

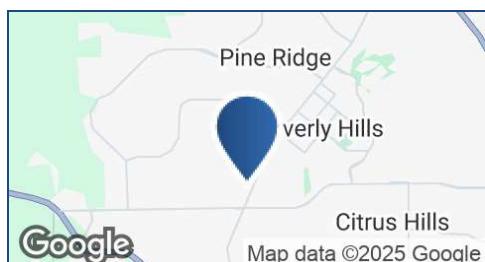
**Property Summary**



**DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	24,200
STREET	CR 491
COUNT 2	17,400
STREET 2	CR 486

\* Figures shown represent estimates



**DEMOGRAPHICS - 2025**

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
Estimated Population	47,916	75,340	118,864
Average HH Income	\$96,207	\$93,594	\$91,262
Estimated Households	21,499	33,230	52,718

**PROPERTY HIGHLIGHTS**

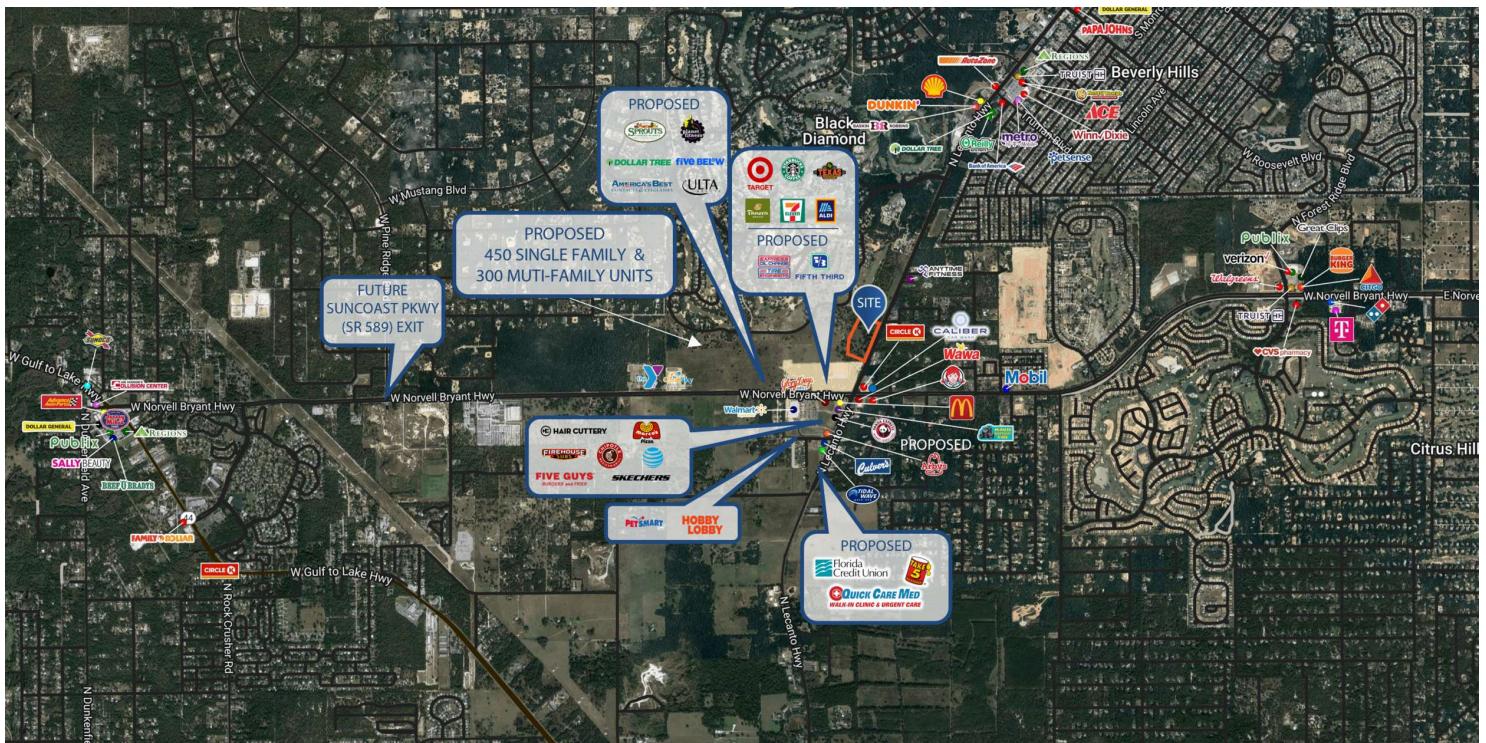
- ±14.95 AC Available
- Approximately 2.5 miles from the new Suncoast Parkway exit (2026 completion)
- Conveniently located in Citrus County just minutes from the Black Diamond Ranch, Citrus Hills, and Pine Ridge developments
- Nearby retailers include Walmart, Target, Hobby Lobby, Aldi, PetSmart, Mavis 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, Fifth Third Bank, Arby's, Take 5 Oil Change, Florida Credit Union, and Quick Care Med

