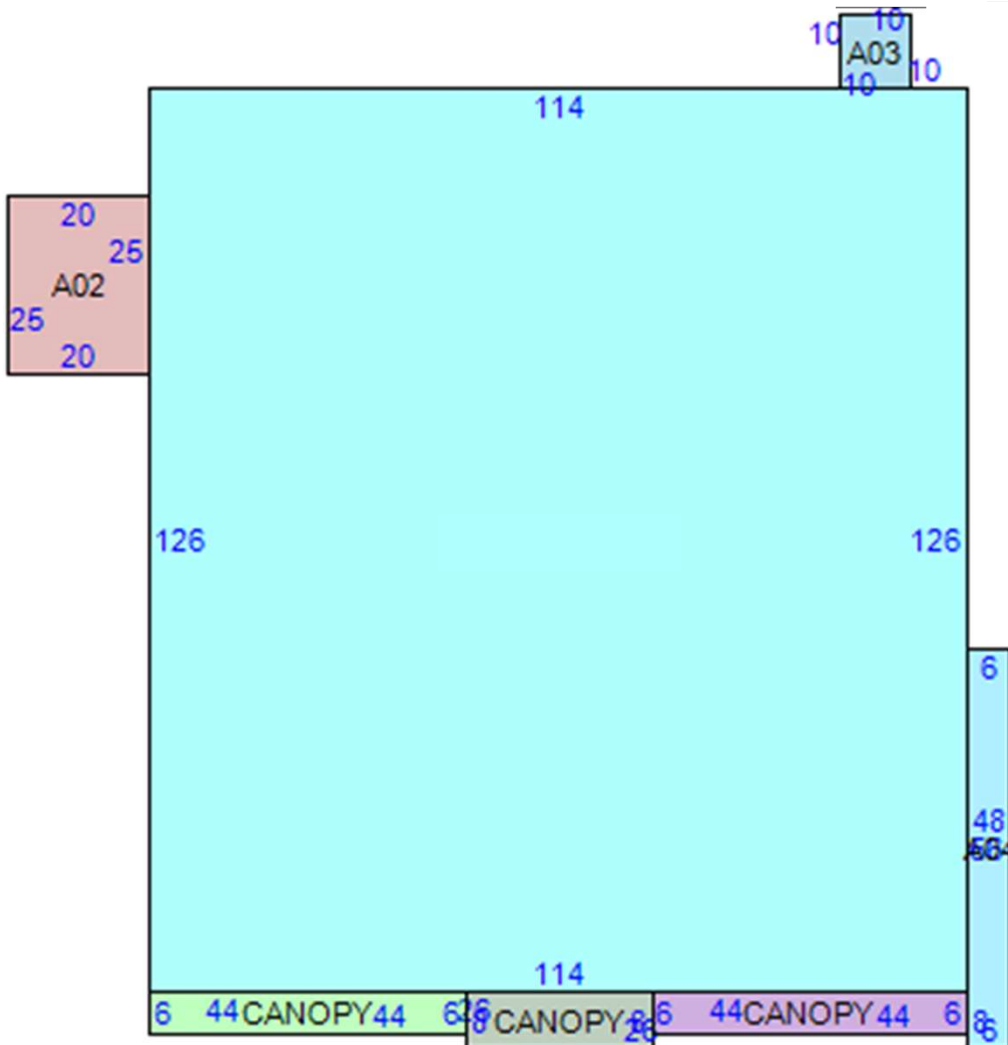
Lecanto VA Clinic:	3 min
Black Diamond Ranch:	5 min
Suncoast Parkway:	10 min
Crystal River:	15 min
World Equestrian Village, Ocala:	43 min
The Villages:	56 min
Tampa International Airport:	67 min
Univ. of Florida, Gainesville:	75 min
Orlando International Airport:	95 min

Overview

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Building Footprint



Prospective Tenants

Any mini-box retailer/specialty tenant, including:

