

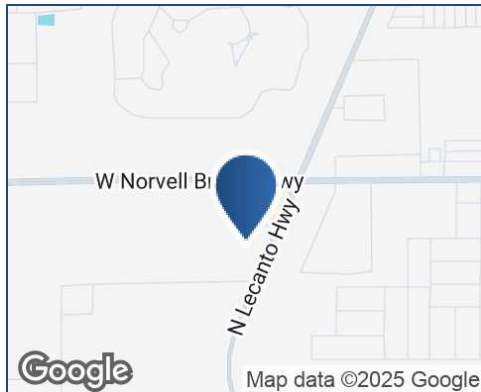
*Property Summary*



**DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	24,200
STREET	N. Lecanto Hwy.

\* Figures shown represent estimates



**DEMOGRAPHICS - 2025**

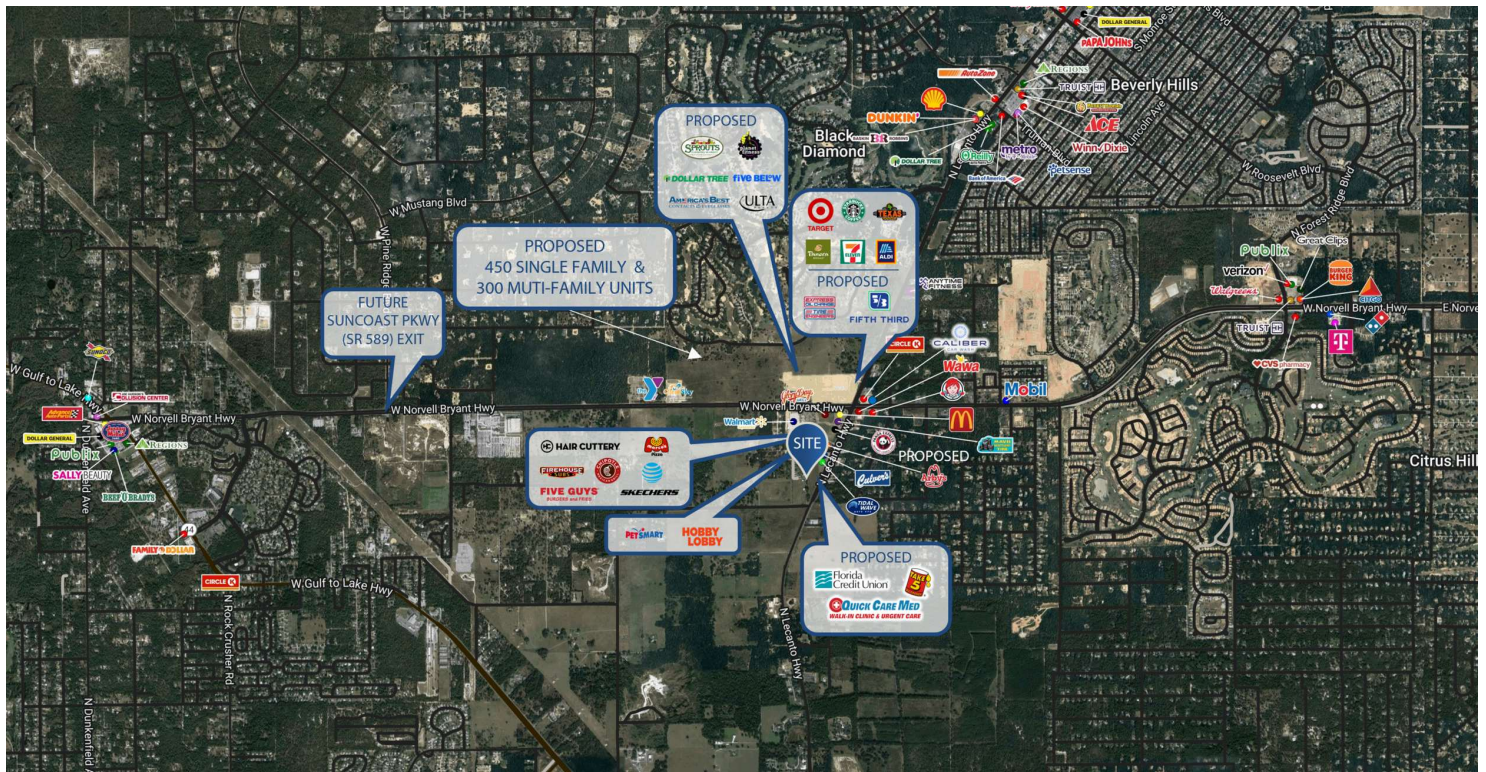
DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Estimated Population	21,016	46,917	119,171
Average HH Income	\$97,273	\$94,936	\$91,188
Estimated Households	9,413	21,055	52,931