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*Location Maps*



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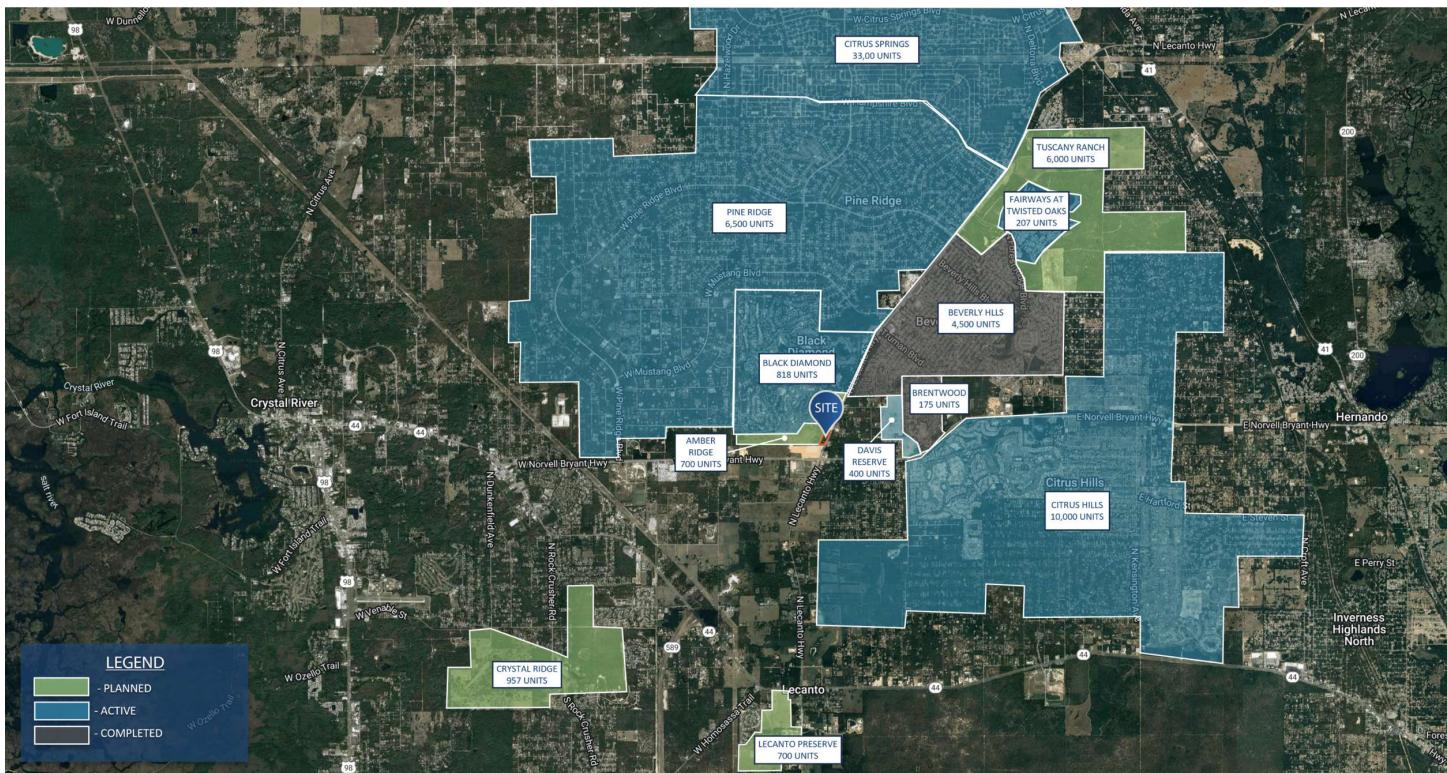
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## *Location Map*