- Gourmet or discount grocer
- Sporting goods – especially golf, fishing and hunting
- Beer, wine and spirits
- Tools and equipment sales
- Motorcycle & specialty cart sales and service
- Adult education & training/ private school
- Pet hotel and boarding service
- Home furnishings, flooring and interior design
- Health and fitness facility
- Pickleball and/or shuffleboard courts
- Golf practice facility and simulator
- Indoor shooting range

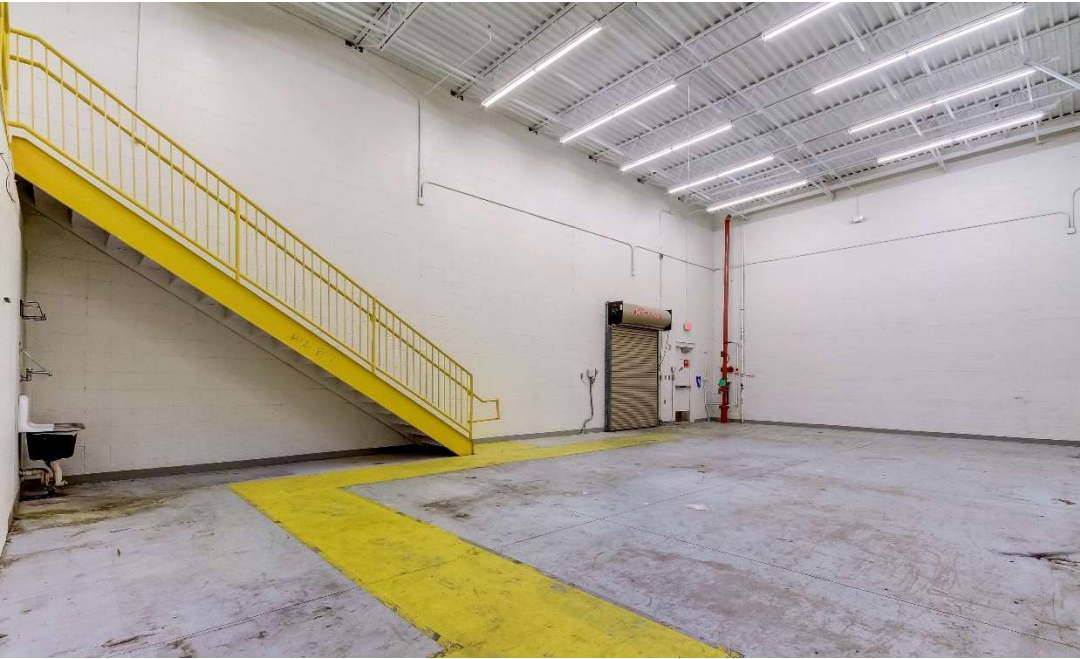
Main Floor Photo

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Storage Area Photos