**PROPERTY HIGHLIGHTS**

- Multiple outparcels available in Lecanto, FL
- Approved PUD with GNC land use
- Citrus County DOT has a road-widening project underway for CR 491. This project will widen CR 491 to four lanes and will add a traffic signal at W. Horace Allen St.
- Conveniently located in Citrus County just minutes from the Black Diamond Ranch, Citrus Hills, and Pine Ridge Developments
- Nearby retailers include Walmart, Target, Hobby Lobby, Aldi, PetSmart, Mavis Tire & Brakes, Caliber Car Wash, McDonald's, Wendy's, Wawa, Culver's, Tidal Wave Auto Spa, Panda Express, Glory Days Grill, AT&T, Chipotle, Marco's Pizza, Hair Cuttery, Firehouse Subs, Five Guys, Skechers, Panera, 7-Eleven, Texas Roadhouse, and Starbucks
- Proposed area retailers include Sprouts Farmers Market, Five Below, Ulta Beauty, Dollar Tree, Planet Fitness, America's Best Eyeglasses, Express Oil Change & Tire Engineers, KFC, Arby's, Take 5 Oil Change, Florida Credit Union, and Quick Care Med

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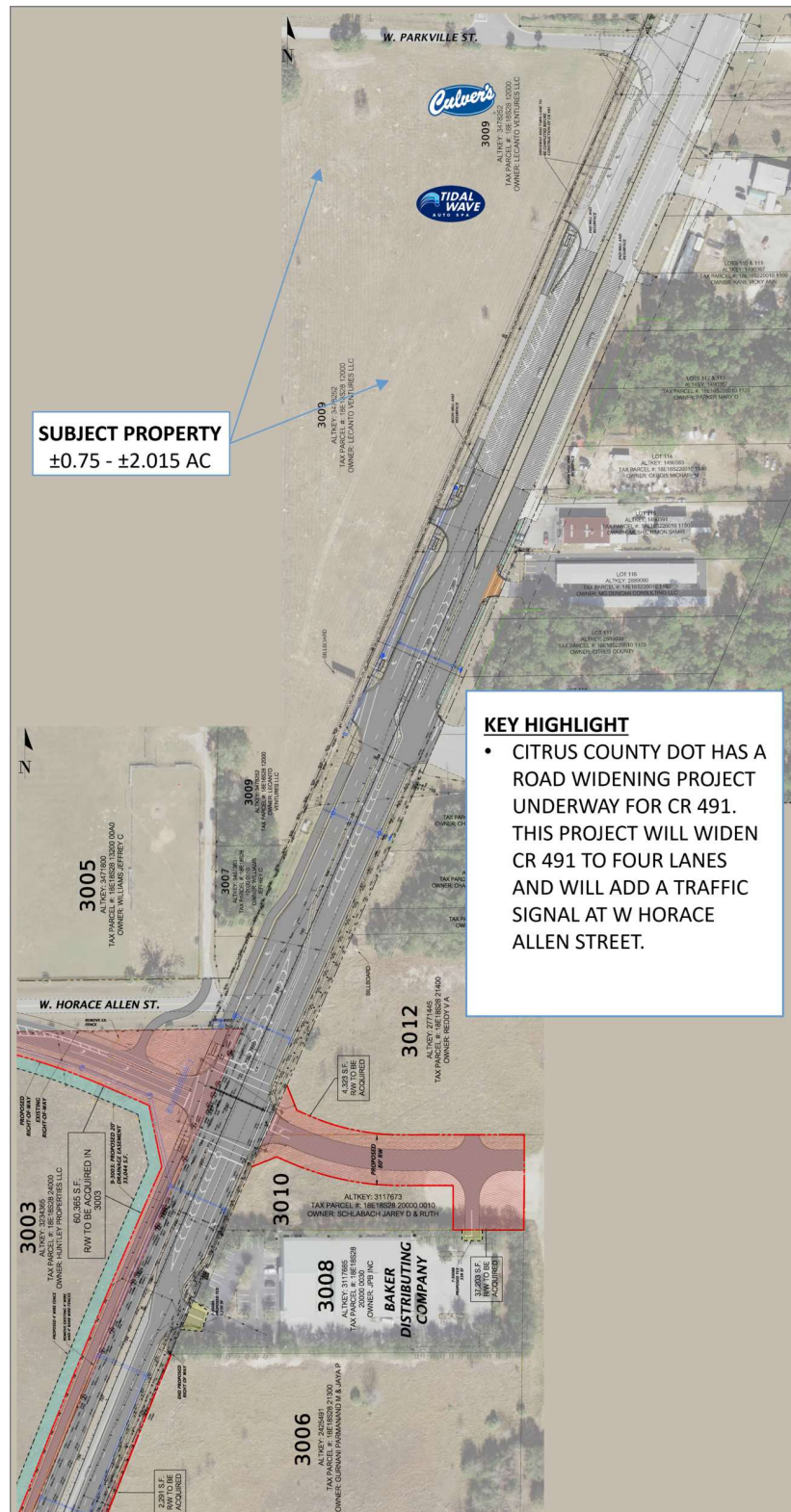
## Outparcel Opportunities



STATUS	SUB-TYPE	SIZE
Available	Retail	2.015 Acres
Pending	Retail	0.75 Acres

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## Citrus County DOT Future Plans



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