PROPERTY ID:  
PARCEL: A PORTION OF 18E18S22 34300 (ALT. KEY No. 3528088)  
and 18E18S22 34400 (ALT. KEY No. 3528087)  
AREA: 14.95 Acres +/-  
SITE ADDRESS: N. LECANTO HWY (CR 491)  
LECANTO, FL  
LEGAL DESCRIPTION:  
TR2

**FLOOD ZONE INFORMATION:**  
FEMA: PANEL 12017C0213D, SEPTEMBER 26, 2014  
FLOOD ZONE: X AND Y ONE AF (FL 102.1)

#### FEEDING ZONE: A WIL-

**PARKING CALCULAITON:**  
CITRUS COUNTY CODE: RETAIL: 1 PER 250 SQUARE FEET OF FLOOR AREA  
PARKING SPACES REQUIRED : 91,300 GSF/250 = 366 PARKING SPACES  
PARKING PROVIDED: 358 REGULAR + 8 HC = 366 SPACES

**SETBACKS:**  
FRONT (MINOR ARTERIAL): 100 FEET (FROM CENTERLINE OF THE RIGHT-OF-WAY)  
25 FEET (FROM RIGHT OF WAY LINE)  
DEEP: 5 FEET

REAR: 5 FEET  
SIDE: 5 FEET

PROPOSED ZONING: GNC (GENERAL COMMERCIAL DISTRICT)

## PROPERTY DATA

#### UTILITIES:

PUBLIC WATER SUPPLY: CITRUS COUNTY UTILITIES  
WASTEWATER SERVICE: CITRUS COUNTY UTILITIES

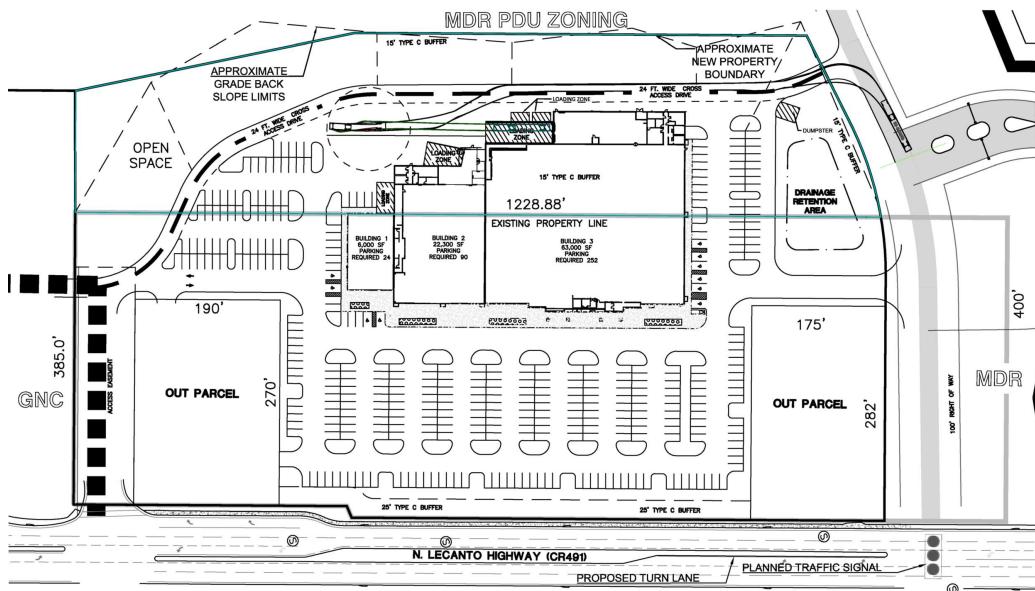
ELECTRIC SERVICE: DUKE ENERGY  
GAS SERVICE: FLORIDA PUBLIC UTILITIES

LAND USE NOTES:  
MAXIMUM FLOOR AREA RATIO = 1.0  
MAX. ISR. LOT COVERAGE = 70%

MAX. ISR LOT COVERAGE = 70%  
COMMERCIAL FLOOR AREA RATIO: 1.0 (MAXIMUM)