Freestanding Retail | 3506 N. Lecanto Hwy | Beverly Hills, FL



Exterior Photos

Freestanding Retail | 3506 N. Lecanto Hwy | Beverly Hills, FL



Drone Photo Looking East

Freestanding Retail | 3506 N. Lecanto Hwy | Beverly Hills, FL



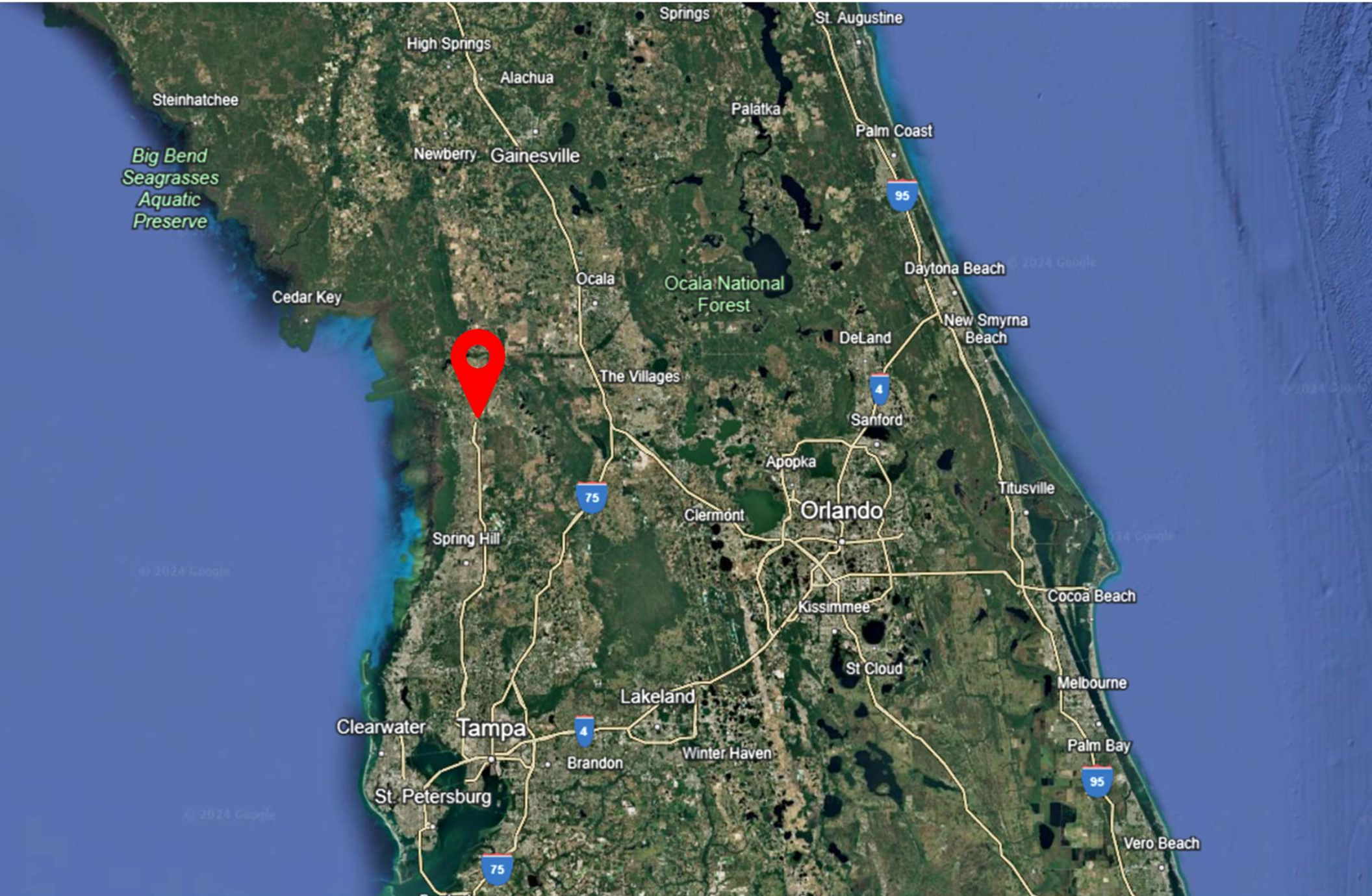
Drone Photo Looking South

Freestanding Retail | 3506 N. Lecanto Hwy | Beverly Hills, FL



Regional Map

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5-Mile Demographics

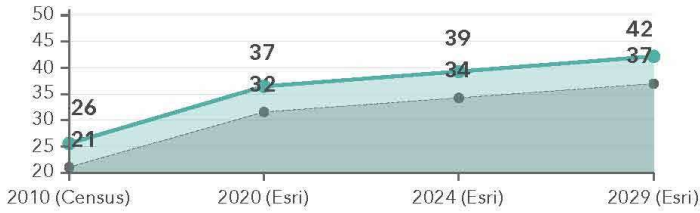
Freestanding Retail | 3506 N. Lecanto Hwy | Beverly Hills, FL



Community Change Snapshot

3506 N Lecanto Hwy
Ring of 5 miles

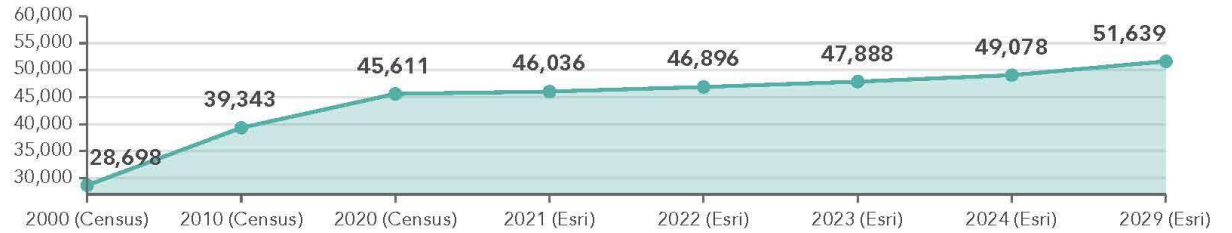
Diversity Index



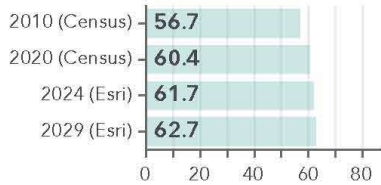
■ Site ■ Citrus County

Dots show comparison to

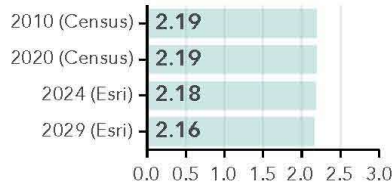
Total Population



Median Age



Average Household Size



Owner vs Renter Occupied Units



■ Owner ■ Renter

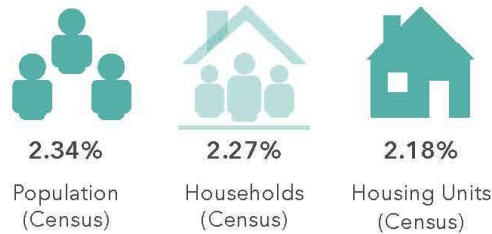
Median Home Value



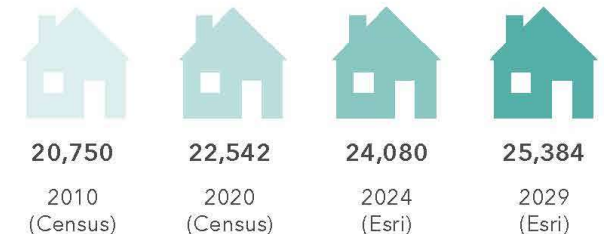
■ Site ■ Citrus County

Bars show comparison to

2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



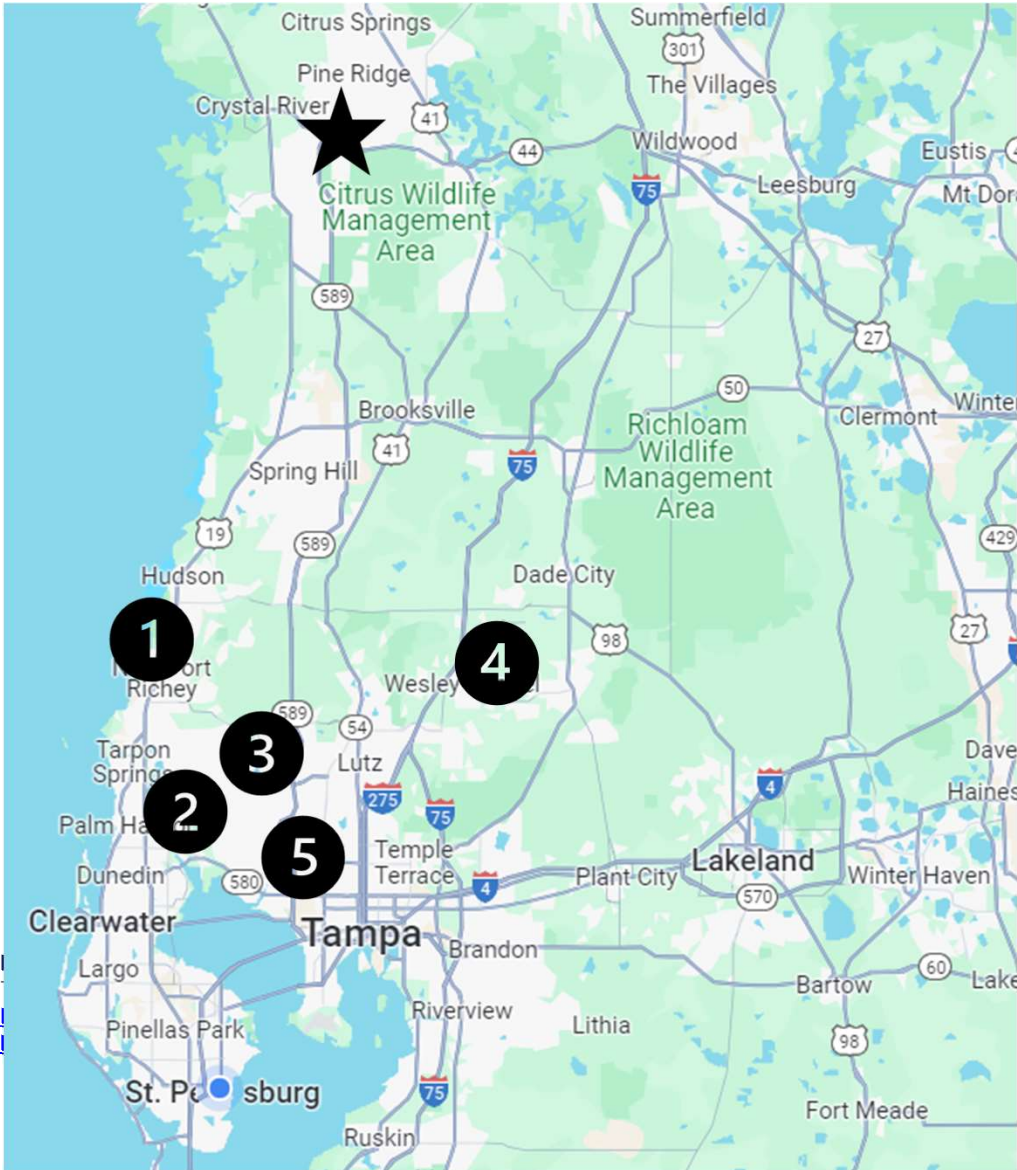
Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2024, 2029), ACS (2018-2022). © 2024 Esri

Lease & Sublease Pricing Analysis

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Drug Store Comparables



1

ADDRESS: 7071 Mitchell Blvd., New Port Richey, FL	
Sign Date:	December 2023
SF:	12,888 Class B retail free standing
Rental Rate:	\$20 PSF NNN - Leased
Notes	Former CVS subleased to Jallo Fine Wine and Spirits for 13 years.

2

ADDRESS: 12702 Race Track Road, Tampa, FL 33626	
Sign Date:	May 2024
SF:	14,715 Class B retail free standing
Rental Rate:	\$22 NNN - Leased
Notes	Former CVS direct lease to Dollar General for 10 years.

3

ADDRESS: 5632 Gunn Highway, Tampa, FL 33624	
Sign Date:	Currently For Sublease
SF:	15,044 Class B retail free standing
Rental Rate:	\$22 NNN – Available: Call 727-641-5736 for more info
Notes	Seeking National Tenants Only – Sublease

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ADDRESS: 34502 SR 54, Zephyrhills, FL 33541	
Sign Date:	On market for sublease with 10 years remaining
SF:	12,900 SF
Rental Rate:	Asking \$25 PSF NNN – Pending Transaction
Notes	Former CVS on busy thoroughfare in path of growth

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ADDRESS: 1502 W. Hillsborough Ave., Tampa, FL 33635	
Sign Date:	Currently for Sublease
SF:	11,201 Class B free-standing retail
Rental Rate:	\$23 NNN Available: Call 727-641-5736 for more info
Notes	Former CVS in in West Tampa

Contacts

Freestanding Retail or Medical | 3506 N. Lecanto Hwy | Beverly Hills, FL



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