STORMWATER MANAGEMENT:  
ON-SITE AND NECESSARY OFFSITE (REGIONAL)

① Graphic Scale  
1" = 100'



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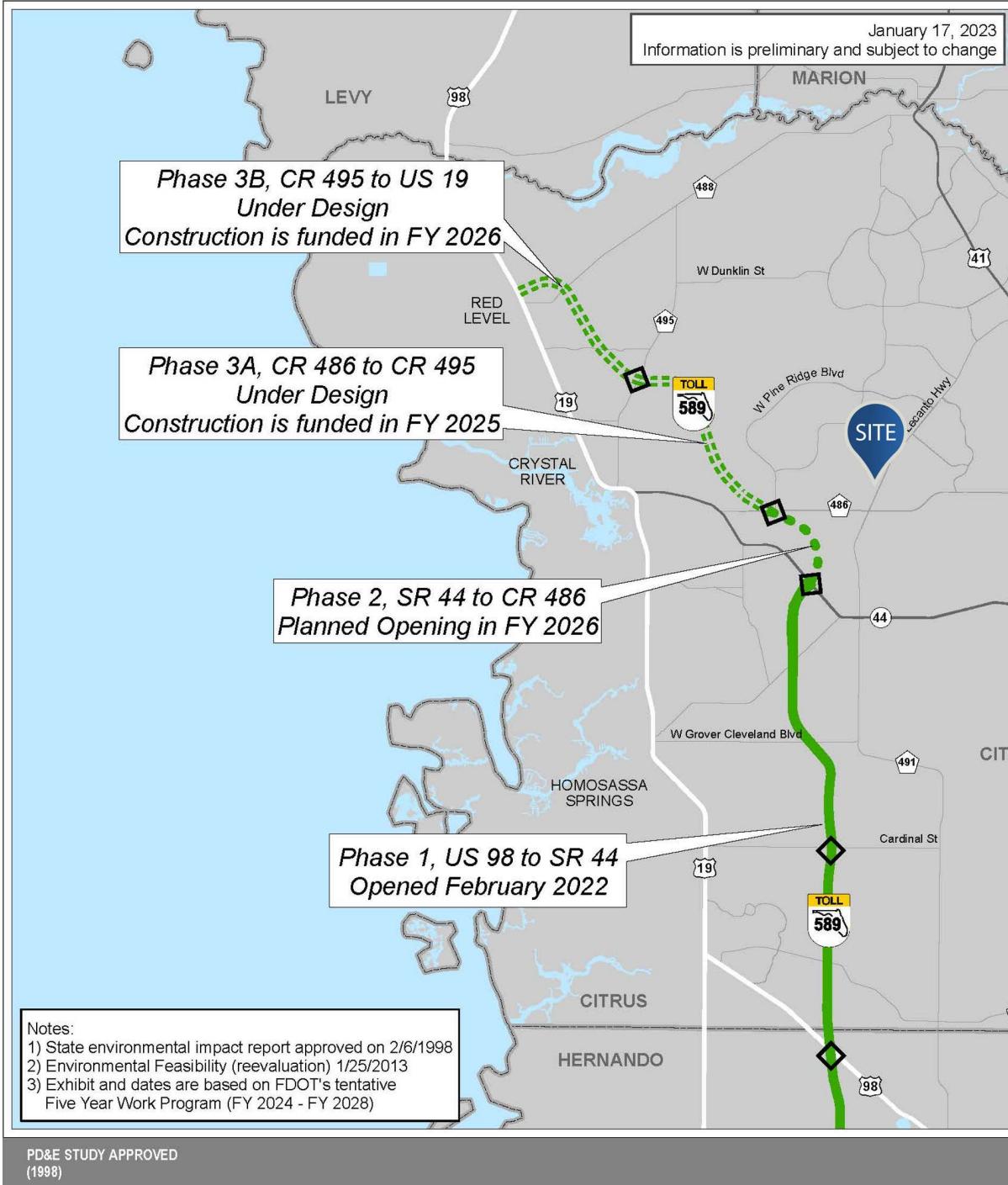
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*Suncoast Parkway Future Plans*

**SUNCOAST PARKWAY 2 (SR 589)**  
(Enterprise System Facility)